
From: ICA President <president@icacalgary.com>
Sent: Wednesday, June 3, 2020 4:09 PM
To: Vanderputten, Ryan; Chahal, George; Woolley, Evan V.; paul.gedye@gwira.com; Schmalz, Kelly; Cameron, Heather; andrew.palmiere@o2design.ca; James, Scott; Harder, Breanne; Hamilton, Debra; Holberton, Kimberly; Tita, Matthias
Cc: Board; Rebecca O'Brien
Subject: [EXT] Coriolis Study - impact on LOC2019-0188/CPC2020-0587, 1230 & 1234 – 9 Avenue SE
Attachments: Coriolis Heritage Designation Incentive study case against RNDSQR.docx

Follow Up Flag: Follow up

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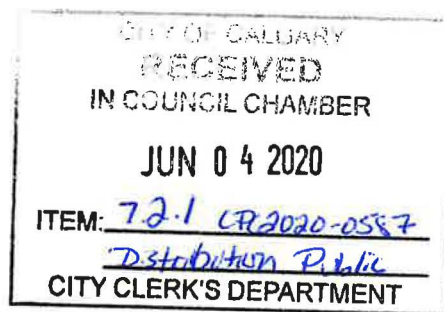
Dear CPC Members,

Please find attached an important and relevant study commission by the City of Calgary that will help us all decide the best way forward in building the best possible heritage future for Inglewood and for all Calgarians who love our community.

Best regards,

Phil

Phil Levson
President, Inglewood Community Association





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June 3, 2020

Calgary Planning Commission
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5

Dear Commissioner:

Re: LOC2019-0188/CPC2020-0587, 1230 & 1234 – 9 Avenue SE

The Inglewood Community Association (ICA) would like to provide some additional correspondence concerning agenda item 7.2.1 – Land Use Amendment in Inglewood (Ward 9) at the above noted address.

In 2017, the City of Calgary engaged Coriolis Consulting, a professional firm specializing in real estate, planning and urban economics, to study the potential to retain heritage properties in a TOD area through the use of density bonussing and grants. Coriolis' professional standing was sufficiently valued by the City to have them do reports on the Beltline, Downtown, Mission, West Hillhurst and Bridgeland; it shaped and implemented bonus systems in the first two areas. This study was specifically to inform the Area Redevelopment Plan which was being rewritten because of the impact of the proposed Greenline. Although public funds were used, the results were not shared with the community. The Inglewood Community Association (ICA) asked to see the study and were informed that it was for internal City use only, forcing it to FOIP the document. When it was released to us, it was 100% redacted. The ICA located a copy elsewhere which has some important revelations that affects the RNDsQR LOC and several proposals seeking height and FAR relaxations on for Ninth Avenue:

1. The study places limits to FAR in Inglewood of 4, with the entirety of the heritage strip from 11 Street to 14 Street on Ninth Avenue being limited to FAR 3 - pg. 14.
2. Developers can acquire density outside a TOD area through purchase of excess heritage density, contribution to a community fund or by extra density granted by the City for no contribution. For a heritage incentive system to work, the City cannot give away density, it must set a City strategy to not flood the market with transferable density causing the price to fall and the rate for contributions to a community fund and transferable density must be similar - pg. 6.
3. Generally, most of the 2-3 storey heritage buildings are not at risk, so giving heritage bonussing to developers is not needed as they are not "saving" anything_– Sites within 300 m. are not

receiver sites for transferrable density because their density is already being increased without having to acquire heritage density or make amenity contributions. - pg. 4, 6.

4. Additional density must have a value placed on it and this is the key component in determining whether important heritage sites are at risk of being redeveloped - pg. 8.
5. A lot of available developable non-heritage exists - pg. 20 -and there is enough developable capacity to satisfy market potential for 30 years - pg. 23.
6. Three case studies of existing heritage properties determined that existing higher density commercial buildings were unlikely to be purchased for redevelopment as they are more valuable as is for the foreseeable future. Under increased density, owners could be encouraged to designate their properties through the ability to sell density to compensate them for the loss of development flexibility - pg. 15.
7. Examples used of Fraser, Seabloom and Blythe Blocks shows their development is economically viable - Sec. 15.0.

In summary, support of the RNDSQR application runs directly contrary to the expert advice sought, then hidden from the community. The agreement with RNDSQR (much applies to Hungerford LOC2019-0194 as well) would not have been supported by this study because

- The FAR of 3 is exceeded (1.)
- No heritage bonussing is applicable (3.)
- No heritage bonussing is required because the CIBC building is not at risk (3.) unless the City “gives away” density (2.)
- No amenity bonussing is applicable (3.)
- There is no need to give away density because there is a 30-year supply of developable land (5.) and it undercuts a viable bonussing system (2.)
- No valuation of the density has been done, so no formula can be fairly determined irrespective of any rules to the contrary (4.) and
- Several case studies prove that land will be developed without relaxations because it makes economic sense (7.)

Having random or non-existent density policies confuses and disincentivizes developers and is extremely unfair to Inglewood and the broader City of Calgary. We ask that this regrettable direction be ended at once and that the points made in the Coriolis study be taken into consideration with regard to any bonussing issues.

Your very truly,

INGLEWOOD COMMUNITY ASSOCIATION

Phil Levson
President