



## Public Submission

City Clerk's Office

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Robert
* Last name	Jobst
Email	cbmca.development@gmail.com
Phone	403-541-0070
* Subject	LOC2019-0188
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Cliff Bungalow-Mission Community Association's support of the Inglewood Community Association

# CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

462, 1811 4<sup>th</sup> Street SW

Calgary Alberta, T2S 1W2

Community Hall & Office Located at 2201 Cliff Street SW

[www.cliffbungalowmission.com](http://www.cliffbungalowmission.com) | [cbmca.development@gmail.com](mailto:cbmca.development@gmail.com)

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The Cliff Bungalow-Mission Community Association (CBMCA) supports the Inglewood Community Association in its objection to a series of land use changes (LOC) filed in the last year.

Our community is currently opposing an application to develop a taller, larger building than could be built under the current zoning. We went through this same process two years ago with the Riverwalk senior living facility. In that case, the City approved the developer's application to rezone the property and erect a building 3 times the previously-allowable height. The construction of that tower will negatively and irreversibly change the face of our community.

Like Inglewood, Cliff Bungalow-Mission is an historic inner city community, much loved by residents and visitors alike for its special heritage character. In both communities that character is under siege, misunderstood and under-appreciated by civic officials.

**Spot upzoning is not good planning.** It is arbitrary and damaging to change land use for a small parcel at variance with a comprehensive community-wide plan (such as an ARP). Approving these types of land use amendments effectively signals that the City is handing over its planning function to developers, who would then be in charge of deciding where increased height is "acceptable" and "desirable".

**Approval of these applications would not represent a sound approach to community building.** Spot upzoning of this sort is a highly counterproductive practice that – rather than upholding a stable planning framework – introduces a level of unpredictability which is confusing to community residents, contradictory to good city planning, and could set a damaging precedent, moving the City even further away from a planned approach to sensible densification.

**These projects are not sensitive to their context and will not complement adjacent properties.**

**They are not appropriate for a heritage district.**

**They are in conflict with Inglewood's appeal as a pedestrian-friendly, human-scaled community.**

**They may well harm local businesses as the 9<sup>th</sup> Avenue high street loses its appeal as a destination for Calgarians and out-of-town visitors.**

Cliff Bungalow-Mission stands with Inglewood in our shared goal of protecting Calgary's precious heritage communities from rapacious and destructive developments such as these.

**Robert Jobst**

Planning & Development Director | Cliff Bungalow-Mission Community Association

**ELBOW PARK**  
RESIDENTS ASSOCIATION

800 34<sup>th</sup> Ave S.W.  
Calgary, AB, T2S 0X4

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July 8, 2020

To: Councillor Jeromy Farkas  
Re: Developments in Inglewood

Dear Mr. Farkas:

We received a call for help from the Inglewood Community Association. Despite strong objections from their community, including the Business Improvement Area, the community is being inundated by a seemingly developer driven City Administration who have quietly up-zoned Inglewood in disregard of existing bylaws and statutory Local Area Plans, particularly height restrictions.

Currently three towers are proposed, ranging from 2 to 2.5 times over the bylaw height.

These proposals also seem to disregard the heritage and scale of Inglewood.

Inglewood's 9<sup>th</sup> Ave is one of the very few historical main streets left in Calgary and attracts thousands of people because of this. Films and television series use this as a backdrop and generate millions in revenue.

These actions just reinforce the mistrust citizens of Calgary have in the City Administration. How can the City Administration gain the trust of the citizens, when our concerns are totally being ignored.

Planning committees put a lot effort and time in reviewing development permit applications, but more often than not our concerns don't seem to have any impact.

I hope you will share these concerns with your fellow councilors.

Thank you for your continued support.

Regards,

Margo Copus  
EPRA Planning Director

cc. Leslie Robertson, Connecting Calgary Communities,

bcc: EPRA Board, EPRA Development Committee



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Manfred

\* Last name Baum

Email manfred.baum@gmail.com

Phone (403) 968-3154

\* Subject LOC2019-0188 - Proposed Inglewood Developments

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Although I don't live in Inglewood, I have been involved with the community as historic and ghost tour guide, historic researcher, and Inglewood BRZ (now BIA) Board member and manager since 1993.

Over the years, I have seen many changes for the good. One of the major changes was the restorations of many facades through the Alberta Main Street Programme. It was the most successful urban program. A result of the program was the 9th Avenue Design Guidelines that laid out how the avenue should be developed, keeping in mind the historical nature of the street. The guidelines do not prescribe an architectural theme; rather they reflect the view that new building designs should respond to, rather than emulate, traditional styles. In developing new designs, it is appropriate and practical for new buildings to use up-to-date materials and technologies." It also talks of respecting the original rhythm of the streetscape. Entrances on major vertical elements should be introduced "into the faced design at approximately 25 foot intervals to respond to the rhythm of the historical landscape."

In January, 1991, the City of Calgary deemed Inglewood a historic district deeming the preservation of the physical development of the neighbourhood desirable. By 1993, an ARP was developed for the area with nothing over the 4 storeys of the Fraser & Seabloom Block allowed. Over time, the height restrictions have increased. Currently, it is 20 m. Now, the City is looking well beyond the current restrictions with the 3 developments now on the table.

Over the years I have talked with many people belonging to the community and visiting the community. Many have mentioned how they are attracted to the community

ISC:

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Unrestricted

Jul 10, 2020

6:59:45 PM



## Public Submission

City Clerk's Office

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because of its remaining heritage and of course, its shopping. In fact, recently Inglewood was voted by the people as the best neighbourhood and the best shopping district in Best of Calgary. The history dates to 1876 and the shopping is enjoyed by many because of the many small businesses here.

Finally, many people looked at the fight in the early 70s by Jack Long and East Calgary to stop the downtown penetrator that would have dramatically changed East Calgary. Happily, it was stopped. Now some who applauded Jack's work sadly are in the employ of the city of Calgary and pushing for this major change.

We don't need towers in every inner city neighbourhood. There are enough around Inglewood to satisfy most needs. Let's keep as much as we can of the historic district.

**From:** [webster.scott@outlook.com](mailto:webster.scott@outlook.com)  
**To:** [Public Submissions](#)  
**Subject:** 1230 9 AV SE - LOC2019-0188 - Comment from Development Map - Thu 7/9/2020 1:32:22 PM  
**Date:** Thursday, July 09, 2020 1:32:24 PM

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Application: LOC2019-0188

Submitted by: Scott Webster

Contact Information

Address: 2308 72 Avenue SE

Phone: 4035105037

Email: [webster.scott@outlook.com](mailto:webster.scott@outlook.com)

Feedback:

Very much in support of the planned development for this high profile corner. This development is much needed to provide an iconic anchor point central to the community while respecting and providing for preservation of heritage. The commercial and residential aspects will bring vibrant activity to the local street-scape in addition to supporting traffic demand to the coming Green Line. This is an ideal location for this type of development with transit connections to the beltline, stampede park, downtown, and crossroads market to the south. Nothing but positive outcomes here, love it!



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Donna
* Last name	Bowles
Email	donnalbowles@gmail.com
Phone	403-863-3009
* Subject	LOC2019-1088, 1230 & 1234 – 9 Avenue SE - July 27, 2020 Public Hearing
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter regarding to LOC2019-1088

July 13, 2020

Re: LOC2019-1088, 1230 & 1234 – 9 Avenue SE

I write this letter to address a proposed development by RNDSQR for the “BLOCK” property to be located at 1230 + 1234 - 9 AV SE.

The proposed BLOCK is within the **heart** of the historic community of Inglewood and is within the boundaries of the draft form of the Historic East Calgary Area Redevelopment Plan (ARP). I wish to point out that 9 avenue and 12 street SE has been recognized in the ARP by the City of Calgary (City) as “*a prominent site of significant civic importance*” where “*this intersection should become a neighbourhood node with signature architecture reflecting Inglewood’s historic and urban character*”. It is also stated that “*this historic character of the community is integral to its distinctiveness and value, and an objective of this ARP is to conserve this character to encourage sensitive redevelopment to occur, but to also retain the heritage resources and heritage character of the community which serve to make it special*”.

The Inglewood Community Association (ICA) members worked with the City to develop a mutually agreed to ARP. In that version of ARP there was an agreed to height restriction of 20m to preserve the recognized heritage character of 9 Avenue. Unilaterally, the City changed the ARP without the approval of ICA and now the draft ARP has proposed heights exceedingly twice that. The ICA and the Inglewood Business Improvement Area (BIA) have expressed their deep concern and have stood fast in their opposition of the increased heights in the new draft ARP along the 9th avenue corridor.

In addition, in 2017 the City engaged Coriolis Consulting to study the potential to retain heritage properties in a TOD area through the use of density bonusing and grants. In this \$40,000 study, the FAR in Inglewood along the entirety of the heritage strip from 11 Street to 14 Street on 9 Avenue was limited to 3. The BLOCK is proposing 6.5 which grossly exceeds this recommendation.

The City should respect the spirit, vision and direction of ICA, the BIA, the many Calgarians that have shown their support for these organizations as well as take guidance of what was recommended in the Coriolis report that the City paid for and keep the height to 20m and the FAR to 3. There is overwhelming support from all Calgarians to show that history, community character and our main streets are vitally important.

Please stand up for the thousands of Calgarians that do not support this development and **DO NOT** approve LOC2019-1088. There is support for development on this site but one that aligns with the distinctive and valuable historic resources of 9 avenue.

Thank you for your time and consideration.

**From:** [Ian Davies](#)  
**To:** [Public Submissions](#)  
**Cc:** [Carra, Gian-Carlo S.](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Friday, July 17, 2020 12:40:44 PM

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To City of Calgary Councillors and the Mayor,

I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building.

I support this project as I would love to see more development within the Inglewood area. The juxtaposition between the old buildings and this project will be truly remarkable. This building will become very iconic and such a great addition to the neighborhood while eliminating a surface lot at such an important intersection. In addition, it will also be great for this project to move forward so that there is preservation of the CIBC building too.

I fully support this project and hope that approval moves forward.

Thanks for your time and consideration.

Ian Davies ([ian@duomatic.ca](mailto:ian@duomatic.ca))

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Ian Davies

**Duo**  
<http://duomatic.ca> + [instagram](#)

**Dept. (The Uncmns x Fresh Laundry Collab)**  
[www.thedepartment.ca](http://www.thedepartment.ca) + [instagram](#)

1325A 9 Ave SE  
Calgary, AB  
T2G 0T2

**From:** [Chad Koski](#)  
**To:** [Public Submissions](#)  
**Cc:** [Carra, Gian-Carlo S.](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Friday, July 17, 2020 12:34:45 PM

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To City of Calgary Councillors and the Mayor,

I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC Building.

This project will have a positive impact on the community of Inglewood in several ways. First, the ground level inclusion of a MAX Purple Station is much needed in the community, as the current stop doesn't even have a shelter. Secondly, the preservation and activation of the CIBC Building will ensure its longevity, in the face of a neighbourhood which has seen much of its history annihilated for abominable structures such as the car dealership and parking lot on which this beautiful development will be built. Third, this project will bring more people into one of Calgary's most beloved neighbourhoods, within close proximity to Inglewood Green Line Station, fulfilling the city's goal of population densification near transit nodes. Finally, the mix of uses this development aims to bring - including new retail opportunities and a rooftop restaurant on the historic CIBC Building - are perfectly in line with the Municipal Development Plan and Calgary Mainstreets initiative.

Calgary must continue being a national leader in unique, modern architecture. RNDSQR Block will contribute to the densification of our core areas, not only aiming to be a beacon of Inglewood, but a symbol of Calgary's future.

Thank you,

Chad Koski - 1 310 20 Avenue SW T2S 0E5, Calgary, Alberta, Canada

**From:** [Kevin Kent](#)  
**To:** [Public Submissions](#)  
**Cc:** [Carra, Gian-Carlo S.](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Friday, July 17, 2020 2:02:47 PM

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**To City of Calgary Councillors and the Mayor,**

**I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building.**

As a retailer of thirteen years in Inglewood with two shops, Kent of Inglewood and Knifewear, I have seen major changes in the area. Most changes have been positive and have made the area much more vibrant.

I know that most residents and business owners in Inglewood want a vibrant community. We want a main street that is a joy to walk with unique shops, dining, and architecture that delights the eye. We have shops in four cities and the shops in areas that are vibrant and walkable areas are our most successful.

It's been my experience that the height of the building is immaterial for the pedestrian experience. The important factor is how the building interacts at street level.

While living in London, UK for nearly a decade I was constantly impressed with how the historic, sometimes ancient, architecture co-existed with ultra modern. This mix of exciting architecture keeps London at the forefront of international cities.

The RNDSQR Block design will keep Inglewood moving forward while respecting the feel of the neighbourhood.

1. The open feel of the proposed plaza will be a vast improvement over the current pedestrian experience that is an overcrowded used car lot.
2. The proposal preserves the historic bank building and helps give the area that London feel.
3. The height of the building brings wanted density to the area and the sloped design will keep the feel of the street.
4. We should celebrate award winning architecture in our neighbourhood as it will, on its own, bring people to Inglewood.

One request I would make is that part of the building be dedicated to low cost or free community use. For example community meeting rooms, mini library, or spaces for charitable/community events.

I approve and support the RNDSQR Block as I know it will make a unique and positive impact on our fantastic community.

Kevin Kent  
CEO and Founder Knifewear and Kent of Inglewood

1316 9 Ave SE  
Calgary, AB

Thank you,

**Kevin Kent** | Founder and CEO

**Knifewear Group** | Knifewear | Kent of Inglewood | Long Ladder Media

[knifewear.com](http://knifewear.com) | [kentofinglewood.com](http://kentofinglewood.com) | [knifeweargroup.com](http://knifeweargroup.com)

Author of [The Knifenerd Guide to Japanese Knives](#)

[Twitter](#) | [Instagram](#)

He/Him

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**From:** [Vivian Ton](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Re: July 27 Public Hearing: Bylaw 84D2020 / LOC2019-0188  
**Date:** Friday, July 17, 2020 11:55:22 AM

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To City of Calgary Councillors and the Mayor,

I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building at the corner of 9<sup>th</sup> Avenue and 12st Street in Inglewood.

I am a long-time resident of the Ramsay community, but I have spent 6+ years working in that area of Inglewood and have close ties to the neighbourhood and its amenities. My support comes from a place of deep caring for the preservation of the “character” of Inglewood, while opening it up to architectural and development opportunities that support the new Green Line that is being built. It is my opinion that RNSQR Block is culturally-sensitive, beautiful, and responsibly designed – unlike a number of other developments in the area from the last few years (I.e the Rosso building at 9<sup>th</sup> and 13<sup>th</sup>, and the new one going up across from the Blue Store). The location is perfect for the height of the building (commercial street, two main arteries, beside a bowling lawn and not single family housing), and while stylistically it is different from the 100+ year old buildings that populate the area, this is an opportunity for contrast and difference that is exciting and brings richness to the area. This is not just another mediocre mixed-use developer condo, and RNSQR and their partners are highly reputable with their work throughout the rest of Calgary. This is a real chance for Calgary to demonstrate a new vernacular architectural and placemaking appeal with local, Canadian design.

Thank you,

Vivian Ton



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name Heather

\* Last name Macdonald

Email tinkerbelle5314@yahoo.com

Phone

\* Subject July 27 Public Hearing Re: LOC2019-0188

To City of Calgary Councillors and the Mayor,

I am writing in support of Bylaw 84D2020 and LOC2019-0188 to accommodate a mixed use development and preserve the historic CIBC building. I think this is an exciting opportunity for revitalization in an underutilized location, while preserving an important piece of history. I hope you will support this world-class development.

Thank you,

Heather



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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Patricia
* Last name	Muir
Email	pat@UHCACalgary.org
Phone	14032891158
* Subject	July 27/20 Council submission regarding Item 8 Inglewood Policy Amendment and Land Use Amendment in
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a submission from the University Heights Community Association Development Committee on this item. If there are any concerns please contact me or <a href="mailto:Development@UHCACalgary.org">Development@UHCACalgary.org</a> . Thank you.

ISC:

1/1

Unrestricted

Jul 20, 2020

8:18:31 AM

# UNIVERSITY HEIGHTS

Development Committee  
University Heights Community Association  
c/o 3427 Utah Drive N.W.  
Calgary, AB T2N 4A8  
July 19, 2020

Attention City Clerk: submission for July 27, 2020 Combined Council meeting

Dear Mayor Nenshi and Councillors:

Re: Public Hearing of City Council – July 27, 2020

Planning Commission Reports - Item 8 - Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Avenue SE, LOC2019-0188, CPC2020-0587 Bylaws 30P2020 & 84D2020

In order to have and maintain an experientially rich and vibrant city, Calgary must have diverse and unique neighborhoods. Heritage resources in general and Heritage districts in particular add significantly to this experience. Heritage districts provide economic, cultural, and environmental benefit to their communities and to the City as a whole; they attract local citizens, businesses, tourists, special events, and other economic opportunities such as film and television. Heritage districts are particularly vulnerable to redevelopment. In order to protect and enhance these districts any redevelopment must respect the existing built form and context. 9<sup>th</sup> Avenue in Inglewood, as Calgary's oldest main street, is worth preserving. Any redevelopment should respect the scale, the materiality, and the historical language of the existing buildings.

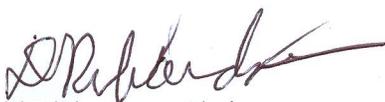
We support the concerns that have been expressed by the Inglewood Community Association regarding proposed developments. Despite strong objections from this community, including their Business Improvement Area group, City Administration is making little effort to bridge developer and community goals, particularly given this area has an existing Local Area Plan which defines appropriate density and structure height.

Clear and transparent planning rules for heritage communities were addressed at the July 15, 2020 PUD meeting in the presentation of the *Heritage Conservation Tools and Incentive Update Report* which was approved by the committee. The intent and spirit of these rules need to be adhered to with regard to this project.

Recent controversies on planning issues underscore the need for high-quality, *meaningful* consultation that respects the needs of both developers and existing community groups. Disregard for existing statutory planning documents and the concerns of existing residents threatens to undermine the purpose of engagement, which is to build a Calgary that Calgarians want. Continual disregard for community concern exacerbates existing mistrust between communities, developers, city administration, and council members.

Please take these concerns into account when reviewing this redevelopment application.

Sincerely,



David Richardson, Chair  
University Heights Development Committee

**From:** [Dave White](#)  
**To:** [Public Submissions](#)  
**Cc:** [Michael Dangelmaier](#); [Carra, Gian-Carlo S.](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Monday, July 20, 2020 8:55:40 AM  
**Attachments:** [image001.png](#)  
[13 July 2020 IW9-ILBC MOU.pdf](#)  
**Importance:** High

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To City of Calgary Councillors and the Mayor,

As the Applicant, I am writing regarding *Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building.*

Please find attached a copy of a Memorandum of Understanding Regarding Shadow Impact Mitigation shared between the landowner of the subject site (1230 and 1234 9 AV SE) IW9 Ltd. and a neighbouring site (1235 8 AV SE) with an active recreational facility operated by the Inglewood Lawn Bowling Club on a property owned by The City of Calgary.

Michael Dangelmaier, Inglewood Lawn Bowling Club President is cc'd here.

Sincerely,



**David White** BA, MScPI, RPP, MCIP  
PRINCIPAL

**P** 403 201 5305    **F** 403 201 5344  
**M** 403 852 8921    **E** david@civicworks.ca  
**civicworks.ca**

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*Drafted 8 July 2020*

## **Memorandum of Understanding (MOU) Regarding Shadow Impact Mitigation**

This MOU is between IW9 Ltd. (IW9) and Inglewood Lawn Bowling Club (ILBC).

### **Objective**

This MOU expresses a willingness by both IW9 and ILBC to come together to fund and construct an outdoor synthetic lawn bowling greens surface for the ILBC at the 1235 8 AV SE as a shadow impact mitigation measure associated with a proposed development at 1230 and 1234 9 Avenue SE.

### **History**

IW9 owns parcels at 1230 and 1234 9 Avenue SE (Site A). ILBC operates a private lawn bowling recreational facility at 1235 AV SE (Site B), a parcel owned and leased to the ILBC by The City of Calgary (The City). IW9 and ILBC are neighbours, as Site A and B are adjacent and only separated by a public laneway.

IW9 proposes to develop a generally described 12-storey mixed-use building on Site A. The proposed development is subject to the approval of a Land Use Redesignation (LOC2019-0188) by The City of Calgary Council at a Public Hearing set for 27 July 2020. A Development Permit (DP2020-0716) application is currently under review by The City Administration and will require ultimate approval by the Calgary Planning Commission (acting as the Development Authority) set for an unconfirmed hearing date in August 2020. Consideration of approval of the Development Permit is contingent on the approval of Land Use Resignation (LOC2019-0188).

If the proposed development on Site A were to be approved and constructed to a maximum allowable building height allowed through LOC2019-0188 and enabled through DP2020-0716, Site B would be negatively impacted through a decrease in direct sunlight on Site B diminishing the health and increasing the maintenance cost obligations of the ILBC's existing natural lawn bowling greens.

Since December 2019, IW9 and ILBC have been engaged in a neighbour-to-neighbour dialogue and exploration of mitigation solutions regarding the described shadow impact on Site B resulting from the proposed development on Site A.

IW9 and ILBC have agreed to work toward building certainty for funding and construction of outdoor synthetic lawn bowling greens surface as a mitigating investment by IW9 as a Condition of Approval (COA) for Development Permit (DP2020-0716)—see Schedule A (Draft Condition of Approval).

IW9 recognizes the positive effect of this mitigating investment in supporting the long-term health and viability of ILBC's lawn bowling operation as a recreational facility enjoyed by residents of Inglewood and Calgarians at-large.

ILBC recognizes this mitigating investment as an opportunity to continue normal operations post-development of Site A, and in a maintenance cost effective and more sustainable manner that also offers an expanded season of play to be benefit of its membership and users' enjoyment.

### **General Terms and Understanding**

1. IW9 and ILBC will engage The City (as Site B parcel owner and land lessor to ILBC) to establish a shared understanding of intent and a formal COA of Development Permit (DP2020-0716) obligating IW9 to make a payment \$400,000.00 to ILBC to fund the construction of outdoor synthetic lawn bowling greens surface on Site B.
2. If a shared understanding of intent and a COA of Development Permit (DP2020-0716) can be established to the satisfaction of and with agreement among all parties, including IW9, ILBC and The City, then ILBC will acknowledge for the public record the history of dialogue, understanding of shadow impact, mitigating investment and its benefits, and the agreement among all parties. By no later than 20 July 2020, this MOU or similar letter statement will form part of the public record for formal review and consideration of approval of applications LOC2019-0188 and DP2020-0716 by The City Council, Calgary Planning Commission, and Development Authority.

3. A one-time payment in the full amount of \$400,000.00 will be made by IW9 to ILBC per a Prior to Release COA for DP2020-0716. This means that The City, per the COA, must be satisfied the condition has been met to release the DP and allow IW9 to proceed with the subsequent Building Permit (BP) approvals stage and to begin construction. The BP approvals and construction stages are reasonably estimated as a minimum period of 24-36 months. This period provides ILBC sufficient time to plan and construct the outdoor synthetic lawn bowling greens surface at Site B and prior to the full completion of the development at Site A.
4. ILBC will be fully responsible to plan, coordinate and implement construction and will administer at their full discretion the funds provided by IW9 for soft and hard costs to construct outdoor synthetic lawn bowling greens surface at Site B. Any soft or hard costs required for the construction of the outdoor synthetic lawn bowling greens surface that exceed \$400,000.00 are the full responsibility of ILBC, and not the responsibility of IW9.
5. Where there is no regulatory requirement or formal obligation, IW9 has willingly volunteered to enter into a shadow impact mitigation obligation through a COA for DP2020-0716 (see Schedule A, Draft Condition of Approval).
6. If DP2020-0176 is not approved, released, expires and/or otherwise does not proceed, IW9 has no obligation to The City or ILBC to fund the construction of outdoor synthetic lawn bowling greens surface at Site B.
7. If, for whatever reason following approval of DP2020-0716, IW9 were to proceed with a Revised Plan of DP2020-0176 or a new Development Permit for a building of a scale reasonably characterized as similar to DP2020-0176 and/or generally described as a 12-storey mixed-use building at Site A, IW9 will ensure that this shadow impact mitigation obligation and a payment of \$400,000.00 will be made to ILBC for the construction of the outdoor synthetic lawn bowling greens surface at Site B by way of a COA of an approved Development Permit for Site A.
8. It is acknowledged by IW9 and ILBC that the certainty of this shadow impact mitigation obligation is through having met the intent and achieved release of a COA for DP2020-0176, or an approved Development Permit tied to the lands described as Site A, to the ultimate satisfaction of The City. As such, regardless of any future change in legal ownership of Site A, The City administered COAs for an approved Development Permit at Site A will create certainty of the shadow impact mitigation obligation being met.
9. IW9 is the legal registered landowner of Site A and development entity pursuing the proposed development. RNSQR is acting as development manager for IW9. RNSQR is not a party to the shadow impact mitigation obligation described herein.

We, the undersigned have read and agree with this MOU.

Afshin Devani



July 13, 2020

Printed Name and Title  
**Signing Officer for IW9 Ltd.**

Signature

Date

M. DANGELMAIER, President



July 13, 2020

Printed Name and Title  
**Signing Officer for Inglewood Lawn Bowling Club**

Signature

Date

## **SCHEDULE A (Draft Condition of Approval)**

### **Condition of Approval (Prior to Release - Planning) for Development Permit (DP2020-0716)**

A payment and/or Development Agreement to the satisfaction of the Development Authority and the City Solicitor shall be administered and/or executed and where applicable in conformity with any required reports, plans and materials submitted to and approved by the Development Authority, to address the following requirements of this development permit:

- a) The developer's obligation to make a one-time payment of a total of \$400,000.00 to fund the construction of outdoor synthetic lawn bowling greens surface for the Inglewood Lawn Bowling Club at the 1235 8 AV SE, a parcel owned by The City of Calgary.

**From:** [Tracy Howat](#)  
**To:** [Public Submissions](#)  
**Cc:** [Carra, Gian-Carlo S.](#)  
**Subject:** [EXT] July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Monday, July 20, 2020 10:56:51 AM  
**Attachments:** [Letter to Public Submissions - Inglewood - July 20, 2020\\_000356.pdf](#)

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Please find attached correspondence from Justin Ryder, President of Louson Investments Ltd., with respect to the above caption Hearing.

Regards,

***Tracy Howat***  
***Louson Investments Ltd.***  
***#308, 815 - 1st Street SW, Calgary, Alberta T2P 1N3***  
***Phone (403) 262-1956 Fax (403) 233-0140***  
***Email - [thowat@louson.ca](mailto:thowat@louson.ca)***

LOUSON INVESTMENTS LTD.  
#308, 815 – 1<sup>ST</sup> STREET S.W.  
CALGARY, ALBERTA T2P 1N3  
Phone: (403) 262-1956  
Email: [jryder@louson.ca](mailto:jryder@louson.ca)

July 20, 2020

By Email: [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)  
cc: [Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)

To City of Calgary Councillors and the Mayor,

**RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188**

**My name is Justin Ryder and I am President of Louson Investments Ltd., the owner of the properties located at 1403 – 9<sup>th</sup> Avenue S.E., and 1409 – 9<sup>th</sup> Avenue S.E., Calgary, Alberta.**

**I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building.**

**We have been landowners in Inglewood for over 30 years and have witnessed the continued transition of this important community. Most recently we have been excited with the investment made by the City of Calgary into the Green Line LRT and the critical transit oriented development it would bring to the community. While we can appreciate protecting areas of the community from broad development we feel strongly that development along 9<sup>th</sup> Avenue should incorporate density to bring much needed population growth to the community. The proposed development site is a unique location where the investment made by the City of Calgary can truly be captured.**

**We urge you to support this application which is an step in the continued resurgence of the Inglewood Community.**

Thank you kindly,



**Justin Ryder  
Louson Investments Ltd., President  
308, 815 – 1<sup>st</sup> Street S.W.  
Calgary, Alberta T2P 1N3**

**From:** [jenniquigley@gmail.com](mailto:jenniquigley@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 1230 9 AV SE - LOC2019-0188 - Comment from Development Map - Mon 7/20/2020 10:24:2 AM  
**Date:** Monday, July 20, 2020 10:23:58 AM

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Application: LOC2019-0188

Submitted by: Jennifer Quogley

Contact Information

Address: 1135 - 10 Street SE

Phone:

Email: [jenniquigley@gmail.com](mailto:jenniquigley@gmail.com)

Feedback:

I am very opposed to this development. This building is too high and too big for Inglewood. The building breaks the current bylaws in place to protect Inglewood and is not a good fit for 9th Avenue SE. The building belongs downtown, not in Inglewood. It is an eyesore, will create too much shade, does not match the current architecture of it's surroundings and is not wanted by residents who use Inglewood restaurants, shops, roads and sidewalks every day. Please do not allow this building to be built in Inglewood.

**From:** [sanchezmiguel@gmail.com](mailto:sanchezmiguel@gmail.com)  
**To:** [Public Submissions](#)  
**Subject:** 1230 9 AV SE - LOC2019-0188 - Comment from Development Map - Mon 7/20/2020 10:28:50 AM  
**Date:** Monday, July 20, 2020 10:28:47 AM

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Application: LOC2019-0188

Submitted by: Juan Sanchez

Contact Information

Address: 1135 - 10 Street SE

Phone:

Email: [sanchezmiguel@gmail.com](mailto:sanchezmiguel@gmail.com)

Feedback:

The proposed development is ugly and far too tall for 9th Avenue. I do not support this development. The building would ruin the best area in Calgary. Please do not ruin Inglewood - our local businesses are already struggling. Residents of Inglewood and Ramsay do not want this building to be built.

**From:** [Srimal Ranasinghe](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Monday, July 20, 2020 12:54:04 PM  
**Attachments:** [Letter to Mayor Nenshi - Inglewood - July 20, 2020 000357.pdf](#)

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To City of Calgary Councillors and the Mayor,

Please find attached a letter in support of Bylaw 84D2020 to accommodate a mixed use transit-oriented development, by Justin Ryder of Louson Investments Ltd.

Best regards,

LOUSON INVESTMENTS LTD.  
#308, 815 – 1<sup>ST</sup> STREET S.E.  
CALGARY, ALBERTA T2P 1N3  
PHONE: (403) 262-1956  
EMAIL: [jryder@louson.ca](mailto:jryder@louson.ca)

July 20, 2020

His Worship Mayor Naheed Nenshi  
Office of the Mayor  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB, T2P 2M5

**RE: Support for Redevelopment in Inglewood**

Dear Mayor and Council:

I am the President of Louson Investments Ltd., which owns properties in Inglewood located at the historic Gresham Block Building at 1403 – 9<sup>th</sup> Avenue S.E. which we have owned for over 30 years and the recently acquired 1409 – 9<sup>th</sup> Avenue S.E. My family and I are proud Calgarians and business owners and have been part of the Calgary business community for many years and have witnessed Calgary grow over the decades to a modern, entrepreneurial, and dynamic City.

We are aware of the recent applications by a variety of developers to make private investment in the Inglewood community, especially along 9<sup>th</sup> Avenue SE. These applications are architecturally significant and create a thoughtful balance between the economic viability of the projects and the impact on the community.

We have also been following with great concern the unprecedented efforts by a group of home owners, led by the Inglewood Community Association, to oppose working with the City Administration, the development community, and responsible business owners to spur development in the community. We are concerned that the significant investment made by the City of Calgary in the Green Line will not be properly captured if this vocal group is to be appeased. We have a unique opportunity where developers are attempting to invest money into the community at a time when our City needs it the most - we are at a loss to see such efforts being put forward to stymy economic growth, entrepreneurial spirit, and the willingness to embrace innovative visions for redevelopment.

As people who have travelled the world, and have seen the growth and development of great cities, like London, Paris, New York and Shanghai, who have struck a great balance between intensifying their inner city core, while preserving heritage and historic buildings that are hundreds of years old, we do not believe that the efforts to preserve historic heritage are incongruent with vibrant

growth and quality development. This balance between the old and the new is what in our opinion makes great cities vibrant, develop their own character and economic and touristic attractions, and allow local businesses to flourish, grow, and add to the area's vibrancy.

We are deeply concerned that the Inglewood Community Association, through its 'Save Inglewood' campaign, is funded and executed by a limited group of people, with their own self-interests and myopic views, who are engaging in tactics that we do not believe are in the long term interests of the Inglewood community, nor the City of Calgary as a whole. As landowners, and business owners, who have been active in this area for many years, we believe that our voices and opinions are not being fairly represented by the ICA.

We would like to go on record as supporting quality, responsible, architecturally balanced, and innovative developments, without artificial limits for height and density that hail from city planning that is vintage 1960's. It appears that in their efforts to protect historic buildings, zealous opposition to development in this area are also set to protect urban planning principles that were envisioned and set in the 1960's, and are refusing to accept the necessary changes to our City, society and community, which are more appropriate for the 21<sup>st</sup> century. Council set a goal for inner city intensification, and we believe that Inglewood being a very low-density community, should be part of other inner city neighborhoods, (such as Bridgeland/Riverside or Hillhurst/Sunnyside) that are allowing 12 – 15 story buildings that are well designed, attract residents and businesses to the area, and contribute to increasing economic vibrancy.

As such, without supporting any single or specific application or developer, we would like our opinions to be also considered as part of Council's deliberations, and emphasize that as land and business owners in this area, we would urge council to adopt brave, bold, and forward looking sustainable vision as it contemplates individual applications for redevelopment in this neighborhood, as well as throughout our beloved City. We trust that Council would not be swayed by voices that are intended to oppose growth and transit-oriented development, and make decisions that realize growth and density in certain strategic locations, in order to see a good return on significant transit and infrastructure investments made by the taxpayer. We believe that great cities strike a fine balance between their historic soul and their need to come into the modern era, and do so in a manner that fosters innovations, out of the box thinking, and bold vision for supporting development, the environment, strong social fabric and its economies.

Sincerely,



Justin Ryder  
President

Louson Investments Ltd.  
#308, 308 – 1<sup>st</sup> Street S.W.  
Calgary, Alberta T2P 1N3

**From:** [Eileen Stan](#)  
**To:** [Public Submissions](#)  
**Cc:** [Carra, Gian-Carlo S.](#)  
**Subject:** [EXT] July 27 Public Hearing: Bylaw 84D2020/LOC2019-0188  
**Date:** Monday, July 20, 2020 3:56:17 PM  
**Attachments:** [image001.png](#)  
[20200720 Letter of Support Bylaw 84D2020 \(loc2019-0188\).pdf](#)  
**Importance:** High

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To City of Calgary Councillors and the Mayor,  
I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building. Please see the attached letter.

Sincerely,

**EILEEN STAN**

Vice President Development  
MATCO DEVELOPMENT CORP.



4900 Eighth Avenue Place | 525 - 8th Avenue SW | Calgary, Alberta T2P 1G1  
Direct 403-718-7791 | Main 403-294-0101 | Cell 403-616-3769 | Email [eileen@matcodev.com](mailto:eileen@matcodev.com)

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# MATCO DEVELOPMENT

4900 Eighth Avenue Place  
525 – 8th Avenue SW  
Calgary, Alberta T2P 1G1

Eileen Stan BSC, MSC  
Vice President Development  
MATCO DEVELOPMENT CORP.

eileen@matcodev.com  
direct 403-718-7791  
main 403-294-0101  
cell 403-616-3769

*Via email*

July 20, 2020

Calgary City Council  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary AB T2P 2M5

Dear City of Calgary Council and the Mayor:

**RE: LETTER OF SUPPORT (BYLAW 84D2020) JULY 27 PUBLIC HEARING**

As Vice President Development of MATCO Development Corp., I am writing in support of RNDSQL's Land Use Re-designation application (LOC2019-0188) that will be heard at the July 27 Public Hearing as Bylaw 84D2020.

As the largest land owner in the Inglewood community, MATCO supports this particular application because of our corporate alignment with the June 2020 draft of the Historic East Calgary Local Area Plan (HEC LAP), informed by the draft Guidebook for Great Communities (GGC), which together represent Calgary's strategic growth policy direction for transit-oriented development in Inglewood and Ramsay. Anchored in Calgary's Municipal Development Plan (MDP) and Transit-Oriented Development Strategy, the draft HEC LAP and GGC are a product of an extensive multi-year review and stakeholder engagement effort led by The City.

As a largely industrial based community in its inception, Inglewood possesses tremendous redevelopment potential but for too long has been an underdeveloped low-density inner-city neighbourhood. In recent years, The City of Calgary has made unprecedented infrastructure investments in Inglewood, particularly in primary transit. The Max Purple BRT is in place and the Green Line's Inglewood-Ramsay LRT Station will be realized in a few short years. The City must capitalize on these investments through enabling strategic growth and redevelopment. MATCO, like RNDSQL and others with active development applications, are following The City's lead and, in turn, Calgary City Council needs to support the private sector investments that build Calgary's communities.

MATCO's significant portfolio of land within Inglewood and Calgary's inner-city maintains a focus on realizing high quality, mixed-use developments that will improve our communities by encouraging inclusivity, diversity, density and walkability. We have made substantial investments and own major key sites within Inglewood and must be considered as a major stakeholder in the community's future. We have both led and partnered with others to realize celebrated development outcomes on important

July 20, 2020  
BYLAW 84D2020  
Page 2

locations, including: SoBow, the YWCA Hub Facility, and the future development of the former Brewery/Rail lands that include primary frontage along the 9<sup>th</sup> Avenue Main Street corridor, the CPR right of way and close proximity to the new Green Line LRT station.

Unfortunately, leadership in the Inglewood community has had a long reputation of being resistant to change and we are disappointed to see the Inglewood Community Association and others continue to engage in such a negative and divisive anti-development campaign as in the case of this application. These views do not represent a broader base of interests, including myself as also a resident of Inglewood, who would prefer a less biased attitude to development that seems predominantly focused on issues of height and architectural aesthetics. Rather than continuing to reinforce nearly 30-year-old policies that simply have not realized the quality and scale of redevelopment needed to energize and build a thriving place, Inglewood deserves a dialogue that is inclusive of the development industry and supportive of community investment required to realize much needed improvements to the community's absent/deteriorating urban fabric and aging public amenities while also meeting the broader goals of the Calgary MDP.

While the Inglewood community and its distinct main street is known for its eclectic charm, it is not explicitly defined by any single historical period or architectural style and there is ample room for a varied approach to built-form and quality design that is relevant to contemporary building practices, location and use. Many of Calgary's inner-city transit-oriented neighborhoods have strategically located tall buildings, and the location of this application represents one of those deliberate places for Inglewood. Like the recent Hungerford tall building land use approval at the westerly gateway of 9 Avenue, RND5QR's tall building application is at the 12 Street gateway to Inglewood and along a key corridor that connects Inglewood to the future LRT Station and the community of Ramsay. It is on sites like these, and other key locations designated within the draft HEC LAP, where tall buildings and transit-oriented development make good planning sense.

I encourage Council to support this application, uphold the MDP and follow the strategic growth policy direction of the June 2020 draft HEC LAP.

Thank you for your consideration.

Sincerely,

MATCO Development Corp.



Eileen Stan  
Vice President Development

cc. Councillor Gian-Carlo Carra, Ward 9



Planning Committee  
917 Centre Avenue NE Calgary AB T2E0C6  
brcacalgary.org

City Council  
The City of Calgary  
PO Box 2100 Station M  
Calgary AB T2P2M5

July 20, 2020

**Attn: City Council**  
cc: Inglewood Community Association  
Federation of Calgary Communities

To Whom It May Concern:

**Re: Proposed Land Use Changes on 9<sup>th</sup> Ave in Inglewood (LOC2019-0188 et al.)**

As neighbours living immediately to the north of Inglewood, our residents often enjoy visiting the beautiful heritage streetscape of our adjacent community.

Over the past few years, Bridgeland-Riverside has been undergoing many of the same development pressures as Inglewood, and likewise the two communities have perceived similar challenges when navigating the City of Calgary's efforts to update the local area plan process. Although both Inglewood and Bridgeland-Riverside are, in 2020, welcoming of significant change and redevelopment, at the same time both communities have considered it to be of paramount importance that community change be supported by a planned approach that involves local community stakeholders.

As we view the current proposed large-scale developments on 9<sup>th</sup> Avenue today, two local-area-plan issues seem especially significant. They are (1) the absence of any density-bonusing system or plan capable of offsetting the pressures that inevitably accompany any such larger-scale development (*i.e.* a system or plan that would define the playing field for future land use requests), and (2) the absence of a heritage plan for Inglewood.

Density is a benefit to a great community, because people can attract and support amenity. But there are always limits, and there is a balance to be struck. The

proposed development in this case is tall (and obviously exceeds existing zoning), and if built the structure will indelibly change Inglewood. Anyone who stands today on 9<sup>th</sup> Avenue while imagining the new building must agree with that statement. And so, the proponent—who is asking today for significant land use changes far above current plans in terms of density, scale, and height—should bear a heavy burden in terms of being able to articulate **a clear community benefit plan**.

In Inglewood's case, with the local area plan process yet being incomplete, and with key tools not yet existing that are capable of protecting heritage and also funding the investments that increased density will require, the idea of proceeding with the proposed development seems fraught with risk. Planned density can offer great benefit; unplanned density is just density, and possibly it is density that comes at too big a cost.

The community of Inglewood is a destination in Calgary because of its character. More than in most cases, the present situation seems to involve extra density being pursued at the risk of sacrificing the very character that would attract such density in the first place.

Sincerely,

**BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION**

Per: BRCA Board of Directors  
Planning Committee



INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)

June 2, 2020

Dear City Councillors:

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.*

A survey concerning RNDSQR Block was distributed electronically through the ICA's E-Blast and the Inglewood Neighbours Facebook page on May 14, 2020. The survey, which will remain open for completion until June 5, has received 173 responses as of June 1, 2020 with over 90% of the respondents identified as living in Inglewood.

Individual question summaries were generated on May 31, 2020 to provide evidence of a lack of community support for the RNDSQR Block project. Survey respondents were particularly opposed to the building's location, the building's massing/height, and how the proposed building relates to and will impact the other properties, buildings, and amenities in the surrounding area – which appeared in questions specific to those topics and bled into questions on different topics.

Respondents were extremely concerned about the building's massing, scale, and height and how approving a building of this nature would set a dangerous precedent in a key area of Inglewood's historical main street. Respondents felt the building being proposed is completely out of context with the area and does not fit in with the overall community.

Summary feedback concerning specific topics/themes has been provided below and includes actual responses from survey respondents.

### Building Massing

- When asked for comments on the overall massing of the building, only 15/140 respondents (who answered this question) were supportive of the building's shape, its height and width on the site. Most of those who were not supportive of the building's massing as it has been presented commented the project is too high (and inappropriate) for this location (this is not downtown or the East Village), the number of stories being proposed (12) is excessive (would support 6-8 storeys), the Lawn Bowling Club will suffer from the shadow created, that it does not fit the streetscape and is incongruent with the heritage of Inglewood.
- One respondent commented they "believe the height of the building will open the door to boxing in the accompanying streets as other builders clamour to go ever higher and the City desires ever tighter density. I believe the building is overly imposing and will devalue the structure of our lives today. Another commented the building was "too tall and far exceeds the limit allowable in Inglewood. I would really like to know why the people at city hall are so intent on destroying our little town inside of this city."

### Integration with the CIBC Building

- Most of the respondents indicated they did not feel the building related, integrated, or deferred to the CIBC building. Some commenting the new building alienates it, the CIBC building is completely dwarfed by it, it's a misfit, and that it is trying to marry modern contemporary with historical architecture (which) is a difficult task but this effort is too huge of a departure from an inviting street scape.
- One respondent commented "if this were a street with all modern buildings with only one heritage building, no issue. In this case with mostly heritage buildings and features I feel it is setting a precedent to do more of the same and add more modern buildings so there will be no historic neighbourhood left." Another commented "the building's modern design here does not integrate. There have been plenty of excellent examples in the inner-city — the Biscuit Block, Snowdon Block, even the LocalMotive is a better example. This addition does not relate to the existing heritage building and does not speak to the material or design."

### Building Relating to Surrounding Area

- Most of the survey respondents did not feel the new building related well to the other buildings in the surrounding area (e.g. Spolumbo's, Stash, Iron Wood, Lawn Bowling Club). Respondents commented that it did not relate (rather) it bullied, that it does not relate in a coherent way, that it only related to money, that its modern design will create a dynamic lack of unity, by relates you mean destroys, that it doesn't blend in at all and would be a big eyesore, it sticks out like a nail in a 2x4, it is out of scale and out of character, it doesn't fit in with the neighbourhood, and that it detracts from the surrounding character buildings.
- One respondent commented that it was "not ok to dwarf other buildings especially when they are relatively newly built and were held to a different building height restriction. If they had built to their allowable maximum at the time, they would still be half the height of the proposed building which is unacceptable."

### Building Height

- Survey respondents were generally not supportive of the 45 metre height being proposed, many commenting it was over height, that they would support the maximum 20 metre height/6 storeys along 9<sup>th</sup> Avenue, that it doubles the height of Inglewood's ARP, and that it sets a bad precedent.
- One respondent commented that “allowing this 45 metre monstrosity opens us up to future developments that will do further harm to the heart and soul of this neighbourhood. I understand this particular company is trying to respect that by maintaining the CIBC facade, but saying yes to them doing the bare minimum (protecting a historical building but building a skyscraper next door), it allows even bigger and uglier to come in.”

### Building Height (Specific to 9th Avenue SE)

- Respondents were asked to comment on the height of the structure specifically in reference to 9<sup>th</sup> Avenue – most commented the 4-6 storey range and 20 metre maximum height is what would be supported. Respondents identified concerns related to contributing to the “wind tunnel”, that it's overwhelming, that it does not tie in with the scale of existing buildings, and primarily – that it is out of place and not an appropriate height for 9<sup>th</sup> Avenue.
- One respondent indicated they “can't even begin to understand how a building of this height has made it this far in the development process. It completely dominates and overtakes the surrounding buildings and will have a permanent effect on our heritage streetscape.”
- In terms of how respondents felt about how pedestrians will relate to the new structure (related to its massing and height), comments included: it appears overpowering, pedestrians might feel covered or boxed in, it kills Inglewood's main street walkability, and multiple respondents indicated concerns related to the impacts of shadowing on the pedestrian experience.

### Building Setbacks

- Concerning the building's setbacks, which are outlined in the draft Direct Control District (DC), respondents had mixed opinions concerning the setbacks collectively and individually. Some respondents felt the setbacks seemed appropriate or were acceptable. A greater number of respondents were not supportive of the setbacks, particularly the setbacks proposed along 9<sup>th</sup> Avenue in terms of how it will impact walkability in an area where the sidewalks are extremely narrow (as it is).
- One respondent commented “it needs to be set back from both more than 3.0 metres to accommodate some graceful transition from the quaint, shopping district to the grotesque mother ship.” Another commented “these setbacks will be a drop in the bucket to mitigating the monster footprint created.”

### Impacts to Surrounding Neighbours

- Respondents spoke to impacts to residents along 8<sup>th</sup> Avenue who will also be significantly impacted by the building's shadowing and are extremely concerned about the parking pressures associated with this building (given the massive parking relaxation being pursued at the Development Permit (DP) stage which is in process). It was mentioned by some respondents the impacts to the residents on 8<sup>th</sup> Avenue have been overlooked.
- One respondent indicated "it will also be awful for the residents on 8 Avenue that it towers over. Creating shadow on veggie gardens and an eyesore to wake up to every day."
- Impacts to the adjacent neighbour to the north (just across the lane) – the Calgary Lawn Bowling Club – did not go unnoticed by survey respondents.
- One respondent indicated "Shadowing of the Bowling Club is a huge concern to me. We have played at the club many times over the years with friends and neighbours and it is such a pleasure to be out in the sun on the beautiful green grass on a summer evening. The Lawn Bowling Club has become very popular in recent years with corporate groups and others for team-building events and is a fun, easy recreational bonding activity. Having a huge tower like this built and blotting out the sun is a tragedy." Another indicated the "Lawn Bowling Club just rebuilt their clubhouse. It was a big investment of time and money. The club is also an institution here and I'm not happy it's going to be swept aside for this structure to ruin its history here and the community building that happens on the green."

### Benefits Associated with Additional Density

- Respondents recognized there are benefits associated with adding additional density along 9<sup>th</sup> Avenue – such as supporting 9<sup>th</sup> Avenue businesses, increased vibrancy, more people in the community, increase the sustainability of the community, create a more lively street scape, additional tax revenue for the City, it might attract a grocery store to the community, increased visitors to the area, etc. Others felt the structure would have an extremely negative impact on the community, some commenting Calgary does not need more condos, that densification is unnecessary at this time (post COVID-19), and there is no benefit as the East Village is overcrowded and it should not bleed into Inglewood.
- One respondent commented "there are no benefits unless you are trying to permanently alter and destroy the very reason people live, visit and love Inglewood. Try to visualize 100 years from now - it is conceivable that this end of 9th Avenue could look like 9th Avenue between Centre street and 10th street SW, just a little less tall. That density is ridiculous considering all the towers that sit half empty the core and will likely never fill with business again after this COVID-19 shift."

Public Benefits & Public Realm Improvements

- The public “benefits” being offered, in the opinion of many respondents, do not off-set a building of this size in a historical community. One respondent commented “there is no public benefit large enough to make this proposed development acceptable to build in Inglewood.” Another indicated “If they could only reduce the height and stay coherent with the existing character. It seems like if we're asking for something in return it's because we know we're getting a raw deal.” Another commented they “don't think that developers should be allowed to buy-off the community to make-up for developments that don't fit or enhance the neighbourhood.”
- The public realm improvements (publicly accessible private open space and integrated transit waiting area) being offered to gain an additional 2.0 FAR are not congruent with most of the public realm improvements desired, needed, or suggested by residents. In speaking with residents (outside the survey) who take public transportation in the neighbourhood, the usefulness of the transit waiting area is being questioned and many are unsure why this is being put forward as a “public benefit” that may have limited utility in that most public transit drivers do not stop unless passengers are active and present at the transit stop as the bus is approaching.
- When asked about what types of public benefits/public realm improvements they would like to see, given the community was not provided with an opportunity to give feedback on the public realm improvements (outlined in the Draft DC), respondents had a wide range of ideas.
- Respondents mentioned improvements such as: parking structures (due to the massive parking relaxation being requested), funding for the Main Street Master Plan, a small public library, investment into local public parks and recreation sites, and public art.

In summary, Inglewood is Calgary’s oldest neighbourhood and 9<sup>th</sup> Avenue is Calgary’s original main street. This development, as proposed, does not respect the community’s historical context, unique character, or the height supported by residents (along 9<sup>th</sup> Avenue) – a maximum height of 20 metres and ~6 storeys.

Inglewoodians (and the Inglewood Community Association) support development on this site. We encourage thoughtful, creative, high-quality development that enhances Inglewood’s rich character and reflects its values. Values that include walkability, heritage, liveability, arts & culture, and community. However, most of Inglewood is opposed to this out-of-place development that does not align with its character or reflect its values nor provide any commensurate community benefit in terms of what Inglewood will be losing.

The proposed site of this development is in the heart of Inglewood. A building of this height, density, and scale would be a dagger into the heart of the community.

Kind regards,

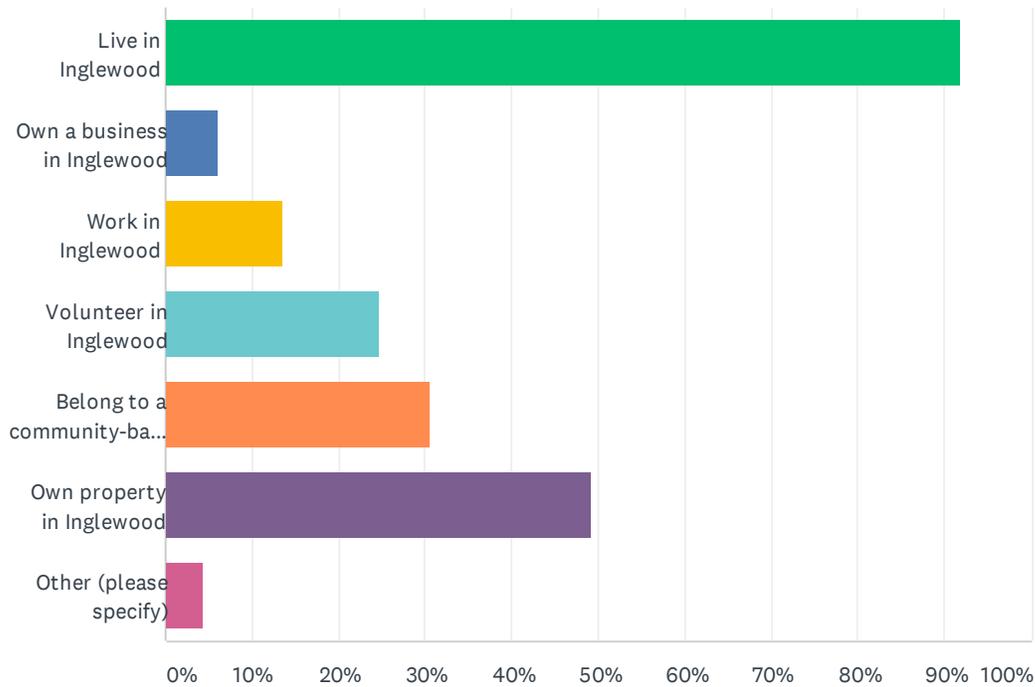
INGLEWOOD COMMUNITY ASSOCIATION

Phil Levson, President

Erin Standen, Planning Committee Chair

# Q1 What type of stakeholder within Inglewood do you represent? (choose all that apply)

Answered: 183 Skipped: 0



ANSWER CHOICES	RESPONSES	
Live in Inglewood	91.80%	168
Own a business in Inglewood	6.01%	11
Work in Inglewood	13.66%	25
Volunteer in Inglewood	24.59%	45
Belong to a community-based organization in Inglewood (e.g. Church, Community Association, etc.)	30.60%	56
Own property in Inglewood	49.18%	90
Other (please specify)	4.37%	8
Total Respondents: 183		

## Q6 What are your initial impressions of the building's overall design?

Answered: 160 Skipped: 23

#	RESPONSES	DATE
1	The design is very innovative and striking. However looks sorely out of place on a street that has so much historic character and history of Calgary's first main street.	6/8/2020 9:39 AM
2	I love modern however this building does NOT suit the look of Inglewood. It is also WAY too tall, way too big, and VERY busy. It definitely looks like a building that was dropped into the lot. An eye sore really. It is not tasteful because it looks so out of place. There is no red brick to suit the Inglewood look. It looks as though the developer has a complete disregard for Inglewood, saw a lot, and is developing - all very very disappointing. It ends up leaving a very bad taste to those of us who live in Inglewood or come to Inglewood - it appears to be a money grab. for the developer.	6/7/2020 12:39 PM
3	completely out of place in this neighbourhood. The design may be appropriate for another location, but not this one	6/7/2020 12:27 PM
4	Horrid, too modern for Inglewood's character and far too tall and overbearing.	6/7/2020 9:08 AM
5	I don't care for it. Too much glass for something trying to work with a heritage neighborhood. I appreciate what they are trying to do but they have gone too far.	6/6/2020 10:27 PM
6	It is visually interesting and cool. But it is so massive and completely dwarfs the buildings around it.	6/5/2020 10:47 PM
7	Far too tall! What about the bylaw of 20 m height?	6/5/2020 1:39 PM
8	Unresolved and questionable. In this case, I see little merit in the design's qualities as it appears to be more just a formal exercise with little regard for function and place making.	6/1/2020 4:48 PM
9	It's hideous! It doesn't fit in with the historical aspect of the neighborhood and it's way too big	5/31/2020 9:25 PM
10	Too tall	5/31/2020 9:10 PM
11	Super modern and way too much glass... All the wood seems like a fire hazard...	5/31/2020 1:16 PM
12	I really like the unique design. I appreciate the idea of blending old world charm with new world vibrancy.	5/31/2020 9:22 AM
13	definitely out of context with the area. This has got to be someone's idea of a joke ?>?	5/30/2020 11:30 PM
14	Unique. Modern.	5/30/2020 7:26 PM
15	it's too big/too high. It will cast a huge shadow on the lawn bowling club which is unacceptable.	5/30/2020 8:55 AM
16	It is extremely ugly and does not fit in with the overall community. This is the oldest part of Calgary and this "building" is way off the way this community feels and looks.	5/29/2020 1:16 PM
17	Incredibly out of place. Does not belong. Way too big.	5/29/2020 1:02 PM
18	It's completely different from the heritage feel of Inglewood, so to say it sticks out like a sore thumb isn't a stretch. It's not an unattractive building, but I don't care for it in the Inglewood area. It doesn't fit in.	5/28/2020 6:07 PM
19	Very unique, pleasing to look at. Perhaps too tall for the surrounding area.	5/28/2020 4:08 PM
20	Gorgeous but too big	5/28/2020 3:44 PM
21	Interesting design but MUCH too high/ large scale for the location.	5/27/2020 9:26 PM
22	The design is a large juxtaposition and imposingly geometric upon the landscape. The height and facade do not lend themselves gracefully to the accompanying position surrounding it. As delicately as I may say, the building is ugly and does not belong in the position of which they desire to place it. Thanks you for your time. I believe they should re-examine the scope of what they are creating and try again. Maybe they need some aesthetic help, as most building designers of contemporary design seem to focus on economic prosperity instead of livability.	5/27/2020 5:53 PM
23	Doesn't fit with the look and feel of Inglewood. It's too high. It belongs downtown.	5/27/2020 11:59 AM
24	It's a cool-looking building but totally inappropriate for Inglewood's Main Street. Waaaayyyy too high. The shadowing on the Lawn Bowling property is heartbreaking because it is currently such a wonderful sunny place to have all kinds of groups bowl together.	5/27/2020 11:14 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b

25	Horrible! It looks like a collapsing bunch of match sticks.	5/27/2020 9:16 AM
26	It is out of scale with the surrounding community and in terms of materiality and design does not speak to the building it is built on to (CIBC)	5/27/2020 8:54 AM
27	DISGUSTING!!! Does not fit the design and ambiance of Inglewood	5/27/2020 8:52 AM
28	Horribly out of step with the overall feeling of the streetscape. It's like the International space station was planted in the middle of the community	5/27/2020 8:29 AM
29	Too much of a modern look..does not fit in with the neighborhood	5/27/2020 8:26 AM
30	Looks kinda cool	5/27/2020 8:04 AM
31	I like that it has its own character but I find it a bit over bearing for the quaint and historic feeling of Inglewood. Perhaps not as tall?	5/26/2020 11:57 PM
32	Cool aesthetic but I question whether the sketches can be realized in practice. More importantly it appears grossly out of scale with the surrounding neighbourhood. It appears obtrusive and incongruous.	5/26/2020 11:26 PM
33	Unique for sure, but it's not clear to me what relationship the design has to Inglewood's historic context ( this building could be built anywhere). Also, it's way too tall for this site.	5/26/2020 9:40 PM
34	Too too large and overpowering the older buildings. It is very modern and quite lovely, but it should not be in Inglewood. Let us retain the historical culture of the neighbourhood.	5/26/2020 9:17 PM
35	Not for this community!	5/26/2020 8:31 PM
36	It looks huge and awkward for this neighborhood.	5/26/2020 6:39 PM
37	Massive and out of place	5/26/2020 6:37 PM
38	HORRIBLE, IT DOES NOT FIT IN WITH ANYTHING THAT IS INGLEWOOD. TOTAL EYSORE. NOTHING CONGRUENT, WAY TOO TALL. ADDED PRESSURE TO PARKING AS WELL. SO TALL IT WILL OVER SHADOW THE BOW RIVER NOT TO MENTION THE BOWLING CLUB AND THE ROUGE. TOTALLY INAPPROPRIATE.	5/26/2020 4:34 PM
39	Huge!!!!	5/26/2020 4:26 PM
40	Interesting, eclectic design but very modern for our community	5/26/2020 3:39 PM
41	love it	5/26/2020 3:02 PM
42	Out of character Out of context with historical nature Too large	5/26/2020 2:40 PM
43	Pretty but too tall. Dwarfs the surrounding structures.	5/26/2020 2:21 PM
44	This is horrific. It is in no way keeping with our vision for the community. It does not reflect on the heritage of Calgary. Something should still mean something to us in the long term. It will also be awful for the residents on 8 Avenue that it towers over. Creating shadow on veggie gardens and an eyesore to wake up to every day.	5/26/2020 1:41 PM
45	Too tall and modern for this historic street.	5/26/2020 1:34 PM
46	Horrible design for Inglewood! Does not In any way fit into our community	5/26/2020 1:26 PM
47	Excellent, refreshing	5/26/2020 1:06 PM
48	futuristic- mimics Bow building and red bridge, looks large	5/26/2020 1:04 PM
49	It does not fit into the Inglewood streetscape. My co-worker just described it as a "Monstrosity"!!	5/26/2020 12:46 PM
50	Looks very cool	5/26/2020 12:38 PM
51	Way too large and does not fit the street scape or with the old buildings.	5/26/2020 12:32 PM
52	It's the ugliest building I've ever seen proposed for Inglewood. Way too high and industrial looking for our community	5/26/2020 12:24 PM
53	Wow! Different and interesting. A nice change.	5/26/2020 12:23 PM
54	Too tall	5/26/2020 12:14 PM

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Attachment 12  
Letter 195  
5/26/2020 12:11 PM

55	Ridiculous and very ugly. Does not fit in with the feel of Inglewood	5/26/2020 12:11 PM
56	Yuck. Doesn't go with the area!	5/26/2020 12:11 PM
57	Too big!	5/26/2020 12:09 PM
58	I really don't see how this fits in with the historical aspect of Inglewood and the surrounding buildings. Height and design are completely out of context.	5/26/2020 11:47 AM
59	Out of scope for OUR community	5/26/2020 11:41 AM
60	Neat and innovate but too big for inglewood and doesn't fit with historic vibe	5/26/2020 11:33 AM
61	It looks cool! Not sure it fits with the overall esthetic of our community though.	5/26/2020 11:33 AM
62	Not in keeping with Inglewood's heritage vision and history	5/26/2020 11:28 AM
63	it is WAY to big and overbearing! Our street (8th Avenue) continues to lose lighting because of infills and new higher buildings. We are losing our essence	5/26/2020 11:27 AM
64	sculptural and innovative but too tall for this area	5/26/2020 11:26 AM
65	Poor context. Looks like a vanity project. The building is incredibly interesting but the reason Inglewood is Inglewood is because of the heritage and small community feeling that current buildings and businesses and homes exude. 12 stories no matter how interesting is too big. Our 1995 three Storey lost its entire view of downtown thanks to two new buildings by Torode. We had 180 views of downtown. Now we stare at a solid brick wall. This will just make the Canyon that 9th ave is becoming, that much worse.	5/26/2020 11:23 AM
66	I like it. Its fresh, its modern, and it brings a newer, less stodgy vibe to the street. I would like it better if it was not quite so tall. Knocking 3 or 4 stories off it would make it much better	5/26/2020 11:19 AM
67	huge	5/26/2020 11:18 AM
68	It's way too much. Too big and too out of character for the site.	5/26/2020 11:14 AM
69	It is very impressive, however even if it were to be reduced by half, it would still be too high. Considering the surrounding buildings, it does not fit in. Please do not do this.to our neighborhood!	5/26/2020 11:10 AM
70	Light, airy, modern, clean lines, looks great.	5/26/2020 11:08 AM
71	It is too tall. It dwarfs the neighborhood.	5/26/2020 11:07 AM
72	Neat design and forward thinking but too big for the area	5/26/2020 11:04 AM
73	Love the style. But it is WAY too modern for Inglewood and would not fit in at all.	5/26/2020 11:03 AM
74	Ugly	5/26/2020 11:02 AM
75	Love, love, LOVE it. It will be a groundbreaking and anchoring development in Inglewood.	5/26/2020 10:59 AM
76	What the f#%& is THAT???	5/26/2020 10:59 AM
77	Eyesore	5/26/2020 10:56 AM
78	gorgeous! love the vibrancy and modern but classic design	5/26/2020 10:56 AM
79	Way too high compared to the rest of the neighborhood. Doesn't fit in	5/26/2020 10:53 AM
80	While I appreciate the effort going into preserving the CIBC building, the overall structure is too high and the severely modern design does not incorporate enough neighbourhood characteristics.	5/23/2020 3:15 AM
81	looks live an oversized structure that doesn't belong	5/22/2020 1:51 PM
82	It is an innovative design that might work well in other places but is completely out of character for Inglewood. The height particularly is appalling.	5/22/2020 11:31 AM
83	Very modern; huge; overpowering; lots of glass; doesn't fit contextually with other buildings along 9th Avenue - historic or newer; not a suitable design for this key intersection of the neighborhood.	5/21/2020 5:46 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b

84	unique and impressive but out of scale with the surrounding buildings - towers over everything	5/20/2020 8:16 PM
85	Too big, - bit gaudy, does not fit in	5/19/2020 10:36 PM
86	Design is really great, location has some concerns with height, and proximity to greens at Lawnbowling club	5/19/2020 9:48 PM
87	It is very incongruous with the character of Inglewood's main street in general, and with this block in particular.	5/19/2020 9:34 PM
88	Love it, other than the height	5/19/2020 8:11 PM
89	Too large, tall, and not representative of Inglewoods historic Avenue	5/19/2020 7:24 PM
90	NO	5/19/2020 3:58 PM
91	It's very tall. It looks funky and unique. It doesn't really look like anything else in Inglewood.	5/19/2020 8:15 AM
92	Too large for the historic area	5/18/2020 8:50 PM
93	It's incredibly tall.	5/18/2020 8:21 PM
94	It looks like it is being built for some olympic purpose. It stands out and does not compliment it surrounds.	5/18/2020 9:05 AM
95	too tall. Interesting but almost cage like	5/18/2020 5:52 AM
96	Interesting and I am alright with the concept but it is just too tall to fit seamlessly into the streetscape	5/17/2020 6:06 PM
97	Way too tall. It would kill the neighbour hood feel.	5/17/2020 1:26 PM
98	It is over designed & completely out of character with the historical Main Street Context is everything & there is none! Is it the heart or a gateway? The Hungerford and the Grid were the gateways- so this must be the ♥ It is anything but! A♥Would include public space & square . This acts as a wall - absolutely no public realm. Press them on the relevancy to Bridgeland as a gateway when it is kilometres away & you likely wouldn't see it!	5/16/2020 4:46 PM
99	Too tall. Bizarre design that clashes with the historical feel of the neighborhood.	5/16/2020 2:05 AM
100	The design is beautiful but the height compared to surrounding buildings feels jarring.	5/15/2020 11:29 PM
101	Not aligned with architecture of the area or the massing of other buildings in the area	5/15/2020 8:35 PM
102	I like the design but it dwarfs everything and while the structure is open and light it will cause major shading	5/15/2020 7:57 PM
103	Not congruent with the other buildings on 9 ave. Height is out of scale in comparison to other buildings. Sticks out and doesn't blend in or compliment surroundings. Takes away from small town feel of district.	5/15/2020 4:35 PM
104	looks unique! modern	5/15/2020 3:44 PM
105	much too large for the area	5/15/2020 2:31 PM
106	COMPLETELY wrong for Inglewood. We have worked to develop and maintain the presence of community and heritage over the years. We worked hard to move the image from undesirable to a destination place within the city and for visitors to Calgary. By building these types of buildings, that are not only too large and over height as per current by-laws, in Inglewood it will be the last of the original Calgary neighborhoods and defeat the idea, the charm and the inner city residential living as we know it. High-rise - condo living can be corridor-ed downtown where buildings such as are represented here, not only fit but are welcomed. Calgary has a chance to be one of the last cities not to be taken in by the idea of density inner city living and could offer an area that welcomes and celebrates its heritage. Heritage should not only be observed in a park - it should be experienced and lived. I do believe we can accommodate some larger buildings such as have been built recently, but to build to the heights presented in this survey and other buildings being considered for the area are an aberration. Please consider what this area can be if we grow it as a destination community - not a wind tunnel fly through. Those of us who have lived here have worked diligently over the years; we are not against change so much as annihilation of the possibilities. Be original Calgary, don't follow what other cities have done by completely removing the old neighborhoods - maintain and cultivate this one.	5/15/2020 2:00 PM

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Attachment 12  
Letter 196

107	Far too high and too modern for the surrounding	5/15/2020 11:18 AM
108	It's very interesting and visually appealing. So much better than a lot of other new buildings. However, I don't feel like this is the right location for it. The contrasting height to everything else around it is ridiculous!	5/15/2020 11:31 AM
109	Looming	5/15/2020 11:18 AM
110	Hate it. It is way too tall for the surrounding historic neighbourhood and aesthetically completely jarring	5/15/2020 9:57 AM
111	Looks great. Would love to see this in Inglewood. Much better than other mixed use buildings that have been built along 9th	5/15/2020 9:40 AM
112	Gross	5/15/2020 9:11 AM
113	Doesn't really fit into the local scene. Too large.	5/15/2020 8:14 AM
114	I like it. Its striking and interesting	5/15/2020 7:34 AM
115	Too futuristic. No charm reflective of area	5/15/2020 7:29 AM
116	Hate it	5/15/2020 5:30 AM
117	Interesting design, but way too big for this corner. Dwarfs the other three corners and will block the sun from the lawn bowling club behind it.	5/15/2020 12:46 AM
118	Sore thumb, it's in the COMPLETELY WRONG neighbourhood. Demolishes and distracts from Inglewood's history and charm.	5/15/2020 12:35 AM
119	Stunning, unique, open , a little high to the surrounding structures	5/15/2020 12:04 AM
120	Gorgeous. Love the shape and incorporating the old adjacent building.	5/14/2020 11:58 PM
121	Beautiful design. Too high.	5/14/2020 11:38 PM
122	Too big	5/14/2020 11:04 PM
123	I love it. It is different, beautiful & impactful.	5/14/2020 10:52 PM
124	Overwhelms surrounding buildings	5/14/2020 10:45 PM
125	Love it	5/14/2020 10:11 PM
126	OMG! It is ugly, too much glass, and next to a 1911 building. Need I say more?	5/14/2020 10:08 PM
127	out of place	5/14/2020 9:42 PM
128	Overwhelming	5/14/2020 9:41 PM
129	I'm a fan. Needs to strike a balance between modernity, ample densification for the neighbourhood, and pragmatism. Build UP, build smart.	5/14/2020 9:36 PM
130	Inappropriate scale for historic Inglewood. Too high and oversized for surrounding buildings. Not pedestrian or neighbourhood friendly. Wrong location for this building	5/14/2020 8:55 PM
131	Love it	5/14/2020 8:33 PM
132	Fantastic! It's an exciting design that shows the diversity of Inglewood. In my view the modern look somehow enhances the character of the variety of buildings on the north side of 9th. It's far better than a parking lot or a non descript square building like south bank. Inglewood should have flare and interesting design.	5/14/2020 8:14 PM
133	Modern, alternative, eye catching but also disappears into skyline, a little bit out of place	5/14/2020 7:59 PM
134	Far to high and out of character for the historical neighborhood	5/14/2020 7:57 PM
135	It does not fit in with the historic architecture of Inglewood. It looks out of place.	5/14/2020 7:25 PM
136	wow. this is a beautiful building. an amazing investment in our mainstreet	5/14/2020 6:35 PM
137	Doesn't fit in with neighbourhood. Too high	5/14/2020 6:31 PM
138	unique, strikingly large, unstable	5/14/2020 6:17 PM

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Attachment 12  
5/14/2020 6:15 PM  
Letter 158

139	Interesting. Not too sure it fits in but as long as Inglewood keeps its character, I'm open to modernization of the area	5/14/2020 6:15 PM
140	Too large. Wrong period of architecture.	5/14/2020 5:59 PM
141	Strong landmark at key intersection.	5/14/2020 5:55 PM
142	it would be great without the wooden slats. The wooden slats seem to say "Inglewood tries to be modern, but we'll make it old style because that's apparently what Inglewood likes"	5/14/2020 5:47 PM
143	It looks like a junior high project made out of toothpicks.	5/14/2020 5:39 PM
144	I like the design (very unusual and creative) but NOT for this location! It is totally out of step with the street and neighbourhood both in style and height.	5/14/2020 5:17 PM
145	It is beautiful and would be a good addition to the community	5/14/2020 4:52 PM
146	Bold, modern, unique, splashy, a breath of fresh air	5/14/2020 4:45 PM
147	Very out of place with the neighbourhood. I don't like it at all	5/14/2020 4:43 PM
148	Too big. Too much glass. Overwhelming,	5/14/2020 4:39 PM
149	design is exciting but building height and mass is excessive	5/14/2020 4:32 PM
150	Too large and disrupts village heritage street	5/14/2020 3:45 PM
151	It's ugly and obnoxious. I hate almost everything about it.	5/14/2020 3:24 PM
152	It belongs downtown. It doesn't fit with our people scale 9th ave se. It is not the correct height with what should be found on this historical location.	5/14/2020 3:16 PM
153	I think from a design perspective it is interesting, however it towers over all other buildings and I think that is hugely problematic. I would be okay with the first section, but would like to see the second section eliminated due to its height.	5/14/2020 3:11 PM
154	WAY TOO TALL, massing is way too oppressive	5/14/2020 3:03 PM
155	Huge! Interesting	5/14/2020 2:46 PM
156	WAAAAY TOO HIGH!! Too modern. Not a fit with anything else in the neighbourhood.	5/14/2020 2:39 PM
157	It's too high. Too modern, it doesn't fit in with the historical part of Inglewood	5/14/2020 2:35 PM
158	Overall, very striking, but perhaps too tall for the neighbourhood. Between 1&3 stories shorter would be preferable.	5/14/2020 2:15 PM
159	It's huge!!! Innovative design.	5/14/2020 2:13 PM
160	Big, Tall, Based on the above listed story's doesn't appear to be to the correct scale. Seems like it will block a lot of buildings light around it. Imposing. Doesn't fit with the heritage look of the area	5/14/2020 1:18 PM

## Q7 How do think the design relates/integrates with the CIBC Building?

Answered: 160 Skipped: 23

#	RESPONSES	DATE
1	There is not relation to the adjacent buildings whatsoever. It's modern, geometric design is harshly juxtaposed against a historic brick building with rounded lines.	6/8/2020 9:39 AM
2	It simply does NOT. It appears there was no thought in the archetecture of this building to fit into the area.	6/7/2020 12:39 PM
3	it doesn't integrate at all	6/7/2020 12:27 PM
4	Total opposite, the old and new do not mix well at all. It totally drowns out the heritage CIBC building.	6/7/2020 9:08 AM
5	Not well at all. Too disjointed. Why nothing that integrates with CIBC building.	6/6/2020 10:27 PM
6	I don't think it relates or integrates at all with the historic building. It is such a stark contrast that I don't feel fits in.	6/5/2020 10:47 PM
7	It is unsuited to the overall feel of Inglewood and fails to match the height/design of the other buildings surrounding it.	6/5/2020 1:39 PM
8	Obviously differentiated, however completely lacking in integration. The proposal carries with it the concept of both suggested appropriation and real displacement, and does not defer to context. A reminder also that not for profits have already been displaced from the CIBC building.	6/1/2020 4:48 PM
9	It's doesn't integrate at all. It's horrible	5/31/2020 9:25 PM
10	does not match the small town feel of 9th ave	5/31/2020 9:10 PM
11	I do not think it relates, integrates, or defers to the CIBC building in the slightest.	5/31/2020 1:16 PM
12	I like the idea of the rooftop patio. I think it is a nice way to integrate both spaces.	5/31/2020 9:22 AM
13	in no way	5/30/2020 11:30 PM
14	It is too tall to integrate.	5/30/2020 7:26 PM
15	it doesn't. It alienates it and the CIBC building is completely dwarfed by it.	5/30/2020 8:55 AM
16	It doesn't. The bank building is original and this the total opposite of that.	5/29/2020 1:16 PM
17	Not at all	5/29/2020 1:02 PM
18	It doesn't integrate, it's very modern where the CIBC building has a very traditional, heritage feeling. It has a feeling of history that would be a shame to overshadow.	5/28/2020 6:07 PM
19	Good	5/28/2020 4:08 PM
20	New and edgy is great but the scale doesn't work	5/28/2020 3:44 PM
21	I don't see it integrating with the CIBC building at all	5/27/2020 9:26 PM
22	It is very jarring. It does not glow gracefully.	5/27/2020 5:53 PM
23	Horribly? It's too tall and doesn't fit the esthetic of Inglewood and doesn't transition well from the CIBC building	5/27/2020 11:59 AM
24	It totally does NOT integrate with the historic CIBC building.	5/27/2020 11:14 AM
25	It does not relate in any way.	5/27/2020 9:40 AM
26	It does not relate to the attached building	5/27/2020 8:54 AM
27	NOT AT ALL. A 1900s design and a steel and glass abortion just don't match.	5/27/2020 8:52 AM
28	Not at all. Nothing could be more dissimilar.	5/27/2020 8:29 AM
29	Fine	5/27/2020 8:26 AM
30	not at all	5/27/2020 8:04 AM
31	It over takes it	5/26/2020 11:57 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 196  
5/26/2020 11:26 PM

32	Poorly. It engulfs it rather than enhances it in any meaningful way.	5/26/2020 11:26 PM
33	I like a juxtaposition between historic and ultra-contemporary, but the new part completely overshadows (literally and figuratively) the old part.	5/26/2020 9:40 PM
34	It does not at all integrate with the CIBC building, nor does it integrate with the neighbourhood. Keep Inglewood as historic as possible. It is way too tall and is overwhelming in size which does not fit the neighbourhood.	5/26/2020 9:17 PM
35	Does not	5/26/2020 8:31 PM
36	It doesn't relate at all. It looks ridiculous.	5/26/2020 6:39 PM
37	Minimally	5/26/2020 6:37 PM
38	UGLY, DOES NOT INTEGRATE WITH THAT BUILDING OR ANYTHING ELSE.	5/26/2020 4:34 PM
39	Sadly opposites	5/26/2020 4:26 PM
40	It is trying to marry modern contemporary with historical architecture. It is a difficult task but this effort is too huge of a departure from an inviting street scape. We are going to end up with a mix mash of contemporary cold buildings alongside our historical old buildings and everything is going to look out of place	5/26/2020 3:39 PM
41	obviously more modern, but don't care about that.	5/26/2020 3:02 PM
42	It doesn't integrate at all.	5/26/2020 2:40 PM
43	It doesn't. It totally disregards the feel of the other building.	5/26/2020 2:21 PM
44	It does not relate or integrate in any way to the surrounding buildings. It is a completely different look that would work among the buildings in the downtown core... such as The Bow. Not a quaint, historic shopping district.	5/26/2020 1:41 PM
45	Poorly, it seems very modern and is a different scale entirely.	5/26/2020 1:34 PM
46	It doesn't	5/26/2020 1:26 PM
47	Very well	5/26/2020 1:06 PM
48	opposites	5/26/2020 1:04 PM
49	It does not blend in well at all.	5/26/2020 12:46 PM
50	Adds a modern touch	5/26/2020 12:38 PM
51	Not at all because the modern part overshadows it	5/26/2020 12:32 PM
52	It's doesn't at all. I assume this is a serious question but I struggle how anyone would think these buildings are complimentary	5/26/2020 12:24 PM
53	Hard to tell by the "picture".	5/26/2020 12:23 PM
54	Very little integration but tough to tell based on the image	5/26/2020 12:14 PM
55	It does not	5/26/2020 12:11 PM
56	It doesn't relate at all. It looks like a kart if the Biw tower	5/26/2020 12:11 PM
57	It doesn't really	5/26/2020 12:09 PM
58	I don't.	5/26/2020 11:47 AM
59	It doesn't	5/26/2020 11:41 AM
60	Doesn't integrate well	5/26/2020 11:33 AM
61	Not well. Not sure it makes sense to be honest	5/26/2020 11:33 AM
62	It does not	5/26/2020 11:28 AM
63	too modern looking for Inglewood	5/26/2020 11:27 AM
64	integrates it well but the scale doesn't work - the new building is at least 3 stories too tall in	5/26/2020 11:26 AM

	relation to the adjacent building and generally the area	
65	Like an alien spider is consuming It.	5/26/2020 11:23 AM
66	It doesn't integrate at all. And that's fine. It is after all, the 21st century! We don't need to preserve Inglewood like it was an Old West frontier town.	5/26/2020 11:19 AM
67	it does not	5/26/2020 11:18 AM
68	Terribly. Building a rooftop garden on a heritage building is not integration.	5/26/2020 11:14 AM
69	It just does not.	5/26/2020 11:10 AM
70	Rooftop patio is very creative extension of the building.	5/26/2020 11:08 AM
71	It doesn't really integrate.	5/26/2020 11:07 AM
72	It doesn't	5/26/2020 11:04 AM
73	Doesn't integrate at all	5/26/2020 11:03 AM
74	Negatively	5/26/2020 11:02 AM
75	Well, it doesn't. Just like Chin-Lee Crsytal doesn't with the ROM, Maison Alcan in Montreal, or the Pyramid at the Louvre. It DOESN'T HAVE TO, is the point.	5/26/2020 10:59 AM
76	The is absolutely NO integration or relation to the beautiful brick building of the CIBC.	5/26/2020 10:59 AM
77	Not at all	5/26/2020 10:56 AM
78	excellent	5/26/2020 10:56 AM
79	It's a completely different design. It doesn't relate at all	5/26/2020 10:53 AM
80	Very poorly, if at all. You can't just attach a new structure to a pre-existing one and call it "integrated".	5/23/2020 3:15 AM
81	it doesn't intergrate with the CIBC building besides being placed right beside it	5/22/2020 1:51 PM
82	Not well at all, it dwarfs one of the prettiest heritage buildings we have and the modern design predominates the streetscape thus detracts from its features per guidance from the Standards and Guidelines for the Conservation of Historic Places in Canada .	5/22/2020 11:31 AM
83	It really doesn't at all. I'm just surprised they didn't propose to tear down the old CIBC building - so I suppose that's a plus. The one good thing might be if they actually are going to put a rooftop patio on the CIBC building - that would be a nice community space - if it were public!	5/21/2020 5:46 PM
84	They don't really go together, it was difficult to realize that the 2 buildings were integrated in one design.	5/20/2020 8:36 PM
85	Not at all	5/19/2020 10:36 PM
86	It is a nice juxtaposition, old and new can mesh nicely together	5/19/2020 9:48 PM
87	It does not relate or integrate with the CIBC building. It bullies the smaller building into submission.	5/19/2020 9:34 PM
88	Have no issue	5/19/2020 8:11 PM
89	Not sure, cant tell.	5/19/2020 7:24 PM
90	it doesn't at all	5/19/2020 3:58 PM
91	It appears to integrate well. I like that the building provides space beside and above the CIBC building so it maintains its own look	5/19/2020 8:15 AM
92	Out of place	5/18/2020 8:50 PM
93	I don't mind the integration as long as it doesn't harm the overall structure of the heritage building.	5/18/2020 8:21 PM
94	It does not compliment the CiBC building at all. It has no signature architecture reflecting the buildings historic and urban character.	5/18/2020 9:05 AM

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SurveyMonkey

CPC2020-0587

Attachment 12  
5/16/2020 5:12 AM  
Letter 196

95	If half the size it might work	5/16/2020 5:12 AM
96	I am always happy when an attempt is made to incorporate an old building into a development but this one is hardly a match of any kind	5/17/2020 6:06 PM
97	Not at all. It's totally different.	5/17/2020 1:26 PM
98	It doesn't- modern architecture can be integrated with historic buildings but this competes with the CIBC and completely overpowers it! The new architecture should compete it should be complimentary	5/16/2020 4:46 PM
99	The rooftop patio on the CIBC Building is the one redeeming feature of this design.	5/16/2020 2:05 AM
100	I love the way they are integrating the existing heritage building	5/15/2020 11:29 PM
101	It does not	5/15/2020 8:35 PM
102	Two different times coming together	5/15/2020 7:57 PM
103	Completely opposite to CIBC building. Does not integrate into existing architecture or landscape	5/15/2020 4:35 PM
104	It doesn't.. It certainly stands out but not in a bad way.	5/15/2020 3:44 PM
105	does not fit in	5/15/2020 2:31 PM
106	IT DOESN'T INTEGRATE	5/15/2020 2:00 PM
107	It doesn't	5/15/2020 12:28 PM
108	It doesn't.	5/15/2020 11:31 AM
109	It doesn't	5/15/2020 11:18 AM
110	not well but i'm glad the building is preserved	5/15/2020 9:57 AM
111	It does a good job of providing space for it to breath and stand on its own through the public plaza space. It compliments it nicely with an obvious contrast in the new building, avoiding any confusion through false historical buildings or details. I also appreciate that they are getting the building historically designated.	5/15/2020 9:40 AM
112	It's awful and ruins the space completely	5/15/2020 9:11 AM
113	Doesnt	5/15/2020 8:14 AM
114	I think it kind of overtakes the COBC building, but it's honestly pretty hard to tell from the one picture.	5/15/2020 7:34 AM
115	It does not at all	5/15/2020 7:29 AM
116	Not at all	5/15/2020 5:30 AM
117	Not well integrated, in my opinion.	5/15/2020 12:46 AM
118	It doesn't. This property does not belong on 9th avenue SE	5/15/2020 12:35 AM
119	Poor photo to really see this .Are they connected? Is there flow Room for improvement	5/15/2020 12:04 AM
120	Very well	5/14/2020 11:58 PM
121	Fine	5/14/2020 11:38 PM
122	Not at all	5/14/2020 11:04 PM
123	I like it a lot. We need a mix of great design with heritage in Inglewood.	5/14/2020 10:52 PM
124	It doesn't	5/14/2020 10:45 PM
125	Interesting juxtaposition. Preserves the CIBC building and showcases it, without trying to match it in some fake way	5/14/2020 10:11 PM
126	NO!	5/14/2020 10:08 PM
127	it overpowers the CIBC building	5/14/2020 9:42 PM

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		Attachment 12 Letter 19b
128	Not at all - CIBC is brick and historic.	5/14/2020 9:11 PM
129	Not at all. But I'm fine with that.	5/14/2020 9:36 PM
130	Not relating in any way. If the goal was to integrate or complement the CIBC the design fails in this regard	5/14/2020 8:55 PM
131	Innovative design that doesn't cater to kitschy historic recreations. Integrating the old and the new.	5/14/2020 8:33 PM
132	I think the juxtaposition is interesting and highlights the heritage building. It's a look a how far we've come. The belief that the symmetry of height and design for what goes into this space, does a disservice to truly appreciate the diversity of design on the north side of 9th. To me the building is a calling card for an exploration of the history of this street. I'm in my mid forties and a 3rd generation Calgarian. This city needs pieces of its past like the CIBC building, but it's always been a city that evolved. This building is indicative of that evolution of Inglewood.	5/14/2020 8:14 PM
133	The contrast isn't unusual in a city like Calgary.	5/14/2020 7:59 PM
134	It doesn't connect in any reasonably attractive way	5/14/2020 7:57 PM
135	It doesn't. It looks like it was superimposed.	5/14/2020 7:25 PM
136	its highlighting the cIBC building as a valuable historic resource, the rooftop patio would be a cool addition to our mainstreet, we dont have any notable rooftop patios to take advantage of the vibrancy of the street while also getting above the shadow of the southern buildings.	5/14/2020 6:35 PM
137	WTH - it doesn't relate or integrate. Did you look at it???	5/14/2020 6:31 PM
138	Doesn't really.	5/14/2020 6:17 PM
139	It's alright	5/14/2020 6:15 PM
140	It doesn't.	5/14/2020 5:59 PM
141	The contrast celebrates each — one of history, one of today. Appreciate the physical connection and rooftop access.	5/14/2020 5:55 PM
142	not at all	5/14/2020 5:47 PM
143	There is no attempt to relate or integrate, it is just stuck to the side with no regard for contextual development.	5/14/2020 5:39 PM
144	It doesn't. It overshadows all the other buildings and does not relate at all to the other brick and stone buildings on the street.	5/14/2020 5:17 PM
145	I think it incorporates the facade well in a similar fashion to studio bell	5/14/2020 4:52 PM
146	It doesn't. It's completely separate.	5/14/2020 4:45 PM
147	It doesn't appear to integrate at all, just seems stuck to the side	5/14/2020 4:43 PM
148	Not a bit	5/14/2020 4:39 PM
149	seems to respect the CIBC building. Contemporary architecture can coexist with heritage	5/14/2020 4:32 PM
150	Does not. Dwarfs it	5/14/2020 3:45 PM
151	LOL. "Attached to" and "integrated" aren't the same thing.	5/14/2020 3:24 PM
152	It doesn't. It is a complete misfit.	5/14/2020 3:16 PM
153	it doesn't relate. Again if shorter it may compliment it, but at this height it just dwarfs it and makes it look like leggo land.	5/14/2020 3:11 PM
154	Poorly.. The stark, feel of the overly tall building does not relate well with the traditional feel of the brick 3 story bank. The new building is 6-8 stories too tall.	5/14/2020 3:03 PM
155	It doesn't	5/14/2020 2:46 PM
156	Not at all...too much glass, no nod to heritage character on the street	5/14/2020 2:39 PM
157	It doesn't.	5/14/2020 2:35 PM

158	Fine, retains required heritage aspects of facade. CIBC building is not unique or architecturally interesting, so facade is all that needs saving.	CPC2020-0587 Attachment 12 5/14/2020 2:15 PM Letter 19b
159	In my opinion there is no relation and no integration. They are two very different buildings.	5/14/2020 2:13 PM
160	Conflicting. Not heritage looking. Too much taller. I also again feel this image skews the actual height this building would be.	5/14/2020 1:18 PM

## Q8 What are your comments/concerns related to the building's materials?

Answered: 157 Skipped: 26

#	RESPONSES	DATE
1	The lighter, diamond grid looks as if it is made from pallet wood and really cheapens the design and frontage. It does not integrate comfortably with the streetscape, rather looks like an intimidating barrier.	6/8/2020 9:39 AM
2	Not suited for the area at all. It needs to have a flow that suits and compliments the location. It requires red brick and certainly not anything that tall. Stay within the 6 story height. It is a very very "busy" looking building. It also looks like it will reflect a lot of sun which will be bad for drivers and pedestrians	6/7/2020 12:39 PM
3	I have no objections to the materials -- but in another location	6/7/2020 12:27 PM
4	They are very unsuitable and are not even pleasant to look at. The building will look outdated in a few years and is a total eyesore.	6/7/2020 9:08 AM
5	Why wood? Why so much glass?	6/6/2020 10:27 PM
6	I do like the glass and steel, but next to several old classical Calgary-brick buildings, it looks out of place.	6/5/2020 10:47 PM
7	The glazing is excessive. While we have been given little detailed information regarding the angular plane(s), I'm curious about the potential for glare. I believe the materiality requires more study with respect to that, and ironically flight paths. I realize that the property lies just meters outside of the AVPA NEF exposure zone, but a study regarding glare and light pollution would be great.	6/1/2020 4:48 PM
8	Too modern	5/31/2020 9:25 PM
9	its interesting building design but i wouldn't like to see it on 9th ave.	5/31/2020 9:10 PM
10	It's ugly. The wood and glass seem like massive fire hazards.	5/31/2020 1:16 PM
11	I would want to ensure that the finishing material used would be of high quality. Especially the wood beams across the front of the building.	5/31/2020 9:22 AM
12	out of touch with the surrounding buildings and plan	5/30/2020 11:30 PM
13	Is that supposed to be wood crisscrossing? What I see is wood and glass and concrete. To integrate with Sandstone, and brick. I do not see any integration here.	5/30/2020 7:26 PM
14	I'm worried the glass will cause too much reflection of the sun.	5/30/2020 8:55 AM
15	Once again, too modern and not in any way related to the community look.	5/29/2020 1:16 PM
16	Does not address historical concerns.	5/29/2020 1:02 PM
17	It looks cold, it looks austere, it looks unfriendly. Not a welcoming feeling in my opinion.	5/28/2020 6:07 PM
18	None	5/28/2020 4:08 PM
19	Some contemporary way of using brick in a new way would be better than all this glass. The birds will have problems too	5/28/2020 3:44 PM
20	Not as concerned about the building materials. Much more concerned about the height	5/27/2020 9:26 PM
21	The large reflected surfaces of glass could create huge amounts of glare. The open rooms behind look like window boxes into the lives of those behind.	5/27/2020 5:53 PM
22	Too modern. What "corners are going to be cut" to save money from design to completion.	5/27/2020 11:59 AM
23	Again, they are modern and make for a stunning-looking building but not appropriate for this location. Too many high rise windows - also makes me worry about bird fatalities - which happens frequently in the Calgary downtown core.	5/27/2020 11:14 AM
24	The other buildings along Atlantic Ave. have filled in frontages with punch-out windows unlike the glass facade of this one.	5/27/2020 9:40 AM
25	It is out of place.	5/27/2020 8:54 AM
26	Steel and Glass is suited for Inglewood	5/27/2020 8:52 AM
27	See my previous comments regarding the space station	5/27/2020 8:29 AM

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SurveyMonkey

CPC2020-0587

Attachment 12

28	Do not want a modern glass building...should fit into the vibe of the neighborhood where most buildings are brick	5/27/2020 8:12 AM
29	none, but it does appear to be rather clinical	5/27/2020 8:04 AM
30	I don't know enough about this to answer	5/26/2020 11:57 PM
31	I am concerned about the safety of the large glass installations and the feasibility of realizing the design on paper in practice.	5/26/2020 11:26 PM
32	See above. I like a strong contrast between old and new.	5/26/2020 9:40 PM
33	The glass is attractive but the building is too too tall.	5/26/2020 9:17 PM
34	Too much glass to modern Looking for the historical community.	5/26/2020 8:31 PM
35	They look far too modern. Also looks like it could be hazardous when sun shines on it.	5/26/2020 6:39 PM
36	Looks like an art sculpture. Not very integrated	5/26/2020 6:37 PM
37	MODERN STEEL/GLASS DOES NOT FIT AT ALL WITH THE CHARMING CULTURE OF HISTORIC INGLEWOOD.	5/26/2020 4:34 PM
38	Like glass	5/26/2020 4:26 PM
39	The materials are interesting but have no relationship to the existing buildings in the neighbourhood	5/26/2020 3:39 PM
40	none	5/26/2020 3:02 PM
41	A little too much glass.	5/26/2020 2:40 PM
42	I like it, but not for Inglewood. While it's an interesting building, it is very much out of place.	5/26/2020 2:21 PM
43	It is too slick for the quaint, historic shopping district that attracts people to shop local and to visit internationally. The building materials are massive, heavy and too optically oppressive for the neighbourhood.	5/26/2020 1:41 PM
44	None	5/26/2020 1:34 PM
45	Way too much glass. A wildlife bird killer for sure	5/26/2020 1:26 PM
46	Love them	5/26/2020 1:06 PM
47	Primarily glass, steel and what looks to be concrete. Very large futuristic design inserted into a heritage, low building height 'downtown' . The styles and scale could not be more different.	5/26/2020 1:04 PM
48	Glass=bird killer!!	5/26/2020 12:46 PM
49	Very slick modern.	5/26/2020 12:38 PM
50	Do not fit with the brick and other materials of the old heritage buildings	5/26/2020 12:32 PM
51	Too metallic	5/26/2020 12:24 PM
52	None.	5/26/2020 12:23 PM
53	Doesn't fit well with the majority of other buildings on 9th	5/26/2020 12:14 PM
54	Does not fit the historic look, charm of Inglewood. Basically the things that make Inglewood interesting	5/26/2020 12:11 PM
55	To high and ugly	5/26/2020 12:11 PM
56	Typical Calgary building, new and glass.	5/26/2020 12:09 PM
57	This is an interesting building and design - it just doesn't belong on the main street of Inglewood. There is no parking available? A building of this type needs to be on a bigger piece of land where it can stand out, be admired etc. Too much modern stuck right in the middle of an older historical street.	5/26/2020 11:47 AM
58	No comment	5/26/2020 11:41 AM

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SurveyMonkey

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Attachment 13  
Letter 19b  
5/26/2020 11:33 AM

59	Too modern	5/26/2020 11:33 AM
60	Related to the materials: the glass and design are really cool. More of a downtown core building look though.	5/26/2020 11:33 AM
61	Does not relate to heritage	5/26/2020 11:28 AM
62	I worry about construction noise, length of time for construction, blockage of the back lane which is already a regular challenge, especially with delivery drivers blocking the lane.	5/26/2020 11:27 AM
63	they are appropriate in terms of aesthetics but I'm not sure how they'll show wear and tear in time	5/26/2020 11:26 AM
64	It has no relation the neighborhood. Incorporating natural Common brick and timber materials along with glass and steel would help.	5/26/2020 11:23 AM
65	I like it.	5/26/2020 11:19 AM
66	immaterial	5/26/2020 11:18 AM
67	It looks like it was designed to stand-out and not integrate with existing buildings and neighbourhood.	5/26/2020 11:14 AM
68	The materials are not the problem. Were the building to be shorted it would probably be aesthetically pleasing and an interesting addition.	5/26/2020 11:10 AM
69	Innovative and interesting combination of glass and wood. Adds some pizzazz to the neighbourhood.	5/26/2020 11:08 AM
70	My main concern is the hieght	5/26/2020 11:07 AM
71	Progressive and innovative	5/26/2020 11:04 AM
72	There needs to be less glass and more stone	5/26/2020 11:03 AM
73	Inappropriate	5/26/2020 11:02 AM
74	Not enough data to comment. Looks fine at first blush	5/26/2020 10:59 AM
75	Surely this is a joke?! Was the architect high on mushrooms???	5/26/2020 10:59 AM
76	none. love the combo of glass and wood	5/26/2020 10:56 AM
77	Strictly height related	5/26/2020 10:53 AM
78	I appreciate the use of wood and the intention of the glass to make it seem less obstructive but there are no other pieces like this in the neighbourhood. I'm sure this would fit in well in the east village, but we love Inglewood for its soul; and this building has none of that. Use some brick. Bring in the 1900s design concepts.	5/23/2020 3:15 AM
79	seeing the developer's past projects with the use of wood. It is not well maintained and fades over the years. Haven't observed that the wood gets re-stained to maintain a well cared for appeal	5/22/2020 1:51 PM
80	There are no heritage materials and the masses of glass are contrary to the existing ARP guidance, very insensitive.	5/22/2020 11:31 AM
81	The proposed design is a lot of glass. Very modern and not befitting the neighborhood or the Main Avenue. Has consideration been given to sun glare for morning and evening commuters? I'm also concerned that this amount of glass could negatively impact migratory and local birds. The honeycomb latticing on the outside is also very modern and busy. I don't think these materials integrate well into the feel or historic fabric of the Main Avenue or the community.	5/21/2020 5:46 PM
82	We like the look of the building	5/20/2020 8:36 PM
83	The glass is very out of place on a building this big in that space	5/19/2020 10:36 PM
84	None at this point as they will change	5/19/2020 9:48 PM
85	The building materials (glass, steel) would be appropriate in downtown Calgary. They are not appropriate in this setting.	5/19/2020 9:34 PM
86	None, think it looks great	5/19/2020 8:11 PM

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SurveyMonkey

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Attachment 12

5/19/2020 7:10 PM

87	Looked modern	5/19/2020 7:10 PM
88	way too modern for the space	5/19/2020 3:58 PM
89	I think the glass is nice to avoid the look of a big wall in the middle on Inglewood. I wonder if it will cause nuisance reflections. I like the look of the wood.	5/19/2020 8:15 AM
90	Too modern	5/18/2020 8:50 PM
91	Don't have an opinion on the materials based on the sketch.	5/18/2020 8:21 PM
92	The glass is an issue for the birds in the area	5/18/2020 9:05 AM
93	Interesting, but not in keeping with historical street scape	5/18/2020 5:52 AM
94	I like that there is an attempt to make the building appear light and airy, but again it is too tall to suit the streetscape	5/17/2020 6:06 PM
95	It would be nice if it had some brick work	5/17/2020 1:26 PM
96	The building mass is the issue -	5/16/2020 4:46 PM
97	Far too much glass, looks like an soulless office tower.	5/16/2020 2:05 AM
98	The building materials appear to be beautiful and compelling	5/15/2020 11:29 PM
99	Does not compliment the architecture of the area. It is trying too much.	5/15/2020 8:35 PM
100	More of a question. Will it last or will the brick CIBC building outlast it? Some material wears well and some does not.	5/15/2020 7:57 PM
101	Seems futuristic in that a lot of glass and sharp lines used. Whereas 9 ave buildings are of a more historical architecture and materials ( brick/ wood)	5/15/2020 4:35 PM
102	Would like to see more use of "green space" and environmentally friendly materials. Vertical gardens perhaps?	5/15/2020 3:44 PM
103	this does not present a heritage feel and in my mind that is what Inglewood has tried to preserve - Calgary's mindset seems to be to tear it down - whether in the form of overshadowing heritage with the new and/or the eventual tearing down of the old buildings.	5/15/2020 2:00 PM
104	Not sure if the materials enough for comment	5/15/2020 12:28 PM
105	I actually really like the materials just not in that location.	5/15/2020 11:31 AM
106	Height, shadowing, parking	5/15/2020 11:18 AM
107	I am not crazy about all the glass and the shine and reflection from that but it is mainly the height that concerns me	5/15/2020 9:57 AM
108	Based on the renderings, I don't have any concerns. I think it is a good looking building and provides some architectural variety to 9th, which is a good thing. As long as the materials are of high quality so they age nicely and help this building be a long running part of Inglewood Main Street.	5/15/2020 9:40 AM
109	Doesn't fit with the area	5/15/2020 9:11 AM
110	Looks like a pile of sticks, or that building in Paris that is "Modern Design"	5/15/2020 8:14 AM
111	no comment	5/15/2020 7:34 AM
112	I like the building. Just not in that location	5/15/2020 7:29 AM
113	They're ugliness	5/15/2020 5:30 AM
114	No comments at this point.	5/15/2020 12:46 AM
115	It's flashy and obnoxious for Inglewood.	5/15/2020 12:35 AM
116	Positive ...the glass opens it up, not just a solid wall it's inviting	5/15/2020 12:04 AM
117	Nope. Love the glass and spine look	5/14/2020 11:58 PM
118	None.	5/14/2020 11:38 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12

119	Way too big	5/14/2020 10:19 PM
120	No concerns.	5/14/2020 10:52 PM
121	I like modern materials but this is pretty glaringly out of character for the area	5/14/2020 10:45 PM
122	May be hard to implement well at street level.	5/14/2020 10:11 PM
123	If any building, design it so it fits into the BANK, 1911! Will be an eyesore and will not be accepted in the community	5/14/2020 10:08 PM
124	did aliens bring them?	5/14/2020 9:42 PM
125	I just feel it should not be built in dead centre of Inglewood Downtown - move it out, down by Centex. The materials are modern & do not fit with Inglewood's history	5/14/2020 9:41 PM
126	Sustainable. Inexpensive. Long-lasting. Modern.	5/14/2020 9:36 PM
127	Great if it is intended as a Expo or convention facility. Not appropriate in this location	5/14/2020 8:55 PM
128	None	5/14/2020 8:33 PM
129	I don't have any. They are appropriately modern, but timeless	5/14/2020 8:14 PM
130	Nice change from aluminum/concrete buildings going up.	5/14/2020 7:59 PM
131	Again don't connect with the heritage materials currently throughout the streetscape	5/14/2020 7:57 PM
132	Concerns about reflections if made from glass	5/14/2020 7:25 PM
133	the wood is cool, i dont think ive ever seen a tall mass timber building like this. a real showpiece.	5/14/2020 6:35 PM
134	I don't know what kind of materials they are using. Even if it was wood it's still amazingly ugly	5/14/2020 6:31 PM
135	Stability and fire hazard.	5/14/2020 6:17 PM
136	No concerns. Just takes away from the beautiful century old buildings that give inglewood its character	5/14/2020 6:15 PM
137	On a MUCH smaller scale, the material might work.	5/14/2020 5:59 PM
138	I like how progressive the materials are, while still using tactile media (wood).	5/14/2020 5:55 PM
139	don't use the wooden slats	5/14/2020 5:47 PM
140	Glass and wooden beams? How is this any different than the Bow building downtown? Yuck.	5/14/2020 5:39 PM
141	Although it's a beautiful design, it sticks out like a sore thumb (not in a good way).	5/14/2020 5:17 PM
142	If the building materials match the rendering it will be very good	5/14/2020 4:52 PM
143	Glassy.	5/14/2020 4:45 PM
144	Again, I think the design is very out of place and doesn't look good with the heritage street	5/14/2020 4:43 PM
145	So much glass- hazardous to bird populations	5/14/2020 4:39 PM
146	ok	5/14/2020 4:32 PM
147	Materials are not the issue the massing and lack integration is	5/14/2020 3:45 PM
148	No concern.	5/14/2020 3:24 PM
149	If this is what they are wanting to build, take it elsewhere. It is not people friendly, scalable, or fitting with heritage. It belongs downtown!	5/14/2020 3:16 PM
150	It appears to be wood and glass, I can only guess the main structure will be concrete and steel. I don't have a problem with the wood or glass they are natural materials and the light would be wonderful.	5/14/2020 3:11 PM
151	Ugly, does not fit the feel of a historic neighborhood.	5/14/2020 3:03 PM
152	The use of glass is good as it makes the building appear more translucent and therefore	5/14/2020 2:46 PM

	smaller than it is	
153	see above. It is much to modern...there needs to be consideration of the heritage character, and the height is completely ridiculous.	5/14/2020 2:39 PM
154	Too modern. It should be brick, like the Bite building	5/14/2020 2:35 PM
155	Looks great, no concerns.	5/14/2020 2:15 PM
156	Very glass and steel. No brick or other materials that reflect the heritage of the neighbourhood.	5/14/2020 2:13 PM
157	I have fears that they will require a lot of up keep so that in a decade they will start to appear old and beat up.	5/14/2020 1:18 PM

## Q9 What is important to you in terms how pedestrians relate to a building of this size?

Answered: 151 Skipped: 32

#	RESPONSES	DATE
1	It looks like there is some allowance for pedestrian gathering in the frontage, but why?? If you do not live here or have reason to enter it on the ground level, why would you interact with the building?	6/8/2020 9:39 AM
2	It is imperative that it fits into the Inglewood design. It is no more than 6 stories high, it does not blast pedestrians with sunlight bouncing off of it or cause shade where shade was not previously due to the building size. It is important that the building NOT be intrusive. Currently it appears to be the white elephant in the room. It needs to look inviting in all respects and respect the other buildings in the area.	6/7/2020 12:39 PM
3	an unanswerable question	6/7/2020 12:27 PM
4	Pedestrians come to Inglewood to enjoy shopping at the quaint, unique shops along 9th Avenue. I can't imagine pedestrians will relate well to this oversized, overbearing, unpleasant looking building.	6/7/2020 9:08 AM
5	It's too big pedestrians cannot relate to it.	6/6/2020 10:27 PM
6	What would be important to me as a pedestrian near a building of this size would be use of a courtyard space in front with plantings, benches, etc.	6/5/2020 10:47 PM
7	Permeability. I do not get the sense at any thought has been given to site design and the potential for "thru site" pedestrian permeability. Again, it seems to be more about a perceived culture of appropriation, and has neglected the greater potential of the "what if". (physical connections to the lawn bowling club for instance)	6/1/2020 4:48 PM
8	It's not a charming building that fits in with the look of the area. As a pedestrian I would find it cold and ugly looking.	5/31/2020 9:25 PM
9	I don't like shadowing on the street.	5/31/2020 9:10 PM
10	They won't, it's completely out of context with what is in the surrounding area.	5/31/2020 1:16 PM
11	It looks like there is a large wide space for pedestrians. This is great, as most of 9th ave feels so tight and narrow now to walk on.	5/31/2020 9:22 AM
12	it appears to be overpowering	5/30/2020 11:30 PM
13	I have read that pedestrians only identify with the first three stories of any building. The rest seems inaccessible. What is important to me, is to eliminate buildings that go over the recommended height as determined by the ICA.	5/30/2020 7:26 PM
14	it should only be as high as the surrounding building so pedestrians don't feel covered or boxed in by the giant face of the building	5/30/2020 8:55 AM
15	It will cast a shadow, literal and figurative, on the entire block. This is not downtown.	5/29/2020 1:02 PM
16	I don't even know how pedestrians 'relate' to a building of this size. I'm not sure what information you are looking for. Are you asking if I think pedestrians will be in awe of this structure, not able to peel their eyes away? Some will like it, some will hate it, some will not care.	5/28/2020 6:07 PM
17	Scale is important. I like the "open" concept at the street level. It would likely reduce any feeling of being overwhelmed by the height of the structure.	5/28/2020 4:08 PM
18	More so the shade behind. I think pedestrians will love the plaza in front	5/28/2020 3:44 PM
19	I'd like it to feel inviting at street level.. that there is access to sunlight, that it's not completely shaded.	5/27/2020 9:26 PM
20	The volume of added retail may have no great effect on our neighbourhood.	5/27/2020 5:53 PM
21	Increase in pedestrian traffic outside the building. There needs to be more walkway available to accommodate. Shadows will be cast later in the day onto 12th street creating a less desirable pedestrian experience	5/27/2020 11:59 AM
22	It is overwhelming for pedestrians to have a building of this height and size stuck in the middle of Inglewood's main street. The beauty and charm of Inglewood is the ability to stroll along and pop into the many stores at street-level in the attractive and well-restored historic buildings and	5/27/2020 11:14 AM

feel connected to the history. Inglewood is the oldest neighbourhood in Calgary and deserves to maintain this distinction without having a modern, monstrous tower juxtaposed into the scenery. Huge towers like this make for shadowing of sidewalks and creates a wind tunnel, which in turn leads to a cold and miserable experience for pedestrians, particularly in the winter months when ice on sidewalks does not melt off easily.

23	The extensive open space at street level for pedestrians is good.	5/27/2020 9:40 AM
24	Ideally a building of this size would offer pedestrian scale and interaction. This seems to be being attempted by the door, but seems uninviting	5/27/2020 8:54 AM
25	They should be swallowed by size	5/27/2020 8:52 AM
26	shadowing	5/27/2020 8:29 AM
27	It is very important that 9 Avenue remain a sun filled street .. not another dark wind tunnel	5/27/2020 8:26 AM
28	way too tall	5/27/2020 8:04 AM
29	It's important to still have the walkable, community feeling of the great street 9th Ave is. I want to avoid feeling pedestrians feeling like they are walking in the shadow of a building	5/26/2020 11:57 PM
30	Will the accessibility, walk ability and bike ability and safety of Inglewood be enhanced by a structure such as this?	5/26/2020 11:26 PM
31	The size of the building is out of context with the Main Street. This intersection is important, and can stand something a little bigger than the high street's average 4-5 stories, but this building is too tall. It's height compromises the integrity of the streetscape.	5/26/2020 9:40 PM
32	I don't quite understand the question. I prefer to have the sun shining rather than walking in shade.	5/26/2020 9:17 PM
33	Its ugly!! Not sure how to interpret this question!! WTF does that mean	5/26/2020 8:31 PM
34	It will block out sun and make one side of the street dark.	5/26/2020 6:39 PM
35	Height is a major concern - anything over 4-5 stories feels overpowering and makes it feel like you are downtown, rather than in a community or neighbourhood. Height also reduces sunlight which negatively affects pedestrian enjoyment.	5/26/2020 6:37 PM
36	IT'S A MONSTROSITY ON THE AVENUE THAT IS WAY TOO TALL. BECAUSE OF THAT YOU EYE WOULD BE DRAWN TO THE SIZE OF IT FROM EVERYWHERE. TOTALLY UNAPPROPRIATE FOR THIS NEIGHBORHOOD.	5/26/2020 4:34 PM
37	Visually want to see traffic near me	5/26/2020 4:26 PM
38	All of the newer and more contemporary buildings that have gone up on 9th Avenue have failed to engage pedestrians or street traffic. The flat store fronts that do not allow you to see inside the store to know what is going on is a threat to the ongoing traffic our retailers have. This is another version of a confusing front facade that disinclines anyone to wander into the building. It is intimidating, not inviting	5/26/2020 3:39 PM
39	that it doesn't impede movement	5/26/2020 3:02 PM
40	The potential for the building to create a huge shading and blocking out of light. The feeling of being dwarfed and cramped by its height.	5/26/2020 2:40 PM
41	As a pedestrian you can only appreciate it from far away. Most other buildings can be encompassed in a glance. With this one, up close you would have to crane your neck and would likely get hit by a car speeding on 9th Ave.	5/26/2020 2:21 PM
42	The building will create shadow all the way to the Bow River and will be problematic for pedestrians, dog walkers, and the river side flora and fauna. On 9th Avenue, it towers uncomfortably and feels intimidating if on foot.	5/26/2020 1:41 PM
43	This building takes away from the pedestrian feel of the street - it is too tall and not cozy looking like the rest of the Main Street. Not inviting.	5/26/2020 1:34 PM
44	It destroys the face of our community!	5/26/2020 1:26 PM
45	Accessible	5/26/2020 1:06 PM

46	<p>this is a walkable hub for the neighbourhood and destination for visitors. They are attracted to the vintage, heritage charm of accessible, personal and approachable architecture in terms of scale, design and materials. I feel it is important to recognize what makes a neighbourhood great- and in this case known around the world. It is wise to study the elements of what makes it a place people are attracted to, and be very careful to respect the elements that make it great and add elements that are in harmony with what it exists. My opinion is that it is the scale and look of the elements that are present that are the attraction. Modern developments make their ROI on square footage so the drive is to push the heights and scale up to make a project feasible. It is great for the developer, for the city' s tax base, perhaps for others that would like to live in Inglewood, but I do not think it is good for the overall health and sustainability of the heritage character of this unique community. One only has to look at other inner cities in Calgary where development took off, tall buildings were put up to capitalize on the cachet and you have a mishmash of different architectural styles and streets that act like wind tunnels where the sunlight never hits the ground. The city would be wise to consider carefully what is approved for Inglewood. Allowing buildings of this scale and design will further destroy the historical charm of the street front. There is already a couple of very modern projects that are polar opposites of heritage design. The way we are going the neighbourhood is going to turn into a post modern design project. Remember the fable - if you kill the goose that laid the golden egg.... We already have enough of the post modernist experimental architecture collections in the city. Why the city would allow this to happen to such a beautiful, historical, destination neighbourhood that was initially Calgary, is a travesty. We, as a society, have destroyed many beautiful things for money. This is about money.</p>	
47	Increase of foot traffic and parking issues. Negative impact on the way locals interact with the community!	5/26/2020 12:46 PM
48	Bigger sidewalk in front would be nice	5/26/2020 12:38 PM
49	Does not relate to the street and will create shadowing for the other buildings and for pedestrians.	5/26/2020 12:32 PM
50	That it doesn't dwarf pedestrian spaces and the sun shadow isn't too big on green spaces	5/26/2020 12:24 PM
51	Shadowing.	5/26/2020 12:23 PM
52	Pedestrians need space and they're should be lots of landscaping	5/26/2020 12:14 PM
53	Kills Inglewoods Main Street walkability	5/26/2020 12:11 PM
54	They should be artistically comparable with the area. typical city hall approving this garbage	5/26/2020 12:11 PM
55	It's far too tall, 9th Ave is becoming like downtown. It will simply be a big wind tunnel.	5/26/2020 12:09 PM
56	Not sure how important this is in the context of things. Pedestrians need to be able to move and walk freely along 9th Avenue and have easy access to stores and amenities etc.	5/26/2020 11:47 AM
57	This block and the next block with multi use overwhelms the ordinary pedestrian with the numbers	5/26/2020 11:41 AM
58	The shadow of the building should be studied. It will negatively affect shoppers in Inglewood and homeowners as well	5/26/2020 11:33 AM
59	Overpowering and not at all justified as well as exceeds both building height allowance and does not feel neighborly	5/26/2020 11:28 AM
60	I have limited mobility.	5/26/2020 11:27 AM
61	The engagement needs to come naturally and the building seems to work well from a material and street level design, but not scale. It is too tall blocking the view and creating an island that will be too much of a focus instead of being part of the surrounds.	5/26/2020 11:26 AM
62	It will hulk over the corner even though it's lattice like structure is attempting to create a certain amount of transparency.	5/26/2020 11:23 AM
63	What's important to me is that there be space for pedestrians: to walk on the side walk, to stop and sit, to interact socially with others and have broad, open access to the building.	5/26/2020 11:19 AM
64	pedestrians do not seem to be consider either	5/26/2020 11:18 AM
65	Given the current scale of the buildings in the neighbourhood this is entirely out of place. Why	5/26/2020 11:14 AM

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Attachment 12  
Letter 19b

	can't it be built on a human scale?	
66	They would not relate as it would be overpowering as currently portrayed.	5/26/2020 11:10 AM
67	Contrary to the implied intent of the question, as a frequent pedestrian on that corner, wider, more open pedestrian areas important to me and the building provides that.	5/26/2020 11:08 AM
68	Based solely on the artist rendition - it looks like it provides nice sidewalk pace.	5/26/2020 11:07 AM
69	Will fully block pedestrian sun and the lawn bowling area behind it.	5/26/2020 11:04 AM
70	Ideally it is set back a bit from the street	5/26/2020 11:03 AM
71	Pedestrians cannot "relate" to a building of this size in this context.	5/26/2020 11:02 AM
72	I love the public space under cover, so top speak.	5/26/2020 10:59 AM
73	Are they scared of it? I would be!	5/26/2020 10:59 AM
74	pedestrian space on the sidewalk out front - that there's room for pedestrians but also a welcoming 'storefront' main floor for walk-in access	5/26/2020 10:56 AM
75	Wide sidewalks suggested	5/26/2020 10:53 AM
76	It's going to make 9th Ave feel closed in and claustrophobic. A building this size is not necessary. Increasing population density in the city centre is important, but the additional stories are for office projects that are unnecessary.	5/23/2020 3:15 AM
77	important of not blocking the sun, to have it blend in with the current block	5/22/2020 1:51 PM
78	Pedestrians can't relate to tho a building of this size. Anything above 20 m. ruins the livability of the street.	5/22/2020 11:31 AM
79	Well foremost is not feeling overpowered by the building - both in terms of height and materials. This is also a prominent intersection for Inglewood. There should be space for people to gather and sit - benches, public courtyard or patios, trees and grasses, something inviting - not dominating.	5/21/2020 5:46 PM
80	The rendering looks as if they have increased the pedestrian area on the street which is good. However the overall size of the building is overwhelming.	5/20/2020 8:36 PM
81	It will impact the sunlight on the street for pedestrians and for people living on 8th	5/19/2020 10:36 PM
82	The base/podium of this building is less defined than some but the tall portion sets back at a regular height as the historic buildings in the area with a modern twist, so pedestrians would interact with in a similar manner	5/19/2020 9:48 PM
83	It is important that pedestrians who come to shop in Inglewood feel comfortable, knowing they are in a unique location within the city. This building will do the exact opposite.	5/19/2020 9:34 PM
84	Should have pedestrian features integrated	5/19/2020 8:11 PM
85	Have never thought about how people relate to a building's height.	5/19/2020 7:24 PM
86	This is a potential hazard of sunlight glare, it's way too big and will be an eyesore	5/19/2020 3:58 PM
87	The street front should feel similar to walking in front of other buildings in Inglewood, it shouldn't stand out as dramatically different, either in style, materials, or height.	5/19/2020 8:15 AM
88	Hope sidewalk is wide	5/18/2020 8:50 PM
89	I am on the executive of the Inglewood Lawn Bowling Club and the shade caused by this building will detract from the street vitality the occurs at our facility	5/18/2020 9:05 AM
90	appears set back, but that may mean it goes into the lawn bowling area. The lawn bowling venue is a community space that can be useful.	5/18/2020 5:52 AM
91	Calgary has very few nice commercial walking streets and 9 Ave in Inglewood is probably the best. It can become better if the buildings are all to scale (think downtown Paris) but the opportunity will be lost as soon as one building out of scale is allowed to proceed	5/17/2020 6:06 PM
92	I like walking down 9th and feeling like I'm not trapped or being loomed over. I think it would hurt small business underneath and nearby.	5/17/2020 1:26 PM

93	Very- that's what is great about 9th ave is it's pedestrian experience- this proposal does nothing to enhance the street 's pedestrian experience	5/16/2020 4:16 PM
94	I am concerned about the shadowing in terms of pedestrian or people using the lawn bowling club, north of this proposal. I think it will negatively impact those participants.	5/15/2020 11:29 PM
95	It is not	5/15/2020 8:35 PM
96	There truly needs to be a WIDE side walk. Let's face it this is a transit corridor and those busses fly by and depending on the weather the pedestrian is wet.	5/15/2020 7:57 PM
97	The mass/height of the building feel overpowering to pedestrians. Does not invite the pedestrian to linger.	5/15/2020 4:35 PM
98	As long as it's accessible for everyone, no concerns. It does look pretty intrusive, BUT depending on what the space is used for it may be necessary.	5/15/2020 3:44 PM
99	the building is wrong for the neighborhood - there will be a wind tunnel down 9th Ave so it will not be pedestrian friendly at all. It is not conducive to comfort around glass and steel.	5/15/2020 2:00 PM
100	Inglewood is all pretty low rise buildings, so you are not overpowered by the buildings and get sunlight, this building is not like that. It will over power pedestrians and will limit sun	5/15/2020 12:28 PM
101	enough set back for walking, congregating, the bus stop. and safety at the corner of a busy intersection.	5/15/2020 11:31 AM
102	Pedestrians do not to feel dwarfed. Tall buildings are NOT friendly.	5/15/2020 11:18 AM
103	I find the scale of the building to be far too massive for an area where that is supposed to be so walkable and pedestrian friendly I think four or five stories max make it much more human scale and less of a wind tunnel tunnel	5/15/2020 9:57 AM
104	That there are public spaces and plazas, that the building steps back, and that it is made with lighter materials as to help make it not feel daunting.	5/15/2020 9:40 AM
105	It overwhelms the area and ruins the beauty of the space	5/15/2020 9:11 AM
106	It cant limit the amount of sun exposure in Inglewood, its already a battle we face.	5/15/2020 8:14 AM
107	its critical that this building add adequate community space. Ensuring there is lots of sidewalk space and that the ground floor is open and welcoming to the public is important.	5/15/2020 7:34 AM
108	Too overwhelming. Other building will be lost	5/15/2020 7:29 AM
109	Nothing is because it sucks	5/15/2020 5:30 AM
110	Pedestrians may feel overwhelmed by its size. All buildings close by are one to three stories, much more of a human scale.	5/15/2020 12:46 AM
111	We shouldn't	5/15/2020 12:35 AM
112	Accessible, engaging, public space As mentioned before still think it's A little tall	5/15/2020 12:04 AM
113	The main level needs to have interaction.	5/14/2020 11:58 PM
114	Meh	5/14/2020 11:38 PM
115	No comment	5/14/2020 11:04 PM
116	I like public spaces where people have room to walk, push a stroller, take a break.	5/14/2020 10:52 PM
117	Don't want to feel so dwarfed	5/14/2020 10:45 PM
118	No more than 12 story to make it pedestrian scale, and with good setbacks and articulation. A tall building is fine if it is interesting and we'll articulated, with active frontages. This seems to do that.	5/14/2020 10:11 PM
119	No relationship at all. Ugly, should not be in a designated Historical, both Federally and Provincially, neighbourhood.	5/14/2020 10:08 PM

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ID	Feedback	Timestamp
120	people come to inglewood because of the low rise buildings with unique shops	5/14/2020 9:12 PM
121	It is very intimidating.	5/14/2020 9:41 PM
122	Bike storage / parking. Common space / patio potential? Commercial opportunities.	5/14/2020 9:36 PM
123	appropriate height not towering above pedestrians	5/14/2020 8:55 PM
124	Street scape and outdoor space in front of the building used as public space	5/14/2020 8:33 PM
125	None...no different than a block down west. This building is large and starts to make the street a little less friendly. But having these extra people means the rest of the block can thrive. I see it as a bacon of interest. Not something boring that doesn't generate discussion other than its lack of character or purpose.	5/14/2020 8:14 PM
126	Retail accessible on the ground floor, open spaces, public spaces and washrooms inside	5/14/2020 7:59 PM
127	It will tower over casting a shadow/shade and block the fire to the bridge	5/14/2020 7:57 PM
128	Important it feels cohesive with the historic neighborhood, that it feels like you have a glimpse of what business and life were like in the 1900s when the community was established.	5/14/2020 7:25 PM
129	i dont like the idea of a HUGE building massing over the pedestrian realm. i think there should be focus on how it addresses the street level. im assuming that there will be bonused density here, this building is taller than anything else and if the community is going to accept a tall building like this we better make sure we re going to get the highest quality. materials, public space on the corner and permeability of the building are key.	5/14/2020 6:35 PM
130	Blocks sun, now neighbourhood feeling, no greenery	5/14/2020 6:31 PM
131	my neck hurts thinking about looking up at it.	5/14/2020 6:17 PM
132	It's quite overpowering	5/14/2020 6:15 PM
133	Shade. Wind tunnels.	5/14/2020 5:59 PM
134	That the building draws people to the community, and allows for permeability through the structure itself.	5/14/2020 5:55 PM
135	inglewood is not pedestrian friendly and there are very few affordable decent restaurants here. Mission and Kensington are much more desirable places to live and to shop. Inglewood has WAY too many useless antique shops, trinket stores, book stores, and other useless, impractical, overpriced shops.	5/14/2020 5:47 PM
136	Say goodbye to the sun, pedestrian, you will be in this Borg cube's shadow for a long time.	5/14/2020 5:39 PM
137	The best feature of 9th Ave is how pleasant it is to walk down the avenue and window shop. Buildings this tall make the street feel like a canyon ruining the small town in the city feel of Inglewood.	5/14/2020 5:17 PM
138	Is there sufficient setback from the street for pedestrian life. Is there sufficient things for the pedestrian to interact with on the ground floor (retail, etc). Is the main floor sufficiently interesting	5/14/2020 4:52 PM
139	Is there enough side walk. Is it inviting. Does it include public space	5/14/2020 4:45 PM
140	Ensuring the scale/height is in proportion to the street.	5/14/2020 4:43 PM
141	?	5/14/2020 4:39 PM
142	massing and height	5/14/2020 4:32 PM
143	Interrupts the feel and experience	5/14/2020 3:45 PM
144	It's important to me that pedestrians not think, "Who put that giant ugly thing here," every time they walk by.	5/14/2020 3:24 PM
145	This is NOT people scaled. Too tall, too much shadowing, to downtown feel. It is not our community in any way.	5/14/2020 3:16 PM
146	That they don't feel they are in a concrete jungle but a fancy one.	5/14/2020 3:11 PM
147	They should not feel over whelmed, scale is way to big and will effect the pedestrian feel of	5/14/2020 3:03 PM

	Inglewood in a negative way.	
148	I don't think they will. This is just exacerbating the city's trend toward turning historic 9th avenue into a canyon, which is not appealing to pedestrians	5/14/2020 2:39 PM
149	It should be lower, it creates too much shadow. It's too overwhelming for that particular lot.	5/14/2020 2:35 PM
150	Unsure	5/14/2020 2:13 PM
151	I think its important to have a stepped approach to densification. To transition from 2 and 3 story buildings and jumping to 13+ creates light issues for the entire community including the pedestrians	5/14/2020 1:18 PM

**Q10 What are your comments on the overall massing of the building (shape of the building/space it takes up on the site/heights and widths)?**

Answered: 149 Skipped: 34

#	RESPONSES	DATE
1	This building is too large in scale for not only this particular corner, as it shadows properties all around it, but it just has no place on this main street where the character and history are the draw to the area.	6/8/2020 9:52 AM
2	the height is twice that of the two most recent apartment buildings constructed on 9th Avenue. People in the neighbourhood challenged the heights of these structures	6/7/2020 12:38 PM
3	As we have been arguing with the City, new structures in Inglewood should not be allowed over six stories. It does nothing to enhance our delicate, quiet neighbourhood. Parking will also be a nightmare for the area.	6/7/2020 9:25 AM
4	I appreciate the attempt to narrow the building on the upper floors but it is still too tall.	6/6/2020 10:35 PM
5	Overall massing is much to large considering it's context on the block. There are no buildings within eyesight more than 4 storeys, and only a few buildings nearby at 6 storeys.	6/5/2020 10:53 PM
6	Too large; negatively influences the bowling lawn behind. This will deter its survival.	6/5/2020 1:42 PM
7	Massing is bottom heavy, and the contortion of the mass is very forced.	6/2/2020 11:07 AM
8	It's too big. There is no reason to have a building that big on 9th Avenue.	5/31/2020 9:35 PM
9	its too big in context of what is around it	5/31/2020 9:13 PM
10	It's way to high and takes up way too much space on the site. It is going to be super imposing for that corner, particularly in relation to the other buildings on the other four corners and the Lawn Bowling club just across the lane from the back of the building.	5/31/2020 1:20 PM
11	As long as consideration on sun/shade has been accounted for, I welcome this height/mass.	5/31/2020 9:27 AM
12	I think it is way to big a project for this location Could not another project be set here that would blend a bit more	5/30/2020 11:37 PM
13	I am OK with the massing on the site- it needs to fall within the 20 meter height restriction.	5/30/2020 7:48 PM
14	it should not go above the 20m to align with current regulations as well as allowing the light to be cast on all the properties behind it.	5/30/2020 9:03 AM
15	Regardless of the design it's still much too high. Width is not a problem.	5/29/2020 2:00 PM
16	Too tall and far exceeds the limit allowable in Inglewood. I would really like to know why the people at city hall are so intent on destroying our little town inside of this city.	5/29/2020 1:24 PM
17	It's much too big, doesn't have an ounce of heritage character to it, doesn't fit in with the neighbourhood, and to repeat my earlier comment, it sticks out like a sore thumb.	5/28/2020 6:35 PM
18	The height seems significant. However the terraced approach helps to reduce the perception of being too large.	5/28/2020 4:20 PM
19	Folks are leaving Alberta and we don't need more empty buildings	5/28/2020 3:50 PM
20	I find it just way too hight. I support the 20m height as proposed in the ARP	5/27/2020 9:30 PM
21	I believe the height of the building will open the door to boxing in the accompanying streets as other builders clamour to go ever higher and the city of Calgary desires ever tighter density. I believe the building is overly imposing and will devalue the structure of our lives today.	5/27/2020 6:11 PM
22	Too High!!!! Too modern.	5/27/2020 12:11 PM
23	Too BIG - inappropriate for this location. Suitable for East Village and Downtown - NOT for historic Inglewood. It ruins the flow of Inglewood's main street. Developers should be designing buildings which FIT INTO THE CURRENT BY-LAWED DIMENSIONS i.e. 20m max height and 2.0 FAR. Why is the City Planning Dept and City Council not enforcing their own by-laws???	5/27/2020 11:46 AM
24	It seems very high — double — the allowable height. What's the point of the ARP if it routinely ignored? What's the point of feedback from residents and stakeholders if it doesn't get taken into consideration?	5/27/2020 9:00 AM
25	It is way too massive. It belongs downton. Not in Inglewood.	5/27/2020 8:57 AM

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SurveyMonkey

		CPC2020-0587 Attachment 13 Letter 19b
26	It will ruin the natural nature and sunshine of the Lawn Bowling Club	5/27/2020 8:19 AM
27	Too tall ... should stay within the current height restriction	5/27/2020 8:34 AM
28	way too tall for this spot	5/27/2020 8:18 AM
29	Oh my gosh! 125% increase to allowable building height? That is awful! This would pave the way to a completely different feel and look to 9th Ave. there is so much office space currently vacant that is this really a need? And it's like they've squeezed every bit of space without considering their neighbours. The poor lawn bowling club- long gone will be the sun shining on the grass and the breeze. It would be halted from the size and space of this building. Could it not be done on a smaller scale? Why the need to be so big?	5/27/2020 12:13 AM
30	Please don't drop this massive structure at the crucial intersection of our neighbourhood/ village. In my opinion the massing is totally unacceptable.	5/26/2020 11:38 PM
31	Height is over double what is in the ARP. Not a chance. Set backs are appropriate and the chamfer works. No reason to exceed 20m.	5/26/2020 11:10 PM
32	I like that the building narrows towards the top; this feature allows for some height density without crowding the street/perimeter. Still, 12 stories is excessive and not in character with the rest of the street. 6-8 stories would be more appropriate.	5/26/2020 9:47 PM
33	Too too large.	5/26/2020 9:38 PM
34	It will overtake the street, blocking sunlight, shape of building is ugly, doesn't fit with community, much too tall!!	5/26/2020 8:45 PM
35	Too big	5/26/2020 6:53 PM
36	Too big!!! This neighborhood used to have a rule that no building could be taller than 4 stories. What happened to that?	5/26/2020 6:43 PM
37	ONCE AGAIN IT IS NOT CONGRUENT WITH THE NEIGHBOURHOOD. PUT IT IN EAST VILLAGE BECAUSE THAT IS SIMILAR. IT WOULD RUIN THE CHARM OF INGLEWOOD.	5/26/2020 4:50 PM
38	It's attractive enuf but pretty much blocks the sun from close by neighbours. Glad it's not beside me. No privacy	5/26/2020 4:41 PM
39	its tall	5/26/2020 3:06 PM
40	The setback feels small and it's too high and will block the sun from the lawn bowling and Rouge.	5/26/2020 2:48 PM
41	Ridiculously tall! The shadow on the Lawn Bowling green would ruin the enjoyment of that facility which has been there since 1936.	5/26/2020 2:26 PM
42	The height is monstrosously huge and oppressive. It will destroy the quaint, historic neighbourhood feeling. The shape is jarring as it does not fit in or relate to the surrounding neighbourhood.	5/26/2020 1:54 PM
43	Although there is scaling in place to acknowledge neighbouring buildings, the proposal is still way too tall in my opinion. The lawn bowling will suffer and be less pleasant with less sunlight and a large building so close. There is a very different feel to streets with these higher buildings. Already the west end of Inglewood, which has buildings of this type and mass, no longer feels like historic Inglewood. The buildings overwhelm the street.	5/26/2020 1:42 PM
44	The building is very ugly, far too high, does not compliment the historic CIBC building, it will create a huge shadow effect for the Lawnbowling facility which has worked very hard to beautify and fit in with the community, not withstanding the financial investment.	5/26/2020 1:36 PM
45	I believe it is too large and too high. The guidelines need to be respected.	5/26/2020 1:19 PM
46	Visually impressive	5/26/2020 1:14 PM
47	Unique shape is nice	5/26/2020 12:42 PM
48	Way way too high and large. Not broken up to fit the street scape. Not enough parking for a building of this size	5/26/2020 12:41 PM
49	I like it. Zoning, planning permits, etc. can change, not cast in stone?	5/26/2020 12:33 PM

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SurveyMonkey

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Attachment 12  
5/26/2020 12:29 PM  
Letter 196

50	It's too tall for the site and will destroy the quaint feel of the lawn bowling club plus the neighborhood feel of 8th Avenue.	5/26/2020 12:29 PM
51	It a massing ya toi great	5/26/2020 12:27 PM
52	Completely goes against all that is great about Inglewood, and will destroy Inglewood main street	5/26/2020 12:18 PM
53	There should be a decent amount of space the sidewalk and associated landscaping	5/26/2020 12:18 PM
54	Again, too big! It has absolutely nothing that has anything to do with the heritage of Inglewood. Lawn Bowling and homes will have zero sun!!	5/26/2020 12:18 PM
55	The height is too much for the main street of Inglewood. Shape and size are not a fit. Why does this infatuation with densification in our community have to take up every square inch of space?	5/26/2020 11:59 AM
56	Destroys the cultural look of the neighborhood and community.	5/26/2020 11:46 AM
57	I think it's too tall for Inglewood. I understand we have a community plan with the city and this building is simply not adhering to the plan. The neighbours will lose privacy and the shadow will be too great.	5/26/2020 11:41 AM
58	The general shape works well but the building should be at least 3 stories lower	5/26/2020 11:38 AM
59	Does not fit with heritage Inglewood as well as overpowers current buildings already in place. An eyesore really	5/26/2020 11:36 AM
60	Too large for the space— parking a concern too	5/26/2020 11:35 AM
61	The design looks like a reasonable compromise between greater population density and impacts on adjacent properties. Very creative architecture.	5/26/2020 11:34 AM
62	it's simply too bulky for this particular corner. It's hard to believe that this is even being considered. Inglewood is renowned for its character! In fact it looks ugly to me and I am generally open minded.	5/26/2020 11:32 AM
63	Totally out of proportion for the context and the site. Why is there an attempt to cram so much space into such a small site. We are not New York City. There are plenty of space and plenty of other sites across the city. I am not sure I understand the fetish with density.	5/26/2020 11:31 AM
64	It just does not fit! Either find a different location in the neighborhood or reduce the height. A good location would be the car lot on 9 Ave and 15 street opposite the YWCA, Molsons and Western graphics.	5/26/2020 11:30 AM
65	Its too tall! Its too tall to comply with ARP. And its too tall to even look good. Reducing the height by 3 or 4 stories would make the building look much more attractive. I feel like the developers are just being greedy by asking for the building to be as tall as planned.	5/26/2020 11:24 AM
66	absolutely ridiculous scale	5/26/2020 11:21 AM
67	Too tall for the area. This is invasive for the community and will be a visible high point for the community. Something of this density and height should be in East Village not Inglewood.	5/26/2020 11:16 AM
68	The height is too overbearing on the surrounding properties.	5/26/2020 11:14 AM
69	Too much mass, too high ... too oppressive	5/26/2020 11:14 AM
70	It's too tall for the area	5/26/2020 11:09 AM
71	It's big. But it's fine. No issues with this at all.	5/26/2020 11:03 AM
72	Absolutely horrible!!!	5/26/2020 11:03 AM
73	shape is cool, height is too tall given the surrounding building. would like to see a max height of 8 stories.	5/26/2020 10:58 AM
74	It is way too tall!	5/26/2020 10:56 AM
75	Please make it stop. There is a new hotel that just went up in the east village. We do not need temporary residences in this area. It is too tall, and the appeal on the height restriction should never have been approved.	5/23/2020 3:33 AM

		CPC2020-0587 Attachment 13 5/22/2020 2:13 PM Letter 19b
76	absolutely hate it. I feel bad for the the lawn bowling club to have a building right beside it that shouldn't be that size in the first place.	
77	It looks ridiculous - it relates to nothing on the heritage street, destroys the character of what exists and is a monument to the egos of the self-centered owners.	5/22/2020 12:04 PM
78	The shape is very modern, very tall and very overpowering for this intersection. I do appreciate the attempt to provide an atrium / broader walking space on 9th Avenue, but consideration needs to be given to how this is actually developed for use - public vs private business. Overall the shape is too geometric and futuristic for Inglewood. It simply doesn't fit. It's sheer size and being situated at this key location make it stick out that much more.	5/21/2020 6:17 PM
79	The height is going to put the lawn bowling club in the shade all the time, its twice as tall as any building around and a huge bulk on the street.	5/20/2020 8:57 PM
80	I am very confused as to why this development is allowed to more than double existing limits. And tapering off next to the lawn bowling club will do nothing to prevent this from blotting out the sun. This building is too big.	5/19/2020 10:43 PM
81	Massing has been well considered for the lot	5/19/2020 9:53 PM
82	It is more than double the size of any existing building in Inglewood, and as far as I know, it far exceeds the existing height restrictions. Simply, it is too tall.	5/19/2020 9:47 PM
83	Way too tall	5/19/2020 8:13 PM
84	Way too tall for Inglewood. Nice design though.	5/19/2020 7:58 PM
85	Way too tall and wide	5/19/2020 4:01 PM
86	It's way too high. More than double the current max height is going to be too impactful on the look and feel of the neighbourhood. Especially in the heart of the neighbourhood, and on perhaps the most iconic block and corner of the entire neighbourhood. When considering this building, we must consider if the entire neighbourhood gets developed this way, will it still retain the look and feel of this unique community? Clearly it won't.	5/19/2020 8:25 AM
87	Out of place in neighborhood	5/18/2020 8:55 PM
88	The heights and FAR will have significant impact to its neighbors, especially the lawn bowling club. This location is the heart of Inglewood and should respect the 20m	5/18/2020 9:27 AM
89	Again, way too tall. Space wise covers the space. Totally	5/18/2020 5:58 AM
90	I am totally opposed to any relaxation that would allow overweight buildings in Inglewood. When we built here the City guidelines said that six storeys would be the maximum height and existing single family residential would be saved. Now we are being told that the City can make an exception for any property and the next height restriction is at 50 metres. If this is allowed what is to stop another development that dwarfs my or my neighbors houses	5/17/2020 6:32 PM
91	The shape is fine. It would be better if they knocked the top 7 stories off.	5/17/2020 1:32 PM
92	In simple language- it's too big!	5/16/2020 5:00 PM
93	I appreciate the attempts made to accommodate the shade concerns of the surrounding properties, however the building is still too tall and should match the hight of the surrounding buildings in order to integrate better.	5/16/2020 2:18 AM
94	It is way too high for this street! 12 stories is unreasonable and does not tie in with existing heritage buildings.	5/15/2020 11:37 PM
95	Not appropriate for the location	5/15/2020 8:38 PM
96	Love the building height seems out of place in the neighbourhood	5/15/2020 8:33 PM
97	Seems that the intention is to fill the property with as much building as possible without consideration of how this would impact surrounding properties.	5/15/2020 4:43 PM
98	Its too big. This building is not necessary for what it is condemned to be. I prefer the proposed Max height, over the current planned height	5/15/2020 3:51 PM
99	We are a Heritage community - this building does not consider that in any way. the materials, the height, the footprint, the shadowing, the overall feel and usage is not conducive to	5/15/2020 2:17 PM

Inglewood. It feels like it is money that is driving the construction. It is a travesty when that becomes the reason and continuation or even progress is not even a consideration.

100	Too high and just too big overall. What businesses do they think they will get for office space, why is it needed. Why are eight floors of residential needed? I do like that it curves in for the higher but still too high and not enough to protect the bowling club	5/15/2020 12:34 PM
101	It's way too high. The massing is too dense on the site.	5/15/2020 11:36 AM
102	Again and I repeat looming. Tall buildings are NOT friendly	5/15/2020 11:26 AM
103	Again, I am completely against how this building violates Inglewood's ARP. The maximum height should be 20 m. If it is allowed to overshadow the lawn bowling and raise restaurants it will seriously damage the walk ability and live ability of this neighbourhood and it's historic nature	5/15/2020 10:12 AM
104	The step backs are respectively done and help soften the size of the building	5/15/2020 9:49 AM
105	Way too tall, and ugly. This really doesn't fit with the feel of the neighbourhood. The charm of this area is that it has an old time, community feel. This in the middle of it will really destroy that.	5/15/2020 9:14 AM
106	nc	5/15/2020 8:17 AM
107	Too big and over powering	5/15/2020 7:32 AM
108	It is way too big and essentially destroying the open, welcoming gateway and will create a huge blind corner that will blind oncoming traffic by reflecting the morning sun	5/15/2020 5:37 AM
109	Damn it is too big! It is more than double our community's accepted height maximum. It seems to just loom over the street.	5/15/2020 1:15 AM
110	It's far too tall for Inglewood. Adding that much density will easily overwhelm the community. It will shade the entire block and tower over the neighbourhoods popular, yet unassuming charisma.	5/15/2020 12:47 AM
111	Very reasonable. Reviewed the shade study and looked surprisingly decent.	5/15/2020 12:01 AM
112	Too high.	5/14/2020 11:39 PM
113	I like everything about it.	5/14/2020 10:56 PM
114	Too large	5/14/2020 10:51 PM
115	They've done a pretty good job "carving" it so that it isn't too massive. I like a building that is tall but narrow over short and stout. Getting lots of density in that site is critical, and the outdated ARP Heights and floor-area-ratios don't cut it. It needs to be more, and this seems to achieve that in a mindful way.	5/14/2020 10:24 PM
116	If anything, building 'up and down' straight. Does not fit in the neighbourhood. Should be downtown with the rest of the ugly buildings.	5/14/2020 10:17 PM
117	the building dominates the corner and does not respect any of its surroundings. Further the building will put the lawn bowling club in shade the most of the summer	5/14/2020 9:56 PM
118	This is akin to putting a dinosaur on top of a lawn bowling business. Why is it that height restrictions, governed long by the Inglewood ARP, Can now be 'ignored' to this ridiculous degree?	5/14/2020 9:53 PM
119	I'm fine with it. Build up, and densify. It's pragmatic.	5/14/2020 9:39 PM
120	Width is ok but height should respect the height of approx 23 metres agreed to in the ARP developed by the community over the years. A relaxation of a meter or two is ok but a doubling of agreed to height is blatant disregard and disrespect for public process.	5/14/2020 9:14 PM
121	It is the max height I would want to see for building in the neighbourhood	5/14/2020 8:39 PM
122	Love it. It's progressive, we're inner city. It's better than a used car lot.	5/14/2020 8:25 PM
123	No wasted space, utilizing what's available.	5/14/2020 8:07 PM
124	It is far too high and wide	5/14/2020 8:01 PM

125	It doesn't fit the historical architecture.	5/14/2020 6:31 PM
126	i think that this site is going to be developed - and with any development (even if its 20m to pl) you are going to get a shadow on the lawn bowling club. no one wants a shadow on the lawn bowling club but this is the reality of their location. that being said, i think the value to the community will be in a successful and stunning project on this site. this doesnt mean every site can have the height, but inglewood could do with a new showpiece like this. please use your influence work as hard as you can to ensure the highest quality in materials and design on this site. there may be room to eliminate the 2 stories of office and bring the massing of the building down to 10 stories - but not at the expense of the quality please.	5/14/2020 6:51 PM
127	Too high,	5/14/2020 6:37 PM
128	significantly outside typical inglewood building specs	5/14/2020 6:20 PM
129	It seems quite big in comparison to most other buildings here	5/14/2020 6:17 PM
130	I think the scale and design at this intersection helps it give a sense of place to Inglewood. It helps to visually draw people to the high street.	5/14/2020 6:17 PM
131	It is far too large.	5/14/2020 6:02 PM
132	The sloped 11 m setback is entirely pointless. If you stood in the middle of the back lane and looked up, what difference would that setback actually make? The answer is just under 10°, which means that you would see roughly 5% more sky. Wow thanks greedy developer for gifting us with such a bounty!	5/14/2020 5:58 PM
133	if you will build a high building like this, I'm great with it. As long as you plan to build other high buildings so that Inglewood can become a more useful place to live, work, shop and dine out.	5/14/2020 5:55 PM
134	WAY TOO TALL! What good is the ARP if the height and FAR requirements mean nothing. 20m is an appropriate max height and should not be relaxed -- and especially not doubled!	5/14/2020 5:21 PM
135	I think that it fits in well in this location	5/14/2020 4:56 PM
136	The angled side, while meeting the height requirement at the property line, doesn't do anything to address the massive height that is out of place. Everything to the north of that building (bowling club and single family residential will be in a shadow for much of the year, particularly the winter when the sun is low in the south	5/14/2020 4:50 PM
137	It is too big!	5/14/2020 4:50 PM
138	I'm ok with it. The lawn bowling club doesn't qualify as residential in my view.	5/14/2020 4:49 PM
139	building is too high, especially at 12th street. I like the way it angles back away from 9th Ave, but there are also the residents on 8 ave to consider.	5/14/2020 4:39 PM
140	It's too big. I'm not usually one of the people arguing for Inglewood's height restrictions—I'm fine with the Grid proposal, for example—but this is insane and right in the heart of the community.	5/14/2020 3:30 PM
141	I dont have a problem with the width and length of the building just the height. It is not appropriate. We are not East Village, we are not the downtown core. The only thing going for it is the lawnbowling club is not a private residence otherwise the building would encroach on personal space if not shading.	5/14/2020 3:24 PM
142	It is too tall, too much mass, and NOT a fit for the space or community. Take it DOWNTOWN!!!!	5/14/2020 3:23 PM
143	5-8 stories too tall. massing is horrible.	5/14/2020 3:08 PM
144	Far too tall - say goodbye to the Lawnbowling Club if this build gets approval	5/14/2020 2:53 PM
145	This type of height is just NOT acceptable in this location. It should be no higher than what is currently existing...23m. Inglewood is primarily a single family neighbourhood...high rises belong with others...eg. East Village. The idea that this design is being rammed down our throats despite much objection is appalling. And no, the fact that it has won an award in a magazine does not mean it belongs here. Respect the historic neighbourhood, and for a change, respect the wishes of the residents and businesses!!!!!!!!	5/14/2020 2:53 PM
146	Too high. It should only be 4 stories high.	5/14/2020 2:38 PM

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147	No concerns.	CPC2020-0587 Attachment 13 5/14/2020 2:19 PM Letter 19b
148	It's very tall	5/14/2020 2:17 PM
149	it is still TOO TALL. A stepped approach. Taking a maximum height of 20 and applying a 2.5 multiplier and then asking if is going to look ok...it will not!	5/14/2020 1:23 PM

**Q11 How do you feel this proposed development relates to the other buildings around it (e.g. Spolumbo's, Stash, Iron Wood, etc.)?**

Answered: 149 Skipped: 34

#	RESPONSES	DATE
1	It has zero relation to what already exists. I understand the desire for architects and designers to create a statement piece, but to ignore the existing history and design is arrogant and disrespectful. This building would be more suited to East Village.	6/8/2020 9:52 AM
2	As mentioned -- completely out of sync.	6/7/2020 12:38 PM
3	It couldn't be more opposite and contrary to the other buildings around it.	6/7/2020 9:25 AM
4	It doesn't. It is too tall.	6/6/2020 10:35 PM
5	It simply does not relate at all. This relates to other tiny models that are cool to look at, but in reality pose questions as to what they are doing there.	6/5/2020 10:53 PM
6	A/A	6/5/2020 1:42 PM
7	There is no relation	6/2/2020 11:07 AM
8	It would stick out like a sore thumb. It simply doesn't suit the neighborhood	5/31/2020 9:35 PM
9	to tall	5/31/2020 9:13 PM
10	It doesn't relate at all... how does a 12 storey building/45 metres relate to anything that's only 2 storeys?	5/31/2020 1:20 PM
11	I think it will provide a good juxtaposition to the older lower lying buildings surrounding it. I think it will serve as a new centrepiece to 9th ave.	5/31/2020 9:27 AM
12	I don't feel it relates at all Are they truing to completely redo the main street atmosphere	5/30/2020 11:37 PM
13	I do not see it "relating" - for the simple enough reason of its height. It "bullies".	5/30/2020 7:48 PM
14	it doesn't fit. The styles do not match. The sizes are disproportional. The materials used do not reflect an Inglewood atmosphere (the new bridge going into Inglewood was redone in a style similar to the old one. new can be used to look like old)	5/30/2020 9:03 AM
15	A big old zero. It relates to money.	5/29/2020 2:00 PM
16	It doesn't.	5/29/2020 1:24 PM
17	My comments are the same for this question as the previous question.	5/28/2020 6:35 PM
18	Fine	5/28/2020 4:20 PM
19	It's way more interesting looking but will probably end up looking like shit because renderings look way better. Jim Hills new building is fabulous and Avli sucks ass	5/28/2020 3:50 PM
20	Its a very modern design, which i'm not averse to.. i think it can be interesting to have some variety on mainstreet, however I think the scale dwarfs the surrounding buildings	5/27/2020 9:30 PM
21	The overtly modern aspects and height will create a dynamic lack of unity. People will look at this building as a tremendous fault to the position it will take in Inglewood. It's too tall and too modern making it ugly where it stands. Build it and you will see.	5/27/2020 6:11 PM
22	Doesn't fit with the look and feel of the community	5/27/2020 12:11 PM
23	It does NOT relate to any of those other buildings, which are all designed and developed to fit into the existing character of Inglewood's main street and abide by the planning by-laws.	5/27/2020 11:46 AM
24	It does not relate to the buildings around it in any way in terms of height, materiality or design. Only the street setback relates.	5/27/2020 9:00 AM
25	"Relates"? By relates you mean "destroys". This building overwhelms the appropriate designs of the other buildings.	5/27/2020 8:57 AM
26	Totally dissimilar	5/27/2020 8:39 AM
27	It doesn't	5/27/2020 8:34 AM
28	it doesn't relate to anything in this part of Inglewood	5/27/2020 8:18 AM
29	I think there is room for modern buildings in Inglewood as is evidenced in the new development	5/27/2020 12:13 AM

across from Esker. I think height restrictions play a huge part in how the buildings could compliment each other.

30	It is way too big and I think would discourage people from walking biking and gathering around. I think it would be bad for their business in addition to bad for those of us that live in close proximity.	5/26/2020 11:38 PM
31	No relation at all.	5/26/2020 11:10 PM
32	Poorly. Adjacent neighbour are 2 stories, max.	5/26/2020 9:47 PM
33	Obviously a huge difference. The height is unimaginable and unpleasantly overwhelming.	5/26/2020 9:38 PM
34	Doesn't fit in with the theme of historical inglewood. Will stand out like a glass ball. .	5/26/2020 8:45 PM
35	It stands out rather than being integrated into the heritage, neighbourhood feel.	5/26/2020 6:53 PM
36	It doesn't blend in at all. It would look like a big eyesore.	5/26/2020 6:43 PM
37	IT IS IN NO WAY AN AESTHETIC FIT FOR THE NEIGHBOURS. PLUS ONCE AGAIN WAY TOO TALL. GET CITY COUNCIL TO STOP RUINING CULTURE WITH THIER HIGH DENSITY PLANS.	5/26/2020 4:50 PM
38	Like a monster	5/26/2020 4:41 PM
39	its obviously more modern but who cares?	5/26/2020 3:06 PM
40	It looms over them in a way that feels out of character.	5/26/2020 2:48 PM
41	Again, too tall, doesn't fit the neighbourhood.	5/26/2020 2:26 PM
42	The development does not relate to any of the surrounding buildings in any way, shape or form. It needs to be constructed in the downtown core. The brick structures in the neighbourhood are complementary to one another as they use historic building materials and forms. It is a neighbourhood for attracting shoppers and people wishing to be entertained and live and work. It is quaint, historic and walkable currently. That build is oppressive and intimidating.	5/26/2020 1:54 PM
43	As I've already stated, it fits very poorly with the businesses and buildings near by, both in scale and in look.	5/26/2020 1:42 PM
44	It doesn't	5/26/2020 1:36 PM
45	As stated, the style is polar opposite and the scale is massive, dwarfing the existing buildings.	5/26/2020 1:19 PM
46	This building is iconic, the surrounding buildings lack impact	5/26/2020 1:14 PM
47	It's clearly bigger but that's fine. Better than what's there now and it'll be a nice modern look for the neighbourhood	5/26/2020 12:42 PM
48	It does not relate at all.	5/26/2020 12:41 PM
49	Part of a change along 9 Ave. Different. Great to look at.	5/26/2020 12:33 PM
50	It's TOO big and too industrial looking. It will destroy first impressions for people coming across 12street bridge into Inglewood	5/26/2020 12:29 PM
51	It diesnt. It looks like an auto junkyard.	5/26/2020 12:27 PM
52	Does not fit	5/26/2020 12:18 PM
53	It is very different than the surrounding buildings	5/26/2020 12:18 PM
54	It doesn't relate at all.	5/26/2020 12:18 PM
55	It's new and modern but doesn't fit with the surrounding buildings. Completely out of character.	5/26/2020 11:59 AM
56	It doesn't	5/26/2020 11:46 AM
57	Obviously it's a cool idea and people would Come to inglewood to see it, stay and spend their time and money here. But the traffic related to an already busy intersection will be an unwelcome change	5/26/2020 11:41 AM
58	It integrates well except the height	5/26/2020 11:38 AM

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Attachment 13  
Letter 19b  
5/26/2020 11:36 AM

59	Too overwhelming - no respect towards existing buildings and attempts to maintain a community. It is not a village or a go to area with this type of "progress". Will definitely impact those businesses in their bottom line.	5/26/2020 11:36 AM
60	Doesn't fit in	5/26/2020 11:35 AM
61	Greater density means more potential market for local businesses.	5/26/2020 11:34 AM
62	Too high.	5/26/2020 11:32 AM
63	My question is, what would you do differently if you were trying to not get the the building to fit/suit its surroundings. I'm not trying to insult the design, it's a fine design, but please don't pretend that it integrates appropriately with the heritage and scale of the neighbourhood.	5/26/2020 11:31 AM
64	Once again, at its current proposed height, it does not fit the location.	5/26/2020 11:30 AM
65	Its fine! The existing buildings are classic/heritage style. So what. Lets embrace the 21st century and welcome modern design into the neighbourhood.	5/26/2020 11:24 AM
66	it does not	5/26/2020 11:21 AM
67	Doesn't suit the surrounding community, doesn't mesh with the community already established.	5/26/2020 11:16 AM
68	It dwarfs the buildings it surrounds. It is out of place.	5/26/2020 11:14 AM
69	It relates to nothing whatsoever in the neighborhood.	5/26/2020 11:14 AM
70	Not at all	5/26/2020 11:09 AM
71	See my comments about the CIBC building.	5/26/2020 11:03 AM
72	It just does NOT!!!	5/26/2020 11:03 AM
73	sticks out in terms of height.	5/26/2020 10:58 AM
74	It will tower over all the surrounding buildings	5/26/2020 10:56 AM
75	It sticks out like a nail in a 2x4. A mean, spiky thing jutting out of a beautiful, smooth thing and ultimately ruining the value. It also decimates the view of hundreds of apartments/households.	5/23/2020 3:33 AM
76	makes them feel inferior and will greatly effect their property values	5/22/2020 2:03 PM
77	Obviously, the space is dominated by this structure which in turn overtakes and erodes the charm of the other buildings whose massing is purpose built to fit into the neighborhood character.	5/22/2020 12:04 PM
78	It doesn't relate. At all. Which makes it a giant modern eye sore. It overpowers everything around it. It completely dominates the intersection and the block. I'm actually quite disappointed the developer did not consider this more in the design. It flies in the face of everything we love about our community - the nostalgia, history, context. The rough edges. The grit. This is shiny and big and modern and it doesn't fit from any angle.	5/21/2020 6:17 PM
79	Its out of scale and character	5/20/2020 8:57 PM
80	Those buildings have a lot of character, this will overpower all of them. :(	5/19/2020 10:43 PM
81	Tall, but the city is pushing for all 4 corners to be this height in time, so just the first of many in an ever-changing core community of the city	5/19/2020 9:53 PM
82	It does not relate to the existing buildings in the area. It imposes itself on the neighbourhood. In contrast, two of the newer buildings mentioned in the question (Spolumbos and the Marshall Drugs building) do a good job of relating to the existing heritage buildings.	5/19/2020 9:47 PM
83	Way too tall	5/19/2020 8:13 PM
84	It stands out/clashes.	5/19/2020 7:58 PM
85	it's super inappropriate	5/19/2020 4:01 PM
86	Not well. I don't see any brick. And the height is just so incredibly different from even the biggest buildings in the neighbourhood (which are all at least 1.5 blocks away from this site), that it sticks out like a sore thumb.	5/19/2020 8:25 AM

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		Attachment 12 Letter 19b
87	Doesn't fit in with neighborhood	5/18/2020 8:45 PM
88	The proposed development detracts from these character buildings	5/18/2020 9:27 AM
89	Not ideal , if that tall. Maybe if cut off at L5,	5/18/2020 5:58 AM
90	It will dwarf surrounding buildings and diminish the unique character of the street	5/17/2020 6:32 PM
91	It changes the old grungy Calgary neighbourhood vibe. That's what makes this corner special, don't make it disappear.	5/17/2020 1:32 PM
92	It doesn't-	5/16/2020 5:00 PM
93	It will not be a welcome sight to the neighborhood unlike the other buildings mentioned.	5/16/2020 2:18 AM
94	It is way too high for this street! 12 stories is unreasonable and does not tie in with existing heritage buildings.	5/15/2020 11:37 PM
95	Not appropriate	5/15/2020 8:38 PM
96	Variety is not a bad thing but the quality HAS to be there. Unfortunately the details in the new silver "designer" building down the street sorely disappoints	5/15/2020 8:33 PM
97	It has little integration into surrounding properties. Overpowers other properties and diminishes their uniqueness b	5/15/2020 4:43 PM
98	It doesn't relate... but perhaps that's a good thing?	5/15/2020 3:51 PM
99	I don't believe the businesses will necessarily prosper. There will be some amount of increase in revenue for them but they moved into the area for its sense of community and heritage (or so it appears to me) and they will suffer as will the residents.	5/15/2020 2:17 PM
100	Totally different and out of sync	5/15/2020 12:34 PM
101	It doesn't.	5/15/2020 11:36 AM
102	It DOES NOT relate. And obviously do.	5/15/2020 11:26 AM
103	Again, the sheer height proposed for this building Would negatively impact surrounding businesses as with the increased traffic and parking issues which are already a major problem in the area	5/15/2020 10:12 AM
104	With the setbacks, I think it does a good job. It is bigger, but that isn't necessarily a bad thing. I take more issue with the fact that spolumbo's was allowed to build a 1-storey, single use building on this key intersection.	5/15/2020 9:49 AM
105	Awful. Doesn't fit at all. Stands out like a sore thumb.	5/15/2020 9:14 AM
106	Its to imposing, there is no precedent set here. Unlike the west end of 9th.	5/15/2020 8:17 AM
107	Makes them look small and insignificant.	5/15/2020 7:32 AM
108	Will kill them	5/15/2020 5:37 AM
109	Does not relate or fit in with neighbouring buildings.	5/15/2020 1:15 AM
110	It doesn't relate in the slightest, this development will overtake the street and negatively effect the surrounding businesses.	5/15/2020 12:47 AM
111	It's taller. But doesn't bother me. It's so much better than the existing lot	5/15/2020 12:01 AM
112	Fine	5/14/2020 11:39 PM
113	It is way more pleasing than Spolumbo's or Stash (they are boring and generic). Ironwood is nice though, I think this fits well with where Inglewood is heading.	5/14/2020 10:56 PM
114	There has been no attempt to fit in with the any of the other buildings	5/14/2020 10:51 PM
115	Great juxtaposition to these other buildings. I'm glad it's not faux-historic and is instead complimentary. The best streets have diverse, granular architecture and this adds further granularity and interest. Way better than a car lot!	5/14/2020 10:24 PM
116	Does not relate at all! A disgraceful design and far too high for ARP. NO relaxation!	5/14/2020 10:17 PM

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117	the building does not respect any of the surrounding buildings	5/14/2020 9:16 PM Attachment 12 Letter 19b
118	Has no one realized there is a pandemic, businesses are failing and how will they fill this space? The surrounding buildings would be dwarfed by 12 stories.	5/14/2020 9:53 PM
119	No impact. Complimentary for densification of discretionary income, should help draw more traffic. I'm in favour.	5/14/2020 9:39 PM
120	Not ok to dwarf other buildings especially when they are relatively newly built and were held to a different building height restriction. If they had built to their allowable maximum at the time they would still be half the height of the proposed building which is unacceptable.	5/14/2020 9:14 PM
121	Progressive, spolumbos is a non-descript building with no architectural value, not sure why it matters how it relates. Much better than the current used car lot.	5/14/2020 8:39 PM
122	Great. It adds character. It's a beacon that says come here...we're neat & cool	5/14/2020 8:25 PM
123	The contrast of modern with historic isn't unusual in Calgary. No strong opinions about that.	5/14/2020 8:07 PM
124	It won't relate in any coherent way	5/14/2020 8:01 PM
125	This building does not suit the neighborhood	5/14/2020 7:31 PM
126	this building isnt trying to be the same. and thats ok.	5/14/2020 6:51 PM
127	It doesn't relate at all. Appears as an eyesore	5/14/2020 6:37 PM
128	out of place. inconsistent	5/14/2020 6:20 PM
129	It's over powering but also a beautiful structure	5/14/2020 6:17 PM
130	The contrast brings out the best of each. This said, the design of the Spolumbo and Stash buildings is generic (ie. not unique to Inglewood).	5/14/2020 6:17 PM
131	This proposed structure does not fit with the historic street scape of the area.	5/14/2020 6:02 PM
132	It does not. This is like some architect and developer's fantasy project plopped down into whatever lot they think will generate the most profit. There is no attempt to make it fit, if they thought it would make more money by being in Marda Loop, or Mackenzie Towne, or Airdrie it would be exactly the same. There is no relationship to anything around it, it is not a concern of the developer at all.	5/14/2020 5:58 PM
133	doesn't relate at all. Regarding Stash, Why is Stash on the most desirable corner of Inglewood? Move it to Shawnessy or any suburban area where people who want to knit can get to easier, and put in a cool restaurant or an affordable multi-level, grocery store instead.	5/14/2020 5:55 PM
134	It does not suit the street.	5/14/2020 5:21 PM
135	I think that it fits in well in this location and is a great improvement over what is currently there	5/14/2020 4:56 PM
136	It doesn't seem to relate at all, it just sticks out	5/14/2020 4:50 PM
137	It relates to nothing around. It looks like a relative of the bow building, they should build it closer to its relatives.	5/14/2020 4:50 PM
138	It's different. It's rejuvenating. This part of the neighbourhood is pretty stodgy.	5/14/2020 4:49 PM
139	its defiantly different but its a building of its time and does not need to mimic anything else, just needs to be respectful in mass and height	5/14/2020 4:39 PM
140	It only relates in that it's near them. Otherwise it doesn't seem to fit at all.	5/14/2020 3:30 PM
141	IT doesn't it towers over those buildings. The materials are completely different the design completely different. It would be the contrast rather than the similarities in terms of 'relating'	5/14/2020 3:24 PM
142	Completely out of scope, place, and all other ways. This does not compliment our beautiful streetscape and people friendly environment.	5/14/2020 3:23 PM
143	Way too overpowering and tall	5/14/2020 3:08 PM
144	As above	5/14/2020 2:53 PM
145	It does not relate. It has no commonality...it sticks out like a sore thumb.	5/14/2020 2:53 PM

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Attachment 12  
Letter 198

146	It doesn't. It's too modern. Too imposing	5/14/2020 2:38 PM
147	It is fine. Why is the Spolumbo's building a consideration? It's just a brick box.	5/14/2020 2:19 PM
148	It's much more modern and doesn't reflect the history of the neighbourhood.	5/14/2020 2:17 PM
149	It will look like shit	5/14/2020 1:23 PM

## Q12 What are your comments/concerns regarding the overall height of the development (45 metres) in general?

Answered: 148 Skipped: 35

#	RESPONSES	DATE
1	The height detracts from the other buildings in the area and will become an eyesore of the scape of Inglewood. This is too tall of a building for that corner and its modern design just simply looks out of place.	6/8/2020 9:52 AM
2	Twice as high as buildings to which we objected -- I am guessing that I couldn't add more words to the outrage.	6/7/2020 12:38 PM
3	The city should not allow such development in our community and it seems to be happening throughout Inglewood. Our councilman should be arguing against it instead of embracing it. He does not represent he feelings of Inglewood's residents.	6/7/2020 9:25 AM
4	Too tall.	6/6/2020 10:35 PM
5	The height is far too large for this area and Inglewood in general. I would say a 45m building is better served in East Village or the Beltline where it can sit next to other buildings of its size, rather than dwarfing houses only 5m and 10m high.	6/5/2020 10:53 PM
6	a/a	6/5/2020 1:42 PM
7	Unacceptable. While the massing slopes back on the North and south elevation, the 12th street facade really tells the story about how inappropriate it is. The proposed facade along 12th street does makes no apology to current context.	6/2/2020 11:07 AM
8	Unfortunately we've already got a building on 9th that's too high and should never have been approved but now that one monstrosity has been approved, I'm sure this one will be too	5/31/2020 9:35 PM
9	to tall	5/31/2020 9:13 PM
10	It's completely ridiculous, out of context for 9th Avenue.	5/31/2020 1:20 PM
11	I support this height.	5/31/2020 9:27 AM
12	too much	5/30/2020 11:37 PM
13	Totally against it. There is a reason for going against buildings that flaunt the ICA's carefully strategized growth plan that still allows for densification but does not allow for monoliths that simply do not harmonize with the last bastion of Calgary's historical buildings and streets. Any development here should be no higher than 20 meters. Plain and simple. If the developer can't grasp this, and worries that they aren't making enough money by limiting it to 20 meters, then they will have to move from this location and put it elsewhere.	5/30/2020 7:48 PM
14	45m is too high. Inglewood is a historical site. keep it that way. it loses that quaintness and overall vibe. Inglewood will just look like other parts of the city when you want Inglewood to be distinct.	5/30/2020 9:03 AM
15	Inglewood is one of few places where there is some visible history and character. People come here for that. The more things like that we add, the more we kill the very reason it felt special and that people came to visit and shop	5/29/2020 2:00 PM
16	Way to tall. That's why we don't want the finger down on 19 street and blackfoot trail.	5/29/2020 1:24 PM
17	It's way over height compared to what is around it.	5/28/2020 6:35 PM
18	Seems large but mostly in relation to the properties behind it.	5/28/2020 4:20 PM
19	Too big	5/28/2020 3:50 PM
20	I support the max of 20m for mainstreet. This 45 metres is too tall.	5/27/2020 9:30 PM
21	I believe if this building is built it is the end of the beauty of Inglewood. Too many other developers desire to capitalize on gaudy large structures of no apparent value for those who live there. Let's face it if you build this building the result will be ten more just like it.	5/27/2020 6:11 PM
22	The building is too high both from a look and feel perspective and the amount of shadow it will cast. This building will change the strip and encourage other buildings of similar height and design and ruin the esthetic of the community which draws people to the community in the first place.	5/27/2020 12:11 PM
23	ILLEGAL! Developers should be made to come back with a design that respects the boundaries	5/27/2020 11:46 AM

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Attachment 12  
Letter 19b

of the current planning by-laws. Way too high for Inglewood. This will completely ruin the historic landscape and character of Inglewood's main street. Totally inappropriate.

24	It is too high. It is formidable and seems to loom over the whole of the neighbourhood.	5/27/2020 9:00 AM
25	Too tall and will destroy the lawn bowling facility.	5/27/2020 8:57 AM
26	Will completely shade out the Lawn Bowling Club and that shading will reach past the river in the winter depriving people of that little bit of sunshine	5/27/2020 8:39 AM
27	Inglewood is a one of a kind area in Calgary and does not need 12 storey buildings which will change the character	5/27/2020 8:34 AM
28	once again, wayyy too tall. Why do we have restrictions when they are just going to continue to be ignored?	5/27/2020 8:18 AM
29	Too high!! Why would this be allowed? It would change our street frantically and in 5 years, I fear 9th Ave in the best neighbourhood in Calgary, will be just another Main Street with overbearing buildings and a lack of warmth and walk ability. Keep Inglewoods charm, stay with the maximum 20 metres. Also, what about the air traffic? I can't imagine it would be great to live on a 14th+ floor in Inglewood!	5/27/2020 12:13 AM
30	My concern is that the height of the building looks poor next to its neighbours, sets a bad precedent for the neighbourhood, and should not be allowed. The community has been quite clear about how it feels about increasing building heights and has been discounted in its concerns to date.	5/26/2020 11:38 PM
31	Shadows are inevitable and will darken that whole corner from September to April.	5/26/2020 11:10 PM
32	Too tall. See previous comments for rationale.	5/26/2020 9:47 PM
33	Over double of Inglewood's ARP. DOES THAT NOT MEAN ANYTHING?	5/26/2020 9:38 PM
34	TOO HIGH!!	5/26/2020 8:45 PM
35	Much too high. It should be same height as CIBC	5/26/2020 6:53 PM
36	Way too tall.	5/26/2020 6:43 PM
37	WAY TO TALL, CITY HALL BEING BOUGHT OFF.	5/26/2020 4:50 PM
38	Too high. There is no hint of trying to fit in, more to dominate. Seems greedy	5/26/2020 4:41 PM
39	Don't think it will matter.	5/26/2020 3:06 PM
40	It sets a bad precedent.	5/26/2020 2:48 PM
41	Ridiculously tall.	5/26/2020 2:26 PM
42	The height is intimidating and will block sunlight from the residents' homes and gardens on 8th avenue. It will also be an eyesore for those residents towering over them oppressively. It will also cast a shadow to the river. It's clumsy and awkward in the community.	5/26/2020 1:54 PM
43	Way too tall for this street and will break up the nice historic feel you get from the Hose and Hound east to 14th Street right now.	5/26/2020 1:42 PM
44	Way too high!	5/26/2020 1:36 PM
45	it is too high, what are we doing even entertaining this?	5/26/2020 1:19 PM
46	OK	5/26/2020 1:14 PM
47	No comments.	5/26/2020 12:42 PM
48	WAY WAY too high and will over shadow the street and surrounding buildings	5/26/2020 12:41 PM
49	Nothing major. Maybe reduce it by 2 floors?	5/26/2020 12:33 PM
50	See earlier comments	5/26/2020 12:29 PM
51	Way too high. No building should be over 4 stories	5/26/2020 12:27 PM
52	Far too high, should not be allowed to exceed current restrictions	5/26/2020 12:18 PM

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Attachment 12  
5/26/2020 1:18 PM  
Letter 19b

53	Creates a wind tunnel, homes and lawn bowling will have zero sun, casts a huge shadow. It's too tall!	5/26/2020 11:18 AM
54	As mentioned previously - the height doesn't fit with main street Inglewood.	5/26/2020 11:59 AM
55	Way, way, way too high	5/26/2020 11:46 AM
56	Way too tall for our community. We have guidelines for these sorts of things and I see this as setting a dangerous precedent	5/26/2020 11:41 AM
57	does not work at all in Inglewood and creates precedents that I'm concerned about. There are plenty of areas in this city where taller buildings work and only a few historical pockets left. Lets not destroy them.	5/26/2020 11:38 AM
58	Why? Where is the need? How can they blithely assume they get to break the law?	5/26/2020 11:36 AM
59	Too big for the space, especially with parking concerns	5/26/2020 11:35 AM
60	The higher the building, the greater the residential density which is very positive.	5/26/2020 11:34 AM
61	I replied in another comment. It's overwhelming!	5/26/2020 11:32 AM
62	This is WAY too high. It eclipses every other structure for blocks. Totally inappropriate if the intention is to preserve the feel and look of the neighbourhood.	5/26/2020 11:31 AM
63	This is somewhat repetitive.....see all other comments. It does not fit the neighborhood in the proposed location.	5/26/2020 11:30 AM
64	The building is so tall that it doesn't look good. It would look much nicer if it was 3 or 4 stories shorter.	5/26/2020 11:24 AM
65	no towers in Inglewood please	5/26/2020 11:21 AM
66	The height of the development give a higher density planning zone is fine. It appears well designed, and visually appealing. Having that height directly in front of a recreational facility as well as in a community where that density is not facilitated is poor judgement.	5/26/2020 11:16 AM
67	Too high. It should maintain the current guidelines.	5/26/2020 11:14 AM
68	The proposed height of this building is totally incongruous. More height apparently equates to more money for the developers.	5/26/2020 11:14 AM
69	Too tall, should be capped at 6 stories everywhere in Inglewood	5/26/2020 11:09 AM
70	It's big, no doubt about it. It is appropriate for a High Street, as was Arts Block.	5/26/2020 11:03 AM
71	Too high. Wayyyyyy too high!!!	5/26/2020 11:03 AM
72	worried about shadow on surrounding buildings, blocking of sky and sunlight	5/26/2020 10:58 AM
73	Too tall!!!!	5/26/2020 10:56 AM
74	It's unnecessary. It sets a precedent that we don't need. Inglewood is a heritage neighbourhood; one of the last in Calgary. Allowing this 45 metre monstrosity opens us up to future developments that will do further harm to the heart and soul of this neighbourhood. I understand this particular company is trying to respect that by maintaining the CIBC facade, but saying yes to them doing the bare minimum (protecting a historical building but building a skyscraper next door), it allows even bigger and uglier to come in. It is also going to impact sight lines for hundreds of households. My apartment currently faces 9th Ave and I pay for the view I have. This could impact my leasing company's ability to attract tenants as that is a large part of the draw to these buildings.	5/23/2020 3:33 AM
75	hate it, hope this project doesn't move forward and if it does, will probably sell my home so it doesn't effect long term value	5/22/2020 2:03 PM
76	It is not what the community has requested or agreed to for future development of the Main Street.	5/22/2020 12:04 PM
77	My biggest concern is the direct negative impact it will have on our community Lawn Bowling Club, which is a local treasure. No one wants to bowl in a giant shadow. I'm also concerned about the impact on birds - it is a lot of glass on a very tall structure that is close to the river. Lastly, the height is completely out of context for the Main Avenue. It is quite ridiculous actually.	5/21/2020 6:17 PM

Why can other developers manage to propose structures that are at least making an attempt to blend into the rest of the Avenue - but RNDSQR cannot?? This development is way too big for this location.

78	The height of the building should be in alignment with the current restriction of 6 stories with an additional floor when public space is included at street level, so if some expansion of the restrictions is being considered, 8 floors would be ideal and possibly up to 10 floors but there would have to be much more public street space. But we are concerned about the overshadowing of the lawn bowling club	5/20/2020 8:57 PM
79	I am very concerned about the additional traffic in that area and coming in and out of Inglewood generally. This city does not need more office space. This will alter the neighbourhood instead of blend in and support it because of its height... it is just too big.	5/19/2020 10:43 PM
80	Shade on the Inglewood lawnbowling club	5/19/2020 9:53 PM
81	It is much too tall for Inglewood. Densification is a good quality, but must be balanced with the character of the neighbourhood, which is what draws people from all over the city.	5/19/2020 9:47 PM
82	Way too tall	5/19/2020 8:13 PM
83	Way too tall. Half height please.	5/19/2020 7:58 PM
84	way too high	5/19/2020 4:01 PM
85	Crazy tall. Doesn't make any sense in terms of the look and feel of the community.	5/19/2020 8:25 AM
86	Too high	5/18/2020 8:55 PM
87	This location is in the heart of Inglewood and adds no street vitality to the area. I am gravely concerned with the impact to the lawn bowling club for grass growth and participation as everyone want to enjoy the outdoors in the sunshine.	5/18/2020 9:27 AM
88	Too tall	5/18/2020 5:58 AM
89	Please don't allow this to happen	5/17/2020 6:32 PM
90	Way too tall for the area. The restrictions are there for a reason, allowing them to double the height would be ridiculous.	5/17/2020 1:32 PM
91	It's too tall - no context on the street	5/16/2020 5:00 PM
92	Although clearly steps were taken to mitigate shade concerns, the hight of the building still impedes a great deal of sunlight and increases the likelihood of turning 9th Ave into a wind tunnel.	5/16/2020 2:18 AM
93	It is way too high for this street! 12 stories is unreasonable and does not tie in with existing heritage buildings.	5/15/2020 11:37 PM
94	Feel like developers and the city planning department does not actually care about the neighborhood or citizens	5/15/2020 8:38 PM
95	Overall height is too high	5/15/2020 8:33 PM
96	The more restricted heights are adjusted up to accommodate new projects, the less the integrity of the community. Also negatively impacts other properties by decreasing sunlight and visibility.	5/15/2020 4:43 PM
97	Too tall. Again, it depends on what the space is used for... Rooftop patio? Beer garden? Roof Top garden?	5/15/2020 3:51 PM
98	It is against the law. Why is it even being considered. Recently an easement to 22 meters was made for the Avli with much outcry from the homes adjacent. 45 metres - I do not understand why it is not NO.	5/15/2020 2:17 PM
99	Far too high.	5/15/2020 12:34 PM
100	Way too high	5/15/2020 11:36 AM
101	Again. Looming. Tall buildings are not friendly	5/15/2020 11:26 AM
102	I bought in Inglewood and people want to come to the neighborhood because of its unique	5/15/2020 10:12 AM

historic nature and its walkability. That means buildings that are on the human scale Low to mid rise, no more than 20 m high. And preferably looking similar to the character of the historic buildings around it. Right now, it's a joy to walk or bike past the lawn bowling club and see it so often packed with people enjoying themselves in the sun. It's a unique character part of this neighbourhood that would be destroyed by the proposed out of this building. Likewise Rouge is a unique historic building I often see people dressed up for a fancy dinner or wedding in the lovely garden there again that would all be destroyed by the shadow of this monstrosity. I not only think this building should be limited to 20 m I think it should be limited to a height that would not cast shadow on the lawn bowling club behind it. It would also cast into shadow the iconic Englewood drive-in. And then there's the walk ability on Ninth Avenue itself, Which would seem a lot less neighbourly and a lot more downtown Calgary wind tunnel high-rise which would seem a lot less neighbourly and a lot more downtown Calgary wind tunnel high-rise

103	NA	5/15/2020 9:49 AM
104	Far too tall. Will create shade on the lawn bowling area, which is an integral part of the community.	5/15/2020 9:14 AM
105	Too friggin tall	5/15/2020 8:17 AM
106	Again too high	5/15/2020 7:32 AM
107	Just plain ugly	5/15/2020 5:37 AM
108	I've always loved the village feel of Inglewood, but at 45m tall there won't be any stopping 9th ave from becoming a concrete canyon.	5/15/2020 1:15 AM
109	A building of this size has no place on Calgary's original Main Street. It's too tall for a residential neighbourhood focused on single family homes. It will cast a massive shadow on the street, anybody would rather check out unique and serendipitous local shops in the sunshine.	5/15/2020 12:47 AM
110	I'm happy someone is willing to invest that much money in Inglewood.	5/15/2020 12:01 AM
111	Shadows and shade	5/14/2020 11:39 PM
112	I have no concern about the height of this building.	5/14/2020 10:56 PM
113	I like the 6 story limit. It helps keep building in perspective to the people. These massive buildings can make a pedestrian feel utterly small.	5/14/2020 10:51 PM
114	It's a wee bit high; 40m is probably better. But I overall we need to stop being so whingy about height in Inglewood; midrise is cool and practical.	5/14/2020 10:24 PM
115	Too high to fit in with the Bank, etc.	5/14/2020 10:17 PM
116	25 m to tall. As mentioned before at the this height the lawn bowling club will be in the shadows most too the summer	5/14/2020 9:56 PM
117	It is just unnecessary to block the light right in downtown Inglewood. Again, if you must build something- go down by Centex.	5/14/2020 9:53 PM
118	Build higher, I don't mind.	5/14/2020 9:39 PM
119	Way to high for Inglewood and against everything we have agreed to over the years in our public process. Its is outrageous that a change in policy can be this extreme overnight without community agreement.	5/14/2020 9:14 PM
120	Could be shorter, wouldn't want it any higher	5/14/2020 8:39 PM
121	It's high, but that height has purpose in its design. To reduce it, it mutes the beauty of the building	5/14/2020 8:25 PM
122	If this will be the highest building on Inglewood's main strip it will certainly stand out but it also seems like an efficient way to provide affordable (hopefully) housing to the most number of people in a desirable and accessible area of town.	5/14/2020 8:07 PM
123	Much too tall	5/14/2020 8:01 PM
124	It is too tall. It looks out of place.	5/14/2020 7:31 PM
125	im generally in favour of keeping height on the mainstreet low for optimum sun penetration and pedestrian comfort. but with quality materials and design on a corner site that is preserving a	5/14/2020 6:51 PM

	heritage resource, exceptions can be made.	
126	Too high. No one goes downtown because it is high and cold. 9 ave is a thriving community until you build this. More people but not a community	5/14/2020 6:37 PM
127	Double existing height regulations is a bit excessive and drastically out of place	5/14/2020 6:20 PM
128	A little too large in my opinion	5/14/2020 6:17 PM
129	As business owners, we're desperate for density to help keep the high street alive (without having to depend as much as we do on non-residents of the community). So, at this intersection, height equals more people.	5/14/2020 6:17 PM
130	Too tall. Shade created. Assists with the creation of wind tunnels.	5/14/2020 6:02 PM
131	Too high. Period.	5/14/2020 5:58 PM
132	fine with it, just make it filled with practical things like restaurants and affordable groceries and practical shops (not more antique stores!)	5/14/2020 5:55 PM
133	Way too tall. The street is losing it's small town appeal and becoming unpleasant to walk down.	5/14/2020 5:21 PM
134	I have no concern about the height	5/14/2020 4:56 PM
135	Way out of place and there are concerns with shadows to the neighboring properties to the north	5/14/2020 4:50 PM
136	I am concerned that this development will negatively impact my property value and the enjoyment of my property (and neighbouring properties).	5/14/2020 4:50 PM
137	I'm ok with it.	5/14/2020 4:49 PM
138	too high for Inglewood	5/14/2020 4:39 PM
139	Too big, especially for that location.	5/14/2020 3:30 PM
140	I do not think it is appropriate for buildings of this size to be in Inglewood. 9th Avenue is becoming a wind tunnel and that is even before this building and the other monstrosities proposed. However, at least there is some thought in design with this one.	5/14/2020 3:24 PM
141	This belongs downtown at this height. It will ruin our neighbourhood and 9 AVE. This is NOT what should be allowed or even considered as reasonable.	5/14/2020 3:23 PM
142	TOO TALL by about 5-8 floors	5/14/2020 3:08 PM
143	As above	5/14/2020 2:53 PM
144	NO NO NO NO NO NO. How many times do we as a community have to ask the city to respect our wishes and stop this?? Why ask for input when you don't actually care, and go ahead anyway????????????????????	5/14/2020 2:53 PM
145	It's way too high	5/14/2020 2:38 PM
146	Perhaps a little too tall. Reduction of 5 metres would be preferable, but not a dealbreaker.	5/14/2020 2:19 PM
147	Too tall.	5/14/2020 2:17 PM
148	Its TOO TALL. Maybe up the maximum by 2 storeys not 25 m.	5/14/2020 1:23 PM

**Q13 What are your comments/concerns regarding the overall height of the development (45 metres) on 9th Avenue specifically?**

Answered: 144 Skipped: 39

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Attachment 12  
DATE Letter 19b

#	RESPONSES	DATE
1	It looks imposing, impersonal and not at all in keeping with the historic flavour of 9th Avenue.	6/8/2020 9:52 AM
2	See above comment	6/7/2020 12:38 PM
3	As said in question 12, I feel the height of developments on 9th Avenue or anywhere else in Inglewood should not be allowed. Let's leave these high rises in East Village.	6/7/2020 9:25 AM
4	Too tall. End if story.	6/6/2020 10:35 PM
5	9th Av is a great opportunity for a higher building compared to the houses across the lane. But when I think of 9th Av, I think of 2, 3, and 4 storey buildings with interesting traditional architecture.	6/5/2020 10:53 PM
6	a/a	6/5/2020 1:42 PM
7	Unacceptable.	6/2/2020 11:07 AM
8	Inglewood doesn't need tall buildings.	5/31/2020 9:35 PM
9	to tall	5/31/2020 9:13 PM
10	Buildings of this height don't belong on 9th Avenue.	5/31/2020 1:20 PM
11	As stated above, I think the architecture with provide Inglewood with a great new space that has a very interesting look.	5/31/2020 9:27 AM
12	Again too much and too out of touch with the other buildings on both sides of the street	5/30/2020 11:37 PM
13	The ruination of the character of Calgary's historic Inglewood area. Ruination = overly high buildings.	5/30/2020 7:48 PM
14	45m is too high. Inglewood is a historical site. keep it that way. it loses that quaintness and overall vibe. Inglewood will just look like other parts of the city when you want Inglewood to be distinct.	5/30/2020 9:03 AM
15	Way too high. East Village is where this should go. Makes sense in some spots but it kills the vibe on 9 ave	5/29/2020 2:00 PM
16	I think the newer buildings on 9th Avenue like the Esker Foundation building, the Avli and others of that size are big enough.	5/28/2020 6:35 PM
17	Fine	5/28/2020 4:20 PM
18	Too big	5/28/2020 3:50 PM
19	See above.	5/27/2020 9:30 PM
20	It is too tall. The creation of this building is an affront to the surviving landscape of the street. Time will tell but as the first it will only open the door to deteriorate the lifestyle and destination of the neighbourhood. You shall see if this building goes ahead.	5/27/2020 6:11 PM
21	Too high	5/27/2020 12:11 PM
22	ILLEGAL! Developers should be made to come back with a design that respects the boundaries of the current planning by-laws. Way too tall for this location. This will ruin the landscape, flow and historic charm of Inglewood's main street.	5/27/2020 11:46 AM
23	The emphasis of development in this area seems to be to push for taller and taller buildings that do not relate to this historic area in any way. It would make more sense to develop these buildings elsewhere. For example near the Smithbuilt building which is already taller, rather than destroy the design of a historic streetscape with buildings that do not relate.	5/27/2020 9:00 AM
24	Too tall	5/27/2020 8:57 AM
25	Out of proportion	5/27/2020 8:39 AM
26	See above	5/27/2020 8:34 AM
27	allow 12 stories, may as well allow 20...goodby Inglewood	5/27/2020 8:18 AM
28	See above	5/27/2020 12:13 AM

29	Consistency matters in development. If we have a height restriction it fosters consistency in design and in function in the neighbourhood. If there is a free for all on height we will end up with an inconsistent and poorly functioning neighbourhood. All the smaller buildings in Inglewood are not going to be replaced by buildings of this scale, so instead we will have a hodgepodge indefinitely. Inglewood has been attracting people who want to come walk the avenue, shop and congregate. Towers such as this will move us in the wrong direction.	5/26/2020 11:38 PM
30	It will be a sore thumb until the next giant comes in and is passed because this one was passed. Then the race is on along the whole avenue.	5/26/2020 11:10 PM
31	As above. Too tall.	5/26/2020 9:47 PM
32	It would ruin the pleasantness of walking down the street. Let the developers build in East Village.	5/26/2020 9:38 PM
33	Too tall!!	5/26/2020 8:45 PM
34	Should be limited to 20 metres. This is not downtown.	5/26/2020 6:53 PM
35	Way too tall.	5/26/2020 6:43 PM
36	AN EYESORE THAT DOES NOT FIT INTO THE COMMUNITY. IT WILL STICK OUT LIKE A SORE THUMB. INGLEWOOD DOES NOT NEED OR WANT THIS TYPE OF DEVELOPEMENT.	5/26/2020 4:50 PM
37	Same. Certainly takes away the small town feel of my 'hood	5/26/2020 4:41 PM
38	no concerns	5/26/2020 3:06 PM
39	Same as above.	5/26/2020 2:48 PM
40	Ridiculously tall.	5/26/2020 2:26 PM
41	It does not fit in with the character and charm of the neighbourhood which attracts people from all over due to the development / buildings. It is intimidating at that height and feels oppressive. It does not work in relation to the other buildings.	5/26/2020 1:54 PM
42	See my previous answer.	5/26/2020 1:42 PM
43	It does nothing to compliment the Neighbourhood!	5/26/2020 1:36 PM
44	it is too high for anywhere in Inglewood except perhaps right beside Alyth yards. It is definitely too high for 9th Ave. Strolling 9th in the sunshine at any time of year is wonderful. How many people love to stroll through the towers of downtown. No way, too high.	5/26/2020 1:19 PM
45	Fine	5/26/2020 1:14 PM
46	No concerns.	5/26/2020 12:42 PM
47	The building is much too high to relate to any of the surrounding buildings	5/26/2020 12:41 PM
48	We get used to it, and it grows on us. Different architecture is nice rather than all brick.	5/26/2020 12:33 PM
49	See earlier comments	5/26/2020 12:29 PM
50	It is way too tall and will shadow the heritage buildings it's next to. There is going to be a nasty wind tunnel developed if the tall buildings keep getting build.	5/26/2020 12:27 PM
51	Would ruin the whole feel of the most important historical intersection on Inglewood main street	5/26/2020 12:18 PM
52	Same question, specifically it doesn't fit in the neighbourhood, it creates wind tunnel, it's way way to tall and doesn't below in a heritage neighbourhood.	5/26/2020 12:18 PM
53	If 9th Avenue continues to build these taller buildings, the traffic congestion along this area will become horrendous. It will become just another non-descript street - somewhat like 33rd Avenue in Marda Loop but worse.	5/26/2020 11:59 AM
54	Too overwhelming and we are loosing our identity	5/26/2020 11:46 AM
55	The shadow effect of this structure plus the loss of the esthetic of Inglewood as this just becomes easier and easier to get away with. Why do we have community guidelines for construction if they're not adhered to?	5/26/2020 11:41 AM

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Attachment 12  
5/26/2020 11:38 AM  
Letter 19b

56	It does not work at all in the Inglewood area. It will create a blockage - an unwanted eyesore taking away from the intent and generally the whole street character.	5/26/2020 11:38 AM
57	A wind tunnel along with other proposed projects. No character.	5/26/2020 11:36 AM
58	Too large Poor lawn bowling building will suffer greatly	5/26/2020 11:35 AM
59	Positive impact on 9th Ave. businesses. Glass envelope should brighten up the intersection.	5/26/2020 11:34 AM
60	Again, what is the fetish with density. I can see only two motivations: to maximize return/profits for the owner and to maximize taxable square footage for the City. In my mind, these are not priorities for the neighbourhood or for residents. If they conflict with other priorities, so be it. Then they should lose out to more important priorities such as heritage preservation, livability, etc..	5/26/2020 11:31 AM
61	This is a very poorly designed survey. The overall height of this proposed development, dwarfs all other surrounding buildings and the road space does not absorb the height, even though it is a corner lot.	5/26/2020 11:30 AM
62	None.	5/26/2020 11:24 AM
63	a complete disregard	5/26/2020 11:21 AM
64	That height of development is not suited for Inglewood, as the density it's proposing can not be sustained in the community. Further, the height is not suited for the community which is a low level housing community with a friendly neighborhood. There's no place for a 12 storey residential complex in the middle of the community.	5/26/2020 11:16 AM
65	It will stick out like a sore thumb. It will introduce new heights to the rest of the street and Inglewood will lose its heritage.	5/26/2020 11:14 AM
66	Damages the physical impression of the community and sets a dangerous precedent for future development.	5/26/2020 11:14 AM
67	None. This is fine.	5/26/2020 11:03 AM
68	Should not be allowed!	5/26/2020 11:03 AM
69	It's twice as tall as any other building on the street. That doesn't seem necessary or integrated into the neighborhood	5/26/2020 10:56 AM
70	See above. Too tall. I enjoy not looking into a gigantic iceberg every morning when drinking my coffee.	5/23/2020 3:33 AM
71	damaging to 9 ave and effects the overall appeal of the main street. Why does one developer can to benefit while the other existing stakeholders suffer	5/22/2020 2:03 PM
72	The shading will be significant and ruinous to the Inglewood brand of heritage and pedestrian friendly shopping.	5/22/2020 12:04 PM
73	I am concerned about shadowing and wind tunnel effects - especially in light of proposed and current developments further west on 9th Ave. It will destroy the ambiance and feel - the personality - of Inglewood's main stroll. People love to walk and shop along 9th Avenue and I think these types of massive, modern, dominant structures will ruin that.	5/21/2020 6:17 PM
74	Its twice as tall as the surrounding buildings and enclosing in 9th ave	5/20/2020 8:57 PM
75	Traffic. Daylight. Character.	5/19/2020 10:43 PM
76	It will add a new twist to an already unique neighborhood	5/19/2020 9:53 PM
77	9th Avenue is distinguished by its low rise heritage buildings. The proposed building will be 4 or 5 times higher than any of them.	5/19/2020 9:47 PM
78	Way too tall	5/19/2020 8:13 PM
79	Nothing specifically.	5/19/2020 7:58 PM
80	it doesn't fit in with the design, it's an eyesore. It is inappropriate - why does the councillor keep pushing these projects	5/19/2020 4:01 PM
81	It takes away from the historical look and feel, and the feeling of small shops and businesses	5/19/2020 8:25 AM

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CPC2020-0587  
Attachment 12  
Letter 19b

	along the street.	
82	Too high	5/18/2020 8:55 PM
83	This design has a severe impact on the historical importance of the avenue. It in no way compliments the area.	5/18/2020 9:27 AM
84	The height was 4 stories, and now there are taller buildings. Seems to continue to gain in increments. Sigh. Thought that was what planning policies would avoid.	5/18/2020 5:58 AM
85	This is a unique area in Calgary and it should be important for Council to protect this historical area. History tells us that as soon as a unique area becomes desirable developers always want to cash in on the opportunity but invariably end up changing the character of the area and not for the better.	5/17/2020 6:32 PM
86	It will overshadow everything else. Don't do it.	5/17/2020 1:32 PM
87	See above	5/16/2020 5:00 PM
88	Shading the surrounding properties and sidewalks and creating a wind tunnel along 9th Ave.	5/16/2020 2:18 AM
89	I can't even begin to understand how a building of this height has made it this far in the development process. It completely dominates and overtakes the surrounding buildings and will have a permanent effect on our heritage street scape.	5/15/2020 11:37 PM
90	None specific to 9 Ave, issue would be the same anywhere in Inglewood	5/15/2020 8:38 PM
91	Too much out of scale	5/15/2020 8:33 PM
92	See above comment	5/15/2020 4:43 PM
93	It makes Inglewood "stand out"	5/15/2020 3:51 PM
94	Will contribute to the wind tunnel. The face of 9th Ave is Heritage (mostly) this building does not attempt to come into line with those guidelines.	5/15/2020 2:17 PM
95	Still too high. Nothing else on 9th comes close	5/15/2020 12:34 PM
96	This will be a disaster for 9th ave. If the city approves this all the other vacant lots will become buildings this high or higher.	5/15/2020 11:36 AM
97	Again looming. Tall buildings are NOT friendly or neighbourly	5/15/2020 11:26 AM
98	I feel like I've already answered this multiple times	5/15/2020 10:12 AM
99	Seems like the appropriate place to put a building of this scale. Specifically because it is on the corner of 9th and 12th.	5/15/2020 9:49 AM
100	See previous comment	5/15/2020 9:14 AM
101	4 - 6 Stories should be the goal, as with other developments. This will just cause that intersection to be a cluster, as well as look very out of place.	5/15/2020 8:17 AM
102	Too overwhelming	5/15/2020 7:32 AM
103	It kills the neighborhood and views of downtown, promoting transient rental property being sublet	5/15/2020 5:37 AM
104	Please see answer to question 12.	5/15/2020 1:15 AM
105	Not appropriate. It takes over the sight lines and disrupts everything everyone loves about Inglewood.	5/15/2020 12:47 AM
106	Glad it's on the NORTHSIDE for the shading of pedestrians. Bottom needs to be engaging.	5/15/2020 12:01 AM
107	Too high doesn't fit in	5/14/2020 11:39 PM
108	No concerns. There is only a lawn bowling club behind it, and that lawn bowling club has loud parties/music frequently throughout the summertime so having a development like this won't ruin anything.	5/14/2020 10:56 PM
109	Far too high.	5/14/2020 10:51 PM

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Attachment 12  
Letter 196

110	Honestly not majorly concerned.	5/14/2020 10:24 PM
111	Will not fit in with the other lower buildings. Will be an eyesor and scoffed at.	5/14/2020 10:17 PM
112	Inglewood was voted the best community in Canada because of the vibe of the neighbourhood. A large part of that is the stroll down 9th Ave between 2-3 story buildings with unique shops. With this development and the ones at Fairs Fair and Trail appliance we will be walking through a concrete and steel canyon	5/14/2020 9:56 PM
113	Outside the Inglewood ARP, and getting up to downtown Calgary heights	5/14/2020 9:53 PM
114	Build higher, I don't mind.	5/14/2020 9:39 PM
115	same as above in question 12	5/14/2020 9:14 PM
116	Repetitive	5/14/2020 8:39 PM
117	Progress in terms of continued densification of what should be an icon street in Calgary. Hopefully this will help get rid of the other used car lots on 9th in 10 to 20 years. Also more density means fewer people cutting through the neighbourhood and it becoming a self contained eco system. A truly special place for us all.	5/14/2020 8:25 PM
118	As above. I don't know how it compares to the other new builds but assuming it's much higher than anything we have so far it will stand out. I don't necessarily think this will be a negative thing especially with the staggering of levels or layered setback from the sidewalk.	5/14/2020 8:07 PM
119	It will not fit with the scales of other buildings	5/14/2020 8:01 PM
120	Concerned about shading, the building looking out of place when compared to those around it	5/14/2020 7:31 PM
121	please focus on achieving the highest quality. youre questions are focused on height concerns and its reading as negative bias.	5/14/2020 6:51 PM
122	Blocks sun, coldness, and doesn't tie in to current neighboirhood	5/14/2020 6:37 PM
123	shadows for residential and recreational spaces (lawn bowling)	5/14/2020 6:20 PM
124	Ruins the flow and isn't as easy on the eyes when viewing 9th ave	5/14/2020 6:17 PM
125	Good at this intersection. Not necessary for the whole strip, but at the high profile intersections, I think appropriate.	5/14/2020 6:17 PM
126	Too high.	5/14/2020 6:02 PM
127	This is not the right height for 9 Ave.	5/14/2020 5:58 PM
128	see above	5/14/2020 5:55 PM
129	Too tall. The 20 metre limit is perfect.	5/14/2020 5:21 PM
130	I have no concerns over the height of the development, especially if they add Plaza space for patios etc	5/14/2020 4:56 PM
131	Again, very out of place.	5/14/2020 4:50 PM
132	Very out of place	5/14/2020 4:50 PM
133	I'm ok with it.	5/14/2020 4:49 PM
134	I like the way it angles back and away for 9th Ave but still too high	5/14/2020 4:39 PM
135	It's not a great spot for something that big and ostentatious.	5/14/2020 3:30 PM
136	I would not like to see any buildings that are higher than the Esker Building on 9th It does not fit in it looks out of place, it gives the over all feeling of a wind tunnel and it looses the character of the oldest community in Calgary.	5/14/2020 3:24 PM
137	It does not belong here - put it DOWNTOWN! We are not that, we are a historical community. People are real and our feel and heritage need to be protected.	5/14/2020 3:23 PM
138	Does not fit the street, both historically and regards to height and massing.	5/14/2020 3:08 PM
139	Too tall - ruinous first the neighborhood's character and residential property values north of 9th	5/14/2020 2:53 PM

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Attachment 12  
5/14/2020 2:33 PM  
Letter 19b

140	Too tall for the heritage village feel of the street...7 stories max, which has already been allowed despite the 20m. maximum. And the Louis development is the same issue...just stop....PLEASE!!	5/14/2020 2:33 PM
141	It's way too high	5/14/2020 2:38 PM
142	None. With addition of mixed use buildings further west on 9th, the present 20m guideline is outdated.	5/14/2020 2:19 PM
143	Too tall	5/14/2020 2:17 PM
144	Its going to block the sun. THe road isn't that wide and its going to cause the area to be darker. especially for the majority of the year.	5/14/2020 1:23 PM

**Q14 What are your comments/concerns regarding the height at the rear of the building (across from the Lawn Bowling Club)?**

Answered: 145 Skipped: 38

#	RESPONSES	DATE
1	Though I have never used the Club, it seems like it will overshadow the property and create a barrier to the surroundings/	6/8/2020 9:52 AM
2	This likely will spell the end of this club which is a neighbourhood institution.	6/7/2020 12:38 PM
3	It is so unfair to the lawn bowling club. It is a lovely, outdoors sunny, fun area which will be completely overshadowed.	6/7/2020 9:25 AM
4	It will be the end of the lawn bowling club.	6/6/2020 10:35 PM
5	My concern is shadowing and overpowering. This building is directly North of the lawn bowling club which means it will shadow the entire area for 12 months of the year.	6/5/2020 10:53 PM
6	a/a	6/5/2020 1:42 PM
7	Unacceptable	6/2/2020 11:07 AM
8	It's just too big	5/31/2020 9:35 PM
9	to tall	5/31/2020 9:13 PM
10	It's going to kill the Lawn Bowling Club, literally... they aren't going to have any grass...	5/31/2020 1:20 PM
11	See shading comment above.	5/31/2020 9:27 AM
12	Again it will certainly overshadow this area	5/30/2020 11:37 PM
13	Here is a classic example of how historic Inglewood gets ruined. This "development" is a death sentence on sunshine at the Inglewood Lawn Bowling Club. It has been there for decades. It seriously menaces it.	5/30/2020 7:48 PM
14	How fun would it be to lawn bowl in the shade? all the properties behind will be effected not only the bowling club. the height of the building it too tall	5/30/2020 9:03 AM
15	They won't like it! Lawn bowling wont be as much of a trendy thing.	5/29/2020 2:00 PM
16	I think it's way too tall, and I'm sure the Lawn Bowling folks feel the same.	5/28/2020 6:35 PM
17	Would likely shade this area a lot, reducing the appeal of the outdoor space.	5/28/2020 4:20 PM
18	Poor club. The grass will die	5/28/2020 3:50 PM
19	Looks like the height at the rear of the building will leave the Lawn Bowling Club in constant shade. How will the gras grow? How would the club continue there?	5/27/2020 9:30 PM
20	Might be the nicest piece of grass in the city. Might not get the sun it needs.	5/27/2020 6:11 PM
21	Too high	5/27/2020 12:11 PM
22	Shadowing of the Bowling Club is a huge concern to me. We have played at the club many times over the years with friends and neighbours and it is such a pleasure to be out in the sun on the beautiful green grass on a summer evening. The Lawn Bowling Club has become very popular in recent years with corporate groups and others for team-building events and is a fun, easy recreational bonding activity. Having a huge tower like this built and blotting out the sun is a tragedy.	5/27/2020 11:46 AM
23	The building is just overall too high.	5/27/2020 9:00 AM
24	Too tall	5/27/2020 8:57 AM
25	Totally destroy the very nature of the Club. The shading won't even let grass grow.	5/27/2020 8:39 AM
26	Too high.. will leave the club in darkness a lot of the time	5/27/2020 8:34 AM
27	It will cast an ugly shadow over the lovely lawn bowling club and make that much less appealing. The lawn bowling club works hard to survive and is a wonderful part of the community. This monstrosity will just be a further blow to those efforts	5/27/2020 8:18 AM
28	See above	5/27/2020 12:13 AM
29	See above	5/26/2020 11:38 PM

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CPC2020-0587

Attachment 12  
Letter 19b

30	Shadows may not be an issue from May to August when the sun is high but the shadows will be long and harsh for 8 months of the year.	5/26/2020 11:10 PM
31	I'm very concerned about the shade impact on the historic ILBC site. A shaded green will reduce enjoyment of club users and threaten the viability of the club/business/community resource.	5/26/2020 9:47 PM
32	The sun will be missed, the area will not be as open. It will be in shadow.	5/26/2020 9:38 PM
33	Too tall overall!!	5/26/2020 8:45 PM
34	Shadowing is concern and feeling closed in.	5/26/2020 6:53 PM
35	It will block light from the Lawn Bowling area.	5/26/2020 6:43 PM
36	THE BOWLING CLUB IS HISTORIC, THIS WILL RUIN THE VIBRANCY OF MAINTAINING SUCH A VENERATED PLACE. IT WILL BLOT OUT THE SKY AS WELL.	5/26/2020 4:50 PM
37	Feel bad for them	5/26/2020 4:41 PM
38	I think because the material is glass that the height will have less impact.	5/26/2020 3:06 PM
39	I don't think the design is going to ameliorate the height.	5/26/2020 2:48 PM
40	Shadow cast is unfair to the Lawn Bowlers.	5/26/2020 2:26 PM
41	It's more a concern for the residents on 8 avenue, rather than the bowling club. It towers over EVERYTHING. STARING down on them all. It's very aggressive and intimidating. Put it in the downtown core where it belongs.	5/26/2020 1:54 PM
42	As I've said the height and shadowing will be a huge disadvantage to the lawn bowling club in terms of the feel of the location and the sun it receives.	5/26/2020 1:42 PM
43	Extreme shadowing!	5/26/2020 1:36 PM
44	From any angle or size, it is too high.	5/26/2020 1:19 PM
45	OK	5/26/2020 1:14 PM
46	No cocnersn	5/26/2020 12:42 PM
47	It will over shadow the lawn bowling and create shade	5/26/2020 12:41 PM
48	Shadowing?	5/26/2020 12:33 PM
49	See earlier comments	5/26/2020 12:29 PM
50	The alley will become a nightmare. City can't keep up with snow removal and pot hikes as it is. Asking; houses on the north side with be in complete shadow until late afternoon. It will be a dangerous dark alley. It's too narrow	5/26/2020 12:27 PM
51	Ridiculous	5/26/2020 12:18 PM
52	TOO TALL!	5/26/2020 12:18 PM
53	The height will most likely shade the Lawn Bowling club from sun exposure and take away from the enjoyment people get out of this facility.	5/26/2020 11:59 AM
54	Will block the natural light for this venue	5/26/2020 11:46 AM
55	The lawn bowling club just rebuilt their clubhouse. It was a big investment of time and money. The club is also an institution here and I'm not happy it's going to be swept aside for this structure to ruin its history here and the community building that happens on the green	5/26/2020 11:41 AM
56	It will create undesired shading and block the views	5/26/2020 11:38 AM
57	They will have to look for another area in the city. How is playing in the shadow appealing?	5/26/2020 11:36 AM
58	Far too tall	5/26/2020 11:35 AM
59	The greater good of higher residential density should override any concerns about the Lawn Bowling Club. Had you provided an analysis of the shading, I could have provided a more thoughtful response. What is the shading throughout the lawn bowling season?	5/26/2020 11:34 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 13  
Letter 19b

60	It's my back lane and there's already too many "creative/modern" buildings changing our look and feel .	5/26/2020 11:32 AM
61	This will be a disaster for the Lawn Bowling Club.	5/26/2020 11:31 AM
62	It does not blend with the existing buildings such as Rouge which is a historic part of the area.	5/26/2020 11:30 AM
63	None.	5/26/2020 11:24 AM
64	it will destroy anything behind it	5/26/2020 11:21 AM
65	Light and impact to users of both the lawn bowling club as well as a visually unappealing sight as coming across the bridge into a small community, you're greeted by a 12 storey tower. This is poor planning	5/26/2020 11:16 AM
66	It will create a total shadow in the Lawn Bowling club.	5/26/2020 11:14 AM
67	Oppressively over-tall.	5/26/2020 11:14 AM
68	Does not effect me	5/26/2020 11:09 AM
69	There will be shading. I think it will create a stunning backdrop, and make it even more popular than it is right now.	5/26/2020 11:03 AM
70	Eye sore, distraction to the lawn bowlers	5/26/2020 11:03 AM
71	It will tower over the lawn bowling club and block most or all sunlight	5/26/2020 10:56 AM
72	I actually wouldn't mind something blocking out their stadium lights as they also shine right into my windows; however I'd assume this could assume growing conditions for their lawn possibly increasing the landscaping costs.	5/23/2020 3:33 AM
73	probably less excited to go to lawn bowling having people look over me and will be cast in a shadow.	5/22/2020 2:03 PM
74	This, if built, will completely and utterly destroy the LBC. The developers have admitted that grass will no longer be able to grow there and who wants to bowl in the shade.	5/22/2020 12:04 PM
75	Again - the Lawn Bowling Club is going to be severely negatively impacted by this structure. Laneway traffic (parade access?) and shadows will be awful. Coming across the zoo bridge on 12th, residents and pedestrians and commuters will be struck with this massive, non-contxtual building. It hardly says "Welcome to Inglewood, Calgary's oldest, historic neighborhood"!!!!	5/21/2020 6:17 PM
76	It seems like the lawn bowling club will always be in shadow and will not have direct sunlight during the afternoon	5/20/2020 8:57 PM
77	Sunlight. Green space. Traffic.	5/19/2020 10:43 PM
78	Shading, could east side of building also be canted to reduce some shading	5/19/2020 9:53 PM
79	The extreme height of the building is an imposition on the lawn bowling club, the Rouge restaurant, and the residents of 8th Ave.	5/19/2020 9:47 PM
80	I'm fine with it	5/19/2020 8:13 PM
81	It's still too tall overall.	5/19/2020 7:58 PM
82	will create way too much shadow.	5/19/2020 4:01 PM
83	No concern about the height at rear of building. Concern about overall height.	5/19/2020 8:25 AM
84	Blocks lawn bowling light	5/18/2020 8:55 PM
85	The development will have severe impacts on the club.	5/18/2020 9:27 AM
86	Tall	5/18/2020 5:58 AM
87	Who will want to go lawn bowling in the shade of a huge building. Ridiculous	5/17/2020 6:32 PM
88	They're a community fixture - I wouldn't want to bowl in the shade of a building that never should have been built.	5/17/2020 1:32 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

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89	It turns it's back on the ILBC - overpowers it - no attempt to integrate it	5/16/2020 5:16 PM Attachment 12 Letter 19b
90	The attempt to accommodate their needs is appreciated.	5/16/2020 2:18 AM
91	Poor lawn bowling club! It is such a unique and interesting business in our neighborhood. They will be the most affected by shading and I am so sad for them.	5/15/2020 11:37 PM
92	See answer to 12	5/15/2020 8:38 PM
93	Recessed is good but still the height is there	5/15/2020 8:33 PM
94	Will decrease sunlight and hem in the open nature of the bowling club	5/15/2020 4:43 PM
95	Doesnt matter! I would rather look at that than a car park. Understanding that its currently a business, could this business be moved?	5/15/2020 3:51 PM
96	Again - the height is way over Inglewood's by-laws for building height. this plan should be stopped.	5/15/2020 2:17 PM
97	The bowling club will get overwhelmed. Also likely to kill the bowling club off as there will be little afternoon or evening sun, which will make the lawns cold and unappealing	5/15/2020 12:34 PM
98	Shading, overpowering the LBC.	5/15/2020 11:36 AM
99	Again looming. Disproportionate to surroundings.	5/15/2020 11:26 AM
100	Again already answered	5/15/2020 10:12 AM
101	There will be more shadowing on them but the step backs help it out (any building will cast more shadows than a surface parking lot). I think it will help reduce traffic noise for the lawn bowling club.	5/15/2020 9:49 AM
102	See previous comment.	5/15/2020 9:14 AM
103	They are getting screwed as it blocks much of the early season southern sun.	5/15/2020 8:17 AM
104	Toooooo big	5/15/2020 7:32 AM
105	Throws shade on the ground essentially ruining the playing surface	5/15/2020 5:37 AM
106	It is not hard to see how this development will overshadow the lawn bowling green. It is pretty much due south of the club.	5/15/2020 1:15 AM
107	Again, sun exposure on the values lawn bowling club is a negative. Who wants to enjoy time outside next to a giant wall of l'll placed glass.	5/15/2020 12:47 AM
108	Reasonable transition	5/15/2020 12:01 AM
109	Too high	5/14/2020 11:39 PM
110	The Lawn Bowling Club can install lights. It seems to mostly be used for parties anyway.	5/14/2020 10:56 PM
111	May produce some sun shading in shoulder seasons (April/sept) A reduction of 5-10m would fix that.	5/14/2020 10:24 PM
112	Far too high. Lawn Bowling was here first, adjust to it, not what "you want!.	5/14/2020 10:17 PM
113	again the shadowing, surely the grass will die	5/14/2020 9:56 PM
114	Just don't build it to smush it onto that corner. The lawn bowling club is for 'relaxing'	5/14/2020 9:53 PM
115	No comment.	5/14/2020 9:39 PM
116	Set back does not make up for height in general when the height is this over scale. Set back does not compensate for a building that is inappropriately too high.	5/14/2020 9:14 PM
117	Lawn bowling used only 5 months of the year, and what is the rate of activity? Happy to have that recreational opportunity in the neighbourhood but not a massive priority. Will the shade kill the grass? What are the real proposed outcomes?	5/14/2020 8:39 PM
118	It's unfortunate that it might loose some sun, but in general this space is underutilized and we should not make choices based on a pitch of grass that's used for 3-6 hrs a day for 4 months of the year.	5/14/2020 8:25 PM

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CPC2020-0587

Attachment 12  
5/14/2020 8:17 PM  
Letter 19b

119	I assume it might block some afternoon sun for those who tend to play lawn bowls, a fair concern, but also less significant in the scheme of providing a primary need - housing.	5/14/2020 8:17 PM
120	There will be significant overlooking towards the lawn bowling and beyond	5/14/2020 8:01 PM
121	It's a cheeky way to skirt around the rules.	5/14/2020 7:31 PM
122	i think there is an effort being made to not build a big flat wall beside the lawn bowling club. they will be affected by any development on this site unfortunately.	5/14/2020 6:51 PM
123	No sunlight at lawn bowling which will end bowling if too cold to play. Another community icon gone.	5/14/2020 6:37 PM
124	will impact lawn bowling experience negatively	5/14/2020 6:20 PM
125	Changes the view for residents that face that direction	5/14/2020 6:17 PM
126	Without knowing the long term viability of the lawn bowling club, hard to say. I'm cognizant that the club is only viable for a few months on the year, which is a shame.	5/14/2020 6:17 PM
127	Shade	5/14/2020 6:02 PM
128	The lawn bowling club will make a nice surface parking lot, because it sure as hell won't be usable for lawn bowling anymore.	5/14/2020 5:58 PM
129	no concerns	5/14/2020 5:55 PM
130	The Lawn Bowling Club is a fun, interesting aspect of the neighbourhood. The overshadowing will have a negative impact on their club and an area of green space in our urban neighbourhood. They were here first and should not be dwarfed by such an oversize project.	5/14/2020 5:21 PM
131	No concerns about impact on the lawn bowling club	5/14/2020 4:56 PM
132	I would be very concerned about the shadow for most of the year	5/14/2020 4:50 PM
133	They may as well turn the bowling club into a parking lot if this goes through, it will ruin that property.	5/14/2020 4:50 PM
134	I'm ok with it.	5/14/2020 4:49 PM
135	too high and there will be shading impacts. some shading is unavoidable but height makes it worse	5/14/2020 4:39 PM
136	No comment.	5/14/2020 3:30 PM
137	I don't think it will impact the Lawn Bowling Club unless it affects their ability to keep the grass healthy, and it is possible the building will bring business to the club.	5/14/2020 3:24 PM
138	Again, this is beyond what should be allowed. Will the shadow kill the lawn, make it dark, make it not like it is. The lawn bowling has been a community hub, fun place to be and a great feature. Don't ruin it by adding this building!	5/14/2020 3:23 PM
139	Too tall, too many floors, poor massing, poor shadowing.	5/14/2020 3:08 PM
140	There will be effectively no light. You can't expect folks to use the club in the cold and dark, and also, it's likely the greens won't grow correctly as a result of the shade	5/14/2020 2:53 PM
141	Not good enough...it goes way up too quickly...the building max height should be 7 stories, with the graduated height at the alley.	5/14/2020 2:53 PM
142	No answer	5/14/2020 2:38 PM
143	None.	5/14/2020 2:19 PM
144	Too tall. Unsure of shadowing of recreation area.	5/14/2020 2:17 PM
145	Its going to take a space that is wonderful due to the access to the sun and make it into the shade. Our seasons are short, and nights often cold, remove the sun and its just as nice a space.	5/14/2020 1:23 PM

**Q15 What are your comments/concerns regarding the setbacks on 9th Avenue (2.0 metres) and the rear of the building to the lane (3.0 metres)?**

Answered: 136 Skipped: 47

RNDSQR Block - Development Permit (DP) Feedback Survey

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CPC2020-0587

Attachment 12  
DATE Letter 19b

#	RESPONSES	DATE
1	unsure	6/8/2020 9:52 AM
2	If I object to the building in general, my thoughts on setbacks are irrelevant.	6/7/2020 12:38 PM
3	No enough metres for the setbacks.	6/7/2020 9:25 AM
4	Those are nothing when compared to the height. They would have now noticeable impact on a building of this height If it was a 20 m high, those set backs would be noticeable.	6/6/2020 10:35 PM
5	Setbacks from 9th Av seem small but alright considering other buildings directly adjacent to the sidewalk. But I think the further away it is from the lane, the better, to make the massing smaller.	6/5/2020 10:53 PM
6	The 9th Avenue set back of 2m is not enough. Also, the site plan and the cross section are not properly coordinated. It appears that 9th avenue is depicted as a 5 line artery. This is not the case, unless the intent was to show the contemplated layby for transit. However, that does not appear in the site plan. If the layby were properly shown in the site plan, it would be more clear that the pedestrian experience along 9th avenue would be much more different than represented.	6/2/2020 11:07 AM
7	too tall. It will be very crowded in the alley afterward	5/31/2020 9:13 PM
8	2.0 metres and 3.0 metres are a total joke. They are so insignificant it's baffling.	5/31/2020 1:20 PM
9	I support both setbacks	5/31/2020 9:27 AM
10	Ridiculous Way inadequate	5/30/2020 11:37 PM
11	No strong comments - to be discussed, if the developers agree to the 20 meter height.	5/30/2020 7:48 PM
12	the setback is a great option to create an open pedestrian feeling	5/30/2020 9:03 AM
13	That seems good. No issues with that	5/29/2020 2:00 PM
14	It doesn't matter how far you set back a building of this size. It dominates the landscape and no amount of setback will change that with a building of this height and design.	5/28/2020 6:35 PM
15	Fine	5/28/2020 4:20 PM
16	Love the plaza	5/28/2020 3:50 PM
17	I think it is a bright idea to set a building back to open the front and allow space for business to happen in front. Inglewood has some tight sidewalks as in it's age of creation the need to move was not the same as it is today. So a building without a setback of any sort is ill advised by me.	5/27/2020 6:11 PM
18	The building is too large for the parcel of land	5/27/2020 12:11 PM
19	The setbacks are OK, it's the overall height and mass that is not OK.	5/27/2020 11:46 AM
20	The building is just overall too high.	5/27/2020 9:00 AM
21	Too close to the lanes...again a downtown style setback. Not an inglewood set back.	5/27/2020 8:57 AM
22	It will cause a huge loss on the return but it's the least that can happen.	5/27/2020 8:39 AM
23	Setbacks are fine especially on a corner	5/27/2020 8:34 AM
24	none, but the artist rendering shows the bike lane as if there were never any cars parked along 9th. Not true.	5/27/2020 8:18 AM
25	Too big of a foot print, especially if the height restriction is changed.	5/27/2020 12:13 AM
26	See above	5/26/2020 11:38 PM
27	Appropriate.	5/26/2020 11:10 PM
28	As I have said the building is too large and completely out of character. The developers have found a large space and want to. capitalize.	5/26/2020 9:38 PM
29	Too much land space used. Trying to bring downtown into an historical community. Densification and how many alderman pickets are lined!.	5/26/2020 8:45 PM

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CPC2020-0587

Attachment 13  
Letter 19b  
5/26/2020 6:43 PM

30	Seems a bit small but not terrible.	5/26/2020 6:43 PM
31	Just takes away more space.	5/26/2020 6:43 PM
32	TO WHAT PURPOSE? TRUCK ACCESS AND MULTITUDES OF PEOPLE SWARMING THE AREA!	5/26/2020 4:50 PM
33	More room for sex trade, drug users in the back	5/26/2020 4:41 PM
34	seems open along 9th ave so the setback almost irrelevant. don't care about the lane setback.	5/26/2020 3:06 PM
35	Too close.	5/26/2020 2:48 PM
36	OK.	5/26/2020 2:26 PM
37	It needs to be set back from both more than 3.0 metres to accommodate some graceful transition from the quaint, shopping district to the grotesque mother ship.	5/26/2020 1:54 PM
38	No comment	5/26/2020 1:42 PM
39	Does not work at all	5/26/2020 1:36 PM
40	The scale of this building and setbacks are not sufficient.	5/26/2020 1:19 PM
41	OK	5/26/2020 1:14 PM
42	That's nice. A wider sidewalk is a better pedestrian experience	5/26/2020 12:42 PM
43	set backs may work if the building was not so large a mass.	5/26/2020 12:41 PM
44	2.0 metres is not enough for a building this size.	5/26/2020 12:33 PM
45	See earlier comments	5/26/2020 12:29 PM
46	You are bandaging and covering up the height and massing	5/26/2020 12:27 PM
47	Ridiculous	5/26/2020 12:18 PM
48	It doesn't matter, it's too tall.	5/26/2020 12:18 PM
49	Not really sure - again I believe this building is too big and out of character regardless of setbacks.	5/26/2020 11:59 AM
50	No comment	5/26/2020 11:46 AM
51	None	5/26/2020 11:41 AM
52	I think that actually works with the building shape and intent	5/26/2020 11:38 AM
53	The FAR is incongruous with the inglewood vision	5/26/2020 11:36 AM
54	Far too excessive for the small space	5/26/2020 11:35 AM
55	Seem appropriate.	5/26/2020 11:34 AM
56	The problem is not the setbacks, it is the mass and size of the building on such a small site. I appreciate that you're trying to minimize the impact of the building, but it's not enough.	5/26/2020 11:31 AM
57	Still too high when backing onto a very narrow lane way.	5/26/2020 11:30 AM
58	None.	5/26/2020 11:24 AM
59	setbacks are a secondary concern next to the mass	5/26/2020 11:21 AM
60	Not enough set back from such a tall structure that might have snow and ice buildup that might accumulate through winter months.	5/26/2020 11:16 AM
61	No Comment.	5/26/2020 11:14 AM
62	A fandango of skirting the intentions of the building codes.	5/26/2020 11:14 AM
63	Set back of 2 m is too small	5/26/2020 11:09 AM
64	None, fine.	5/26/2020 11:03 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b  
5/26/2020 11:03 AM

65	No! Just no!!!	5/26/2020 11:03 AM
66	It's not enough to make up for the overall height	5/26/2020 10:56 AM
67	If I'm not mistaken they promised a wider sidewalk in front of the new development as part of a deal with the city to provide increased transit access. As for the alley, I'm just wondering how the traffic flow will handle the additional underground parking as 9th and 12th can already get congested.	5/23/2020 3:33 AM
68	unsure	5/22/2020 2:03 PM
69	These setbacks will be a drop in the bucket to mitigating the monster footprint created.	5/22/2020 12:04 PM
70	These setbacks make no sense. I have a 3.0m setback on my personal home property! You'd think it would be more for public street / commercial area! 2.0 m doesn't provide enough relief along 9th and 3.0 m on the lane won't do much to help the LBC or the residents on 8th with shadowing.	5/21/2020 6:17 PM
71	acceptable	5/20/2020 8:57 PM
72	Same as above.	5/19/2020 10:43 PM
73	No issues	5/19/2020 9:53 PM
74	A two meter setback from 9th avenue is not enough space, compared to the height of the building. However, it must be said that the entire block has extremely narrow sidewalks as is.	5/19/2020 9:47 PM
75	I'm Fine with it	5/19/2020 8:13 PM
76	Good idea but should not be this tall overall.	5/19/2020 7:58 PM
77	It is a terrible design for that space	5/19/2020 4:01 PM
78	No concerns.	5/19/2020 8:25 AM
79	Not enough	5/18/2020 8:55 PM
80	The sidewalks along 9th are narrow and the 9th ave setbacks have done nothing to enhance the walkability for that area. The setback on the lane will be a very convenient place for vagrants to relieve themselves.	5/18/2020 9:27 AM
81	Pretty squished in	5/18/2020 5:58 AM
82	I am not so concerned about the setbacks except that the heights of the structure will be a detriment to the street	5/17/2020 6:32 PM
83	I'm not sure.	5/17/2020 1:32 PM
84	As the ♥ - there is none! No place to gather - If I was physically distancing- I couldn't walk down the lane or sidewalk with a friend - adds note to the public realm	5/16/2020 5:00 PM
85	The setbacks are all legally in line.	5/15/2020 11:37 PM
86	See answer to 12	5/15/2020 8:38 PM
87	Too much building for the property	5/15/2020 4:43 PM
88	None...	5/15/2020 3:51 PM
89	To be honest - so what? - the building is undesirable as presented and watching what happens to neighborhoods where this same type of change was implemented - (i.e. in Toronto) - the communities became just a handful of busy streets - not communities.	5/15/2020 2:17 PM
90	I feel it is just lip service to try to make up for the overall height. But while nice design and would look good downtown with those setbacks, not for inglewood	5/15/2020 12:34 PM
91	Should be bigger set backs required. 2 metres on 9th ave at a busy intersection is insulting.	5/15/2020 11:36 AM
92	Don't want this building so setbacks are irrelevant	5/15/2020 11:26 AM
93	No comment	5/15/2020 10:12 AM
94	Seems good to me	5/15/2020 9:49 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 14  
Letter 19b  
5/15/2020 9:14 AM

95	None	5/15/2020 8:17 AM
96	no concerns	5/15/2020 8:17 AM
97	Too big	5/15/2020 7:32 AM
98	Will be clogged with cars due to lack of residents parking. It's already hard enough to park for the restaurants on 9th	5/15/2020 5:37 AM
99	The setbacks seem awfully tight. They add to the sense of massing/size of the building on the lot. Too much building for the lot size, IMHO.	5/15/2020 1:15 AM
100	How can you possibly manage this with a building this size and maintain safe distancing for foot traffic, pets, strollers, etc.	5/15/2020 12:47 AM
101	It's a small lot already. Less is reasonable.	5/15/2020 12:01 AM
102	Meh	5/14/2020 11:39 PM
103	No issue.	5/14/2020 10:56 PM
104	They seem great.	5/14/2020 10:24 PM
105	Am not qualified to answer because I don't understand...	5/14/2020 10:17 PM
106	ok	5/14/2020 9:56 PM
107	I simply don't want to see the building be built	5/14/2020 9:53 PM
108	No concerns.	5/14/2020 9:39 PM
109	same answer as previous question 14	5/14/2020 9:14 PM
110	None	5/14/2020 8:25 PM
111	Not nearly enough	5/14/2020 8:01 PM
112	N/a	5/14/2020 7:31 PM
113	i think more efforts could be made to increase the setback on 9av and improve the space for pedestrians on this corner	5/14/2020 6:51 PM
114	Set back ware too small	5/14/2020 6:37 PM
115	too far back.	5/14/2020 6:20 PM
116	No opinion	5/14/2020 6:17 PM
117	No concerns. I lived in the UK for years so I'd say this is a plus if it means the building is vibrant and connected to pedestrians.	5/14/2020 6:17 PM
118	No comment.	5/14/2020 6:02 PM
119	The setback starts 25 feet up. Why bother.	5/14/2020 5:58 PM
120	no concerns	5/14/2020 5:55 PM
121	They're almost meaningless on a building of this height.	5/14/2020 5:21 PM
122	Fight to maximize setback on the ground floor for 9th Ave	5/14/2020 4:56 PM
123	None	5/14/2020 4:50 PM
124	?	5/14/2020 4:50 PM
125	I'm ok with it.	5/14/2020 4:49 PM
126	not sure if you are referring to at grade or above.	5/14/2020 4:39 PM
127	No comment.	5/14/2020 3:30 PM
128	set backs on 9th avenue is a necessity. Not so much on the lane, except6 that people historically don't know how to drive down the lanes or park properly without backing into peoples property but I don't see that affecting the lawn bowling club.	5/14/2020 3:24 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/14/2020 3:13 PM  
Letter 19b

129	This parcel is not big enough for this building - again, all concerns on it going downtown. It DOES NOT!!! belong here. I am so disappointed that we even have to fight this. Where are the rules?	5/14/2020 3:13 PM
130	setbacks are reasonable , give a good width for pedestrians	5/14/2020 3:08 PM
131	Front is not deep enough	5/14/2020 2:53 PM
132	I don't consider those to be trade offs for the ridiculous height.	5/14/2020 2:53 PM
133	No answer	5/14/2020 2:38 PM
134	None.	5/14/2020 2:19 PM
135	No opinion	5/14/2020 2:17 PM
136	I think its going to appear likes its encroaching on the space.	5/14/2020 1:23 PM

**Q16 How do you think the development relates to its surrounding area including being sensitive to the visual impact of height, density, and shadowing?**

Answered: 144 Skipped: 39

#	RESPONSES	DATE
1	It is obviously insensitive to the existing building heights and character of Inglewood. I don't understand why developers want to develop modern glass and metal structures in the most historic part of the city.... it seems SO insensitive. This particular building could become a focal point of so many other areas of the city and add to the particular character. Being placed on a historic mainstreet just makes no sense except for some arrogant and self serving desires of those who want to disrupt design and continuity for the sake of doing so.	6/8/2020 9:52 AM
2	The development will have a negative effect in many ways	6/7/2020 12:38 PM
3	It does not fit in all all. (Please note the word bening is spelled incorrectly.)	6/7/2020 9:25 AM
4	It doesn't. Too tall and poor selection of exterior materials.	6/6/2020 10:35 PM
5	It is a joke to think this proposal is anything close to sensitive to surrounding area in terms of height, density, and shadowing.	6/5/2020 10:53 PM
6	It's clear that the developers do not care about people living in the area.	6/5/2020 1:42 PM
7	It does not relate to the surrounding area.	6/2/2020 11:07 AM
8	It's not sensitive at all. It's too big and ugly	5/31/2020 9:35 PM
9	to much shadowing. not enough height blending with the surroundings	5/31/2020 9:13 PM
10	It isn't sensitive to any of these.	5/31/2020 1:20 PM
11	I like it as a centrepiece. I feel like lot's of pictures and instagram posts will feature this building in the background. This will enhance Inglewood as a destination to be and be seen.	5/31/2020 9:27 AM
12	It does not relate in any way My gosh , look at it !	5/30/2020 11:37 PM
13	This is a no-brainer - there is nothing else around that compares to the threatening monolith in the middle of historic Inglewood. Why would this design be incorporated? It is not sensitive. It has no sensitivity.	5/30/2020 7:48 PM
14	it completely disregards the visual ambiance of the existing 9th avenue and Inglewood area. The density is nice as the glass shows the inner emptiness of the building but the shadows and general height do not fit	5/30/2020 9:03 AM
15	It makes an attempt to address all these but fails at all. Because in the end they want to squeeze more money and get approval	5/29/2020 2:00 PM
16	Too much of all of it.	5/29/2020 1:24 PM
17	Poorly.	5/28/2020 6:35 PM
18	Height is the only concern	5/28/2020 4:20 PM
19	It doesn't	5/28/2020 3:50 PM
20	Something this tall is bound to cast a few shadows in the sunniest place in Canada. The idea of glass appears to be a concept to open the structure attempting to diminish its imposing nature. The creator is clearly worried about the size and scope of the building based solely on the materials chosen. They know it is big and they know it is going to be problematic. They are greedy and overreaching like their building.	5/27/2020 6:11 PM
21	Negative impacts on the visual appeal of the neighbourhood	5/27/2020 12:11 PM
22	It is not sensitive to the visual impact of height, density and shadowing at all. It is designed to have a powerful, dominating visual impact as a new focal point, without any thought for what is already there.	5/27/2020 11:46 AM
23	It is not at all sensitive to the visual impact.	5/27/2020 9:00 AM
24	The designer of this building is not from Inglewood. They have no clue as to what we have created. And have no sympathy for the neighbours and the community as a whole.	5/27/2020 8:57 AM
25	International Space Station in the middle of a small town	5/27/2020 8:39 AM
26	It does not relate. Everyone keeps saying that we need more density because if the Green Line	5/27/2020 8:34 AM

but, most people living in Inglewood work downtown and walk, ride their bike or take the bus. They will not use the Green Line

27	it doesn't relate at all	5/27/2020 8:18 AM
28	See above	5/27/2020 12:13 AM
29	See above. This is a question of philosophy rather than precise setbacks or heights. From a philosophical, design and liveability perspective the development relates incredibly poorly to the surrounding area.	5/26/2020 11:38 PM
30	It doesn't relate. It is like sticking a Swarovski Crystal center piece on a picnic table at a summer barbecue.	5/26/2020 11:10 PM
31	Too tall.	5/26/2020 9:47 PM
32	Obviously not at all. I understand that opposites can be striking and interesting. However not at this major intersection in Inglewood.	5/26/2020 9:38 PM
33	Its not any of the above—its an eyesore to the community, too large, too tall, ugly, invasive to the north an south side of the roadways snd ally.	5/26/2020 8:45 PM
34	As stated before, it seems massive and out of proportion with the surroundings.	5/26/2020 6:53 PM
35	There's no sensitivity. Obviously whoever designed this didn't care about how it would negatively affect its surroundings.	5/26/2020 6:43 PM
36	PREVIOUSLY STATED NOT IN ANY WAY DOES THIS FIT. VISUAL ABORTION, SHADOW ON THE BOW, CONSTANT REMINDER OF A HATED BUILD COMPLEX, OVER POPULATION OF THE AREA, DEVALUATION OF PROPERTY...WHERE SHOULD I STOP?	5/26/2020 4:50 PM
37	No relation	5/26/2020 4:41 PM
38	obviously has impacts to surrounding property but in a democracy the needs of many outweigh the needs of a few.	5/26/2020 3:06 PM
39	Poorly.	5/26/2020 2:48 PM
40	It's obvious that the development doesn't care at all about its affect on other businesses or residents in the area.	5/26/2020 2:26 PM
41	The visual impact of the height and density is oppression, aggression, intimidation. It does not fit with the character of the neighbourhood and the wants of the neighbourhood. The shadowing to the river is concerning for the health of the river banks.. the health of the residents' plants and gardens... the mental health of the residents that the building would tower over. Please don't let this happen.	5/26/2020 1:54 PM
42	Poorly - for all the reasons already mentioned.	5/26/2020 1:42 PM
43	A very negative impact!!	5/26/2020 1:36 PM
44	From viewing the drawing, I do not think there has been any sensitivity toward visual air physical impacts to height, density and shadowing whatsoever, no sensitivity toward the neighbourhood at all.	5/26/2020 1:19 PM
45	It will be a draw to the community for the next 100 years	5/26/2020 1:14 PM
46	Any development in a parking lot to a building will have impact. No concerns here.	5/26/2020 12:42 PM
47	There will be shadowing for street and any buildings near it and look too massive.	5/26/2020 12:41 PM
48	Shadowing is my biggest concern...and that's related to height and density.	5/26/2020 12:33 PM
49	See earlier comments	5/26/2020 12:29 PM
50	It's nit sensitive to its surroundings at all	5/26/2020 12:27 PM
51	It doesnt	5/26/2020 12:18 PM
52	It isn't sensitive to the surrounding area at all. If the devolved doesn't go up in height he won't make any money because he can't expand the space he builds. This project doesn't care about being sensitive.	5/26/2020 12:18 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b  
5/26/2020 11:59 AM

53	It doesn't fit with the community - again too big for the piece of land its proposed to be built on.	5/26/2020 11:59 AM
54	It doesn't. It's about their project and making money. There is NO wanting to fit into the community.	5/26/2020 11:46 AM
55	I think they have grossly ignored the effect it will have on the community.	5/26/2020 11:41 AM
56	The height (and due to it the shadowing) will be a problem for this area. It impacts the character, it creates a blockage (unwanted single focus) and it will defy the purpose of having a natural integration. 3-4 less stories would solve the issue.	5/26/2020 11:38 AM
57	It's easy to see - it's about what developers want - developers get - \$\$\$\$\$	5/26/2020 11:36 AM
58	The architecture is beautiful. Bringing impressive architecture to the community is very positive. Higher residential density is valuable. Negative views of visual impact will fade over time. Please provide shadowing analysis.	5/26/2020 11:34 AM
59	have already commented. Lighting in our house has been cut back already.	5/26/2020 11:32 AM
60	For a massive structure, I can see that you're trying to fit it on the site, but the problem is with the size of the building. Again, the appearance of the building is fine in general, but it does not fit AT ALL with its surroundings. In some ways you're given an impossible task. Make something fit that can not fit.	5/26/2020 11:31 AM
61	I don't think that you have been at all sensitive in pushing through a building which does not fit the location in our neighborhood. The building could be quite spectacular in an appropriate location.	5/26/2020 11:30 AM
62	I like the design. I have no issue with shadowing or density. I do have an issue with height.	5/26/2020 11:24 AM
63	it does not	5/26/2020 11:21 AM
64	It does not relate to the community and proposes a drastic increase in density without enough planning on transportation infrastructure or community infrastructure. Inglewood is a small community and does not require such an increase in density - this is not east village.	5/26/2020 11:16 AM
65	It creates to big of a visual, and shadowing barrier.	5/26/2020 11:14 AM
66	Like an overage bully at your favourite niece's birthday party.	5/26/2020 11:14 AM
67	Leading question, meant to arouse conflict. It doesnt NEED to be sensitive to anything.	5/26/2020 11:03 AM
68	That monstrosity does not relate in any way. It is so ugly!	5/26/2020 11:03 AM
69	It's completely insensitive to build a building twice as tall as anything else around it	5/26/2020 10:56 AM
70	I know there were shadow impact studies done. That said, again, it seems like a careless addition to the neighbourhood. This isn't something that we can just change our minds on later. Once the iceberg is up, it's stuck there and we're going to have to live with it.	5/23/2020 3:33 AM
71	devastating, what makes this developer who has strong relationships with city council feel like they can do whatever they want without regard for current DP guidelines.	5/22/2020 2:03 PM
72	It will loom over the LBC, cutting off not only sunshine but its relationship to Ninth Avenue. It is the apocalypse for the entire recreation area. It is as sensitive as a bull in a china shop.	5/22/2020 12:04 PM
73	Not at all. There is no attempt to make this building relate to anything around it. It is huge. It is glass. It is modern. It is overpowering from every direction. How could the developer - or anyone - say there has been a meaningful attempt to make this building relate to the community?	5/21/2020 6:17 PM
74	too high, casts too big of a shadow and is overwhelming	5/20/2020 8:57 PM
75	I feel like you are asking the same question over and over.	5/19/2020 10:43 PM
76	It will be a beautiful addition to a neighbourhood that needs more people to sustain what we already have.	5/19/2020 9:53 PM
77	The shadows this building will cast will be oppressive, especially in winter. In terms of density, I note that the parking supplied (two levels) will be inadequate.	5/19/2020 9:47 PM
78	Way too tall	5/19/2020 8:13 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12

Letter 196

79	Due to its massive height, this development is not sensitive to the surrounding area	5/19/2020 7:13 PM
80	it doesn't - it will create too much shadow.	5/19/2020 4:01 PM
81	I don't think any 12-story building in this location can be sensitive to the visual impact it creates in this neighbourhood.	5/19/2020 8:25 AM
82	Too much added density in area	5/18/2020 8:55 PM
83	I repeat myself that this location is the heart of Inglewood and does nothing to add to the street vitality of the area. It is a stick and glass structure that does not add anything to the significant historical character of the area.	5/18/2020 9:27 AM
84	Too tall, even with the glass concept	5/18/2020 5:58 AM
85	Completely out of place	5/17/2020 6:32 PM
86	I appreciate that it is angled away from the street but it's still way too tall to not change the vibe completely.	5/17/2020 1:32 PM
87	It doesn't	5/16/2020 5:00 PM
88	I think it attempts to be sensitive of the needs and wants of the residents and businesses of Inglewood, but drops the ball on the execution.	5/16/2020 2:18 AM
89	Not sensitive at all. The more questions I answer, I am feeling increasingly angered at this proposal. Why is this even being considered? Money??? Feels like a whole lot of developer profit over neighborhood.	5/15/2020 11:37 PM
90	It does not. It is too much for a location in Inglewood. There are many lots in East Village or downtown this would fit in just fine	5/15/2020 8:38 PM
91	To high	5/15/2020 8:33 PM
92	As previously discussed	5/15/2020 4:43 PM
93	Yah... I guess thats a concern for the lawn bowlers...	5/15/2020 3:51 PM
94	It will overpower any structures that exist and will keep them in the shade. No matter the idea of keeping CIBC - it's a token that means little to the overall community plan.	5/15/2020 2:17 PM
95	It doesn't relate. Totally different from anything else	5/15/2020 12:34 PM
96	Hmmm I'm not sure it does at all.	5/15/2020 11:36 AM
97	Bending...are you kidding me? Totally insensitive	5/15/2020 11:26 AM
98	Again I already answered	5/15/2020 10:12 AM
99	While bigger than current buildings, I think it works well as a contrast and being located on a major intersection. This is where a building like this should exist. Not mid block.	5/15/2020 9:49 AM
100	Terrible. Please don't.	5/15/2020 9:14 AM
101	Looks very out of place.	5/15/2020 8:17 AM
102	Does not take into account the overall feel of Inglewood	5/15/2020 7:32 AM
103	It doesn't. It's ugly and doesn't work any better than the monstrosity further west	5/15/2020 5:37 AM
104	Does not relate at all well.	5/15/2020 1:15 AM
105	The development relates negatively to the surrounding area. Shadow on the street and surrounding businesses, insensitive to the historic essence of the Inglewood. The plan seems destructive, forceful and not thoughtful or respectful of a neighbourhood that's foundations lay in history and modesty.	5/15/2020 12:47 AM
106	Reasonable. It's a gorgeous building. Adds something to Inglewood.	5/15/2020 12:01 AM
107	Too high	5/14/2020 11:39 PM
108	I am not concerned about any of those.	5/14/2020 10:56 PM
109	Has there been an attempt to make the building relatable to any of the other buildings?	5/14/2020 10:51 PM

110	It's a cool project, is interesting and ambitious, contrasts in an interesting way with existing (while being a huge upgrade of that site itself) it includes and preserves a heritage asset without trying to mimic it. Streetwalls are good and create a positive visual impact, and anchor sites in corners help visually. Density is a positive thing. Shadowing is a thing that exists in cities and can be avoided by moving rurally, otherwise it is just to be dealt with.	5/14/2020 10:14 PM
111	benign? Never heard that word before... Again, it will not fit in with the other buildings on 9th.	5/14/2020 10:17 PM
112	the building overpowers and ignores the surrounding area	5/14/2020 9:56 PM
113	It doesn't	5/14/2020 9:53 PM
114	In favour of the building's aesthetic.	5/14/2020 9:39 PM
115	It stands to reason that the height will impact shadowing. It is inappropriate to shadow neighbourhoods with an unnecessarily high building.	5/14/2020 9:14 PM
116	I think it's natural evolution of an inner city neighbourhood and will make Inglewood a more attractive place to visit.	5/14/2020 8:39 PM
117	See my previous comments. It's great, iconic & interesting. The juxtaposition somehow highlights the other buildings history though.	5/14/2020 8:25 PM
118	Id like to think RNDSQR takes pride in their architecture and design, their efficient use of space and resources, their high density for desirable areas so we can share the neighbourhood with more people.. I trust they have done research and taken these factors into consideration. No real concerns	5/14/2020 8:07 PM
119	As I've commented it will look complete incongruent	5/14/2020 8:01 PM
120	The development blatantly ignores the historic architecture of the surrounding area.	5/14/2020 7:31 PM
121	looking at the street as a whole, this would be a great addition if it stands out for its quality and not its height	5/14/2020 6:51 PM
122	How many time's are you going to ask this????? Bad height, density too high and shadowing is a neighbourhood killer	5/14/2020 6:37 PM
123	visually jarring for height	5/14/2020 6:20 PM
124	It's a little too large	5/14/2020 6:17 PM
125	It would be a huge draw, speaking to the vitality and progressiveness of the creativity of the residents and neighbourhood.	5/14/2020 6:17 PM
126	Negative impacts	5/14/2020 6:02 PM
127	It is in no way, shape, or form, sensitive to the surrounding area.	5/14/2020 5:58 PM
128	all the other buildings around will be much shorter, which will look uneven	5/14/2020 5:55 PM
129	Zero sensitivity!	5/14/2020 5:21 PM
130	No major issues	5/14/2020 4:56 PM
131	I find it visually off-putting, and strongly contrasts with the neighboring properties	5/14/2020 4:50 PM
132	Horribly	5/14/2020 4:50 PM
133	It's bold! I'll give it that. But I'm not opposed. It's bright, airy and new. Much better than the used car lot.	5/14/2020 4:49 PM
134	not well	5/14/2020 4:39 PM
135	Density is good. That height is too much for that spot. I don't care about shadowing.	5/14/2020 3:30 PM
136	It doesn't. it is too high, it stands out from all the other buildings but not necessarily in an asthetic way.	5/14/2020 3:24 PM
137	It is not sensitive, and it is hideous! It will be an eye sore, it will be horrific. The shadowing will impact lawn bowling, and the Rouge. Never mind the 12 ST or 8 AVE beyond.	5/14/2020 3:23 PM
138	it relates poorly, this whole project is wrong for Inglewood.	5/14/2020 3:08 PM

139	Horrible	5/14/2020 2:19 PM
140	As I have said previously, I don't think it relates in any of those ways...NOT sensitive to height, density (except for the city's apparent position on slamming in density wherever they can, suitable or not) or shadowing.	5/14/2020 2:53 PM
141	It doesn't. It's too high, too modern.	5/14/2020 2:38 PM
142	Will bring some modern flair to the area. People around here are often too tied to the past.	5/14/2020 2:19 PM
143	It just seems so large for the neighbourhood. While I like the aesthetic on its own, it doesn't reflect the charm of the neighbourhood.	5/14/2020 2:17 PM
144	Its trying too hard to be modern. Stick with a foundation in the how our community looks and update a bit but don't try and win awards for being ground breaking.	5/14/2020 1:23 PM

## Q17 Do you have any other comments, questions, or concerns related to building height(s)?

Answered: 120 Skipped: 63

#	RESPONSES	DATE
1	The main draw for homeowners, shoppers, visitors and dreamers to come to Inglewood is for its historic character. This is well known and it makes Inglewood a desirable destination for many. Because it has developed this reputation of being one of the best communities in Canada, this attracts buyers, businesses and developers, all who want to share in this wonderful community. However, by allowing development such as is proposed, you are destroying that appeal that is inherent to one's desire to be a part of such a rich history and streetscape. It really makes no sense. This building goes against all the factors that make Inglewood attractive and by design, works to destroy it.	6/8/2020 9:52 AM
2	Again, inappropriate at this location	6/7/2020 12:38 PM
3	The city should not approve it. Six stories maximum are zoned for Inglewood and are there for a reason. Why is it so easy for the city to rezone?	6/7/2020 9:25 AM
4	Too tall.	6/6/2020 10:35 PM
5	I think a building of 12m to 18m would be way more suited for this location. 45m is just too tall.	6/5/2020 10:53 PM
6	It's not right to relax the rules for these developers. It should never have been done. Inglewood doesn't need tall buildings	5/31/2020 9:35 PM
7	i don-t like the height	5/31/2020 9:13 PM
8	I think i have said it all	5/30/2020 11:37 PM
9	I believe I have made myself clear.	5/30/2020 7:48 PM
10	it's too tall	5/30/2020 9:03 AM
11	We need to nip that trend in the bud. We need to remain strong on enforcing height restrictions and requiring some character in new developments	5/29/2020 2:00 PM
12	Yes, the higher it is built, the more population will be in it, and I can see by the lack of parking underground that we are in for more parking issues with this development.	5/28/2020 6:35 PM
13	Contemporary sensitive architecture should be welcome in Inglewood and I'm not talking about the Torode Turd	5/28/2020 3:50 PM
14	no	5/27/2020 9:30 PM
15	Why so high? Other buildings in the neighbourhood have done a great job limiting the height of their projects.	5/27/2020 12:11 PM
16	City Hall should NOT be allowing these huge towers to be built in Inglewood because they flout all the existing rules for planning and development in this neighbourhood. The existing ARP was put together with the consultation of hundreds of residents and many, many volunteer hours were given to ensure that the future character of Inglewood would be protected against exactly this kind of inappropriate development. The City is giving the green light to developers instead of enforcing the rules. They are allowing big money to win out against the wishes of the majority of Inglewood residents and visitors who realize what is happening. There are many residents and visitors who are not yet aware that this is what is being proposed but by the time these towers get built, if they are allowed to proceed, it will be too late. They must not be allowed to be built because they will destroy the unique historic character of Inglewood forever. Another huge consideration is the lack of parking options for a massive tower of condos like this. The underground parking will not be enough to accommodate all the condo residents and their visitors, so those wanting to visit Inglewood to shop will not be able to find adequate parking, to the detriment of local businesses.	5/27/2020 11:46 AM
17	The shadowing will destroy the Lawn Bowling Club's ambience and create dangerous ice buildups on surrounding streets in the winter	5/27/2020 8:39 AM
18	See above	5/27/2020 8:34 AM
19	As mentioned before. Why do we have restrictions if developers and our crap counselor get to ignore anything the community says?	5/27/2020 8:18 AM
20	I truly hope our city officials view the long term effects of granting this proposal and changing the height restrictions. Please lets keep Calgary's only cool walking street.	5/27/2020 12:13 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 13  
Letter 19b  
5/26/2020 11:38 PM

21	My concern is that the city will respect the input of its citizens and reject this development.	5/26/2020 11:38 PM
22	This would be appropriate in East Village. Interesting that the example they used for marrying heritage with modern is in east village. Where it works amazingly. When will a developer realize the heritage style is what people love and what works in Inglewood. Something like the Bank building the Teatro Restaurant is in.	5/26/2020 11:10 PM
23	No.	5/26/2020 9:47 PM
24	No	5/26/2020 9:38 PM
25	DOES NOT FIT THE THEME, HISTORY, STYLE, ETC IF THE COMMUNITY.	5/26/2020 8:45 PM
26	Too tall!	5/26/2020 6:43 PM
27	CITY HALL CHANGING ZONING TO RUIN OUR NEIGHBOURHOOD FOR CASH AND A MISPLACED DENSITY CONCEPTS PRETTY MUCH DISGUSTS ME. I WANT TO KNOW WHO IN COUNCIL VOTED FOR THIS MONSTROSITY.	5/26/2020 4:50 PM
28	We need to respect the ppl living close by, I personally would want to move if it was my neighbor. Out with the old in a historical community, pls, whose needs are being met?	5/26/2020 4:41 PM
29	nope	5/26/2020 3:06 PM
30	The height limit should be on a more human scale - leave this type of building for the Beltline.	5/26/2020 2:48 PM
31	No.	5/26/2020 2:26 PM
32	Please do not let this happen. It belongs in the downtown core, not in a sweet, quaint neighbourhood where people grow their own vegetables, keep bees, walk their dogs and raise their children. A community. A place that attracts people to it for the charm and quaintness. Please don't destroy our ambient warmth and welcome.	5/26/2020 1:54 PM
33	No	5/26/2020 1:42 PM
34	Please, no massive or tall or modern projects here. Developments that mimic the historical heritage styles in a low mass and height development would respect what has made this a destination neighbourhood and 9th Ave a popular place to be.	5/26/2020 1:19 PM
35	No	5/26/2020 1:14 PM
36	No	5/26/2020 12:42 PM
37	Too large and too high, does not fit in Inglewood. I don't believe there is a need for this size of a building for a considerable time into the future. Who will live in it? already way too much retail space that is empty.	5/26/2020 12:41 PM
38	Can't think of any.	5/26/2020 12:33 PM
39	Why ask for community input when it appears our views are ignored? It seems the community is vocal on buildings over 6 stories but developments are approved regardless	5/26/2020 12:29 PM
40	Don't build it. Build something that respects the neighbourhood. What's been build so far is a disgrace. We are losing our history just to make money	5/26/2020 12:27 PM
41	It doesn't fit in at all. Please take this project to another neighbourhood and leave Inglewood.	5/26/2020 12:18 PM
42	It appears to me that the City is relentless on bringing bigger and taller buildings to Inglewood irregardless of what it does to the character etc. of this community. 9th Avenue is a thoroughfare into downtown - all of these buildings and occupants are going to create incredible parking and traffic problems which I don't believe will be alleviated by the Green Line and our Max Purple buses.	5/26/2020 11:59 AM
43	Don't let it happen	5/26/2020 11:46 AM
44	Please do not approve this building. The height is too tall. It sets a dangerous precedent in our community.	5/26/2020 11:41 AM
45	The height will create a precedent that will be a big problem down the road. We saw lately how little tax payers' opinion matters when it comes to certain Councillors but this needs to change.	5/26/2020 11:38 AM
46	No	5/26/2020 11:36 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 13  
Letter 19b  
5/26/2020 11:34 AM

47	Greater residential density is a good thing and means higher buildings.	5/26/2020 11:34 AM
48	I do not feel that the City is our ally in this regard. I feel that my elected representative is actively working against the interests of the heritage of the neighbourhood.	5/26/2020 11:31 AM
49	It is not that I am not open to change, however it is important to look at our beautiful neighborhood and make sure that buildings fit the proposed locations and blend in with existing buildings.	5/26/2020 11:30 AM
50	No.	5/26/2020 11:24 AM
51	ridiculous	5/26/2020 11:21 AM
52	Inglewood is no place for a 12 storey structure. Would be fine if it fit surrounding zoning and heights of other buildings, but not beyond.	5/26/2020 11:16 AM
53	PLEASE Keep the current restrictions as a Key Element of helping Inglewood maintain its unique and recognizable neighborhood.	5/26/2020 11:14 AM
54	In this instance, no.	5/26/2020 11:14 AM
55	none.	5/26/2020 11:03 AM
56	Just do not allow it to be built.	5/26/2020 11:03 AM
57	No	5/26/2020 10:56 AM
58	The building is unnecessarily tall. My only question is if we can get the height of this thing knocked down.	5/23/2020 3:33 AM
59	Heard conversations that they ask for 45m height limit knowing they might not get it and then request for 30m height restriction showing that they are being more reasonable...it is a tactic that I don't want them to be successful with	5/22/2020 2:03 PM
60	It is akin to a small child having a temper tantrum at a royal wedding: inappropriate, outrageous and selfish.	5/22/2020 12:04 PM
61	If this building proceeds as proposed, it will be the start of the ruin of 9th Avenue. It will set a precedent for further massive, modern building developments along 9th. The result will be a gentrified, shadowed, wind tunnel devoid of any history or heart. What's to stop another tall building being built at the SE corner of this intersection? Or further along 9th? If this proceeds, it will be obvious there is no respect for what local residents and businesses want to see take shape in their community.	5/21/2020 6:17 PM
62	We think the heights being proposed by all of the currently proposed developments do not honor the community's concerns nor the existing design stipulations	5/20/2020 8:57 PM
63	Seriously. Hire a researcher to design your study.	5/19/2020 10:43 PM
64	Just shading	5/19/2020 9:53 PM
65	No	5/19/2020 9:47 PM
66	No	5/19/2020 7:58 PM
67	It is an unacceptable project.	5/19/2020 4:01 PM
68	It sets a precedent that will be followed throughout the neighbourhood. The precedent of 6 stories is already creating some big changes in the look of the main street on the west end. From 11 St SE to 13 St SE we still have a wonderful historical look to the neighbourhood. This is what brings film crews here. This is what so many people love about coming here to shop and eat and live. I think that this location specifically is a terrible place to be putting in something massive - it destroys the intersection at the very heart of the neighbourhood.	5/19/2020 8:25 AM
69	Doesn't belong in historical setting we have here. Too many other new buildings already allowed here	5/18/2020 8:55 PM
70	I support the ICA and the BIA's position that this location should respect the 20 metre height and 2.0 FAR	5/18/2020 9:27 AM
71	Think it has been said. Too tall, and keep restrictions on total street heights consistent 4 stories, is 4 stories., 5 stories is now moved to 8? That is a different number.	5/18/2020 5:58 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

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Attachment 12

5/17/2020 6:19 PM

72	There are new buildings now under construction that are within the 6 storey height restriction including one less than two blocks from my home. They suit the neighborhood and will blend in nicely. Why spoil a good thing?	5/17/2020 6:19 PM
73	Yes, there's no reason they should be allowed to break the rules or get an exemption.	5/17/2020 1:32 PM
74	The 4 or 5 developments that are inconsistent with the draftARP before Councillor Carra fiddled with it - will significantly change the community- not to the good! There has been no thought given to the cumulative impact of all these developments: parking, traffic, sidewalks ( you can nearly walk down the sidewalks now) and neighbourhood parks - this isn't planning- it's plop & dropitecture - completely thoughtless & insensitive. How does an air B&B build great communities?	5/16/2020 5:00 PM
75	Please reconsider the height of this building. Would the beauty of the design be eliminated by a lower height? I don't think so. But I think the developer wouldn't make the same profit. I'm just so sad that money is a larger consideration for our council than an amazing, unique, heritage community.	5/15/2020 11:37 PM
76	No	5/15/2020 8:38 PM
77	Marrying old with new is a good thing scale needs to taken into consideration	5/15/2020 8:33 PM
78	No	5/15/2020 4:43 PM
79	no	5/15/2020 3:51 PM
80	Why is a building so obviously outside the restrictions of height even being considered? Why is a building that is all iron and glass being considered in this community?	5/15/2020 2:17 PM
81	No	5/15/2020 12:34 PM
82	no	5/15/2020 11:36 AM
83	It would only be a repeat of what I have already expressed	5/15/2020 11:26 AM
84	no	5/15/2020 10:12 AM
85	No. But these are some of the most leading questions on a survey I've read in a long time. It drips with your bias.	5/15/2020 9:49 AM
86	No	5/15/2020 9:14 AM
87	Why so high? Why cant it fit in better with the 9th avenue community	5/15/2020 8:17 AM
88	I like the building however takes away from the overall people drawing aspect of Inglewood.	5/15/2020 7:32 AM
89	Stay out of my hood!	5/15/2020 5:37 AM
90	EVERYTHING.	5/15/2020 12:47 AM
91	Nope	5/15/2020 12:01 AM
92	No problems.	5/14/2020 10:56 PM
93	Why have an ARP if every proposal becomes an exception (e.g. The Grid)?	5/14/2020 10:51 PM
94	I do wonder on the exact materials and how they will pull it off. Value looks way worse than the plans in practice, on the other hand, south bank looks way better. There is always some uncertainty. Fortunately rndsqr seems to do really great work. Also wonder about whether Inglewood can get some further confusing for the height somehow? Public art, gardens, etc?	5/14/2020 10:24 PM
95	Have said my piece, now will attend meetings and voice my adamant concern regarding this development.	5/14/2020 10:17 PM
96	the city planners should not be allowed to have this happen when the revised height comes from an ARP that is in draft form and was not approved by the community	5/14/2020 9:56 PM
97	How did they skirt the ARP?	5/14/2020 9:53 PM
98	No.	5/14/2020 9:39 PM
99	Why such a sudden and extreme change in planning regulations. Why is it necessary to change	5/14/2020 9:14 PM

the scale of the buildings in Inglewood. Does the tax benefit really outweigh the obvious damage to the neighbourhood.

100	It's appropriately for the design & integration with the block. It's a flare at the end of a diverse block that has many different design styles	5/14/2020 8:25 PM
101	Density and lack of parking would also be a concern	5/14/2020 8:01 PM
102	N/a	5/14/2020 7:31 PM
103	Why don't you ask this one more time....did you actually pay the people to do create this survey for you?	5/14/2020 6:37 PM
104	No	5/14/2020 6:17 PM
105	Height reduction could be a good compromise if it means having an architecturally significant building as a beacon to draw people to our community.	5/14/2020 6:17 PM
106	HOW do these developers even get their feet in the door? WHO are they in bed with?	5/14/2020 6:02 PM
107	It is too high. Why do we have Bylaws and ARP's at all? They seem to be totally meaningless.	5/14/2020 5:58 PM
108	no	5/14/2020 5:55 PM
109	Building height is fine	5/14/2020 4:56 PM
110	Already expressed	5/14/2020 4:50 PM
111	No,	5/14/2020 4:49 PM
112	The person who designed this thing needs less coffee.	5/14/2020 3:30 PM
113	I would hope that you consider lowering the height - I could even live with it being 10 stories or 8 stories so at least there would be some balance.	5/14/2020 3:24 PM
114	WHY is this even being considered????!!!! It is way to tall, too much everything. What happened to listening to the community, what happened to what is currently in place for height restriction????!!!!	5/14/2020 3:23 PM
115	Too tall guys, 3 condo projects have been built or are being built and have. All are 6 stories and fit well within the context of the main street. maybe you should hire their Architects.. they actually seem to know what they are doing...	5/14/2020 3:08 PM
116	No	5/14/2020 2:53 PM
117	Density is fine, where it fits. Density does not fit in every redevelop-able location. It doesn't take a rocket scientist to see that this location does not lend itself to this kind of height. In previous meetings (hundreds of man hours) with the city, our community has identified areas within Inglewood which may be more suitable. The city nods and smiles, and then basically does whatever it wants. EXTREMELY DISAPPOINTING.	5/14/2020 2:53 PM
118	No	5/14/2020 2:38 PM
119	Too tall	5/14/2020 2:17 PM
120	Please stop asking questions on heights when you know the answer from the community of people who actually live here is to stop trying to making massive highrises.	5/14/2020 1:23 PM

## Q18 What do you think about the building's location in proximity to other heritage properties/features along 9th Avenue?

Answered: 129 Skipped: 54

#	RESPONSES	DATE
1	It does not belong. It would be at home and a jewel in a community like East Village. To me it disrespects the existing heritage and chooses not to understand it.	6/8/2020 9:56 AM
2	Again - inappropriate at this location. Have the developers considered such a project further east on 9th Avenue? Here, ugly properties (with no heritage significance) could be eliminated, and purported altruism could be focused on a contribution to beautification.	6/7/2020 12:59 PM
3	It totally drowns out all other buildings in their proximity.	6/7/2020 9:33 AM
4	It will dwarf them.	6/6/2020 10:43 PM
5	The location in proximity is great for heritage buildings, and should emulate something traditional, rather than a complete stark difference.	6/5/2020 11:00 PM
6	It doesn't belong in Inglewood period!	5/31/2020 9:41 PM
7	It doesn't compliment, defer, respect or make any sense in relation or proximity to other heritage properties/features along 9th Avenue. The building's design is ridiculously modern.	5/31/2020 1:28 PM
8	I support it's location	5/31/2020 9:30 AM
9	It in no way adds to the character of the area	5/30/2020 11:42 PM
10	If the developers re-design it, keeping to the 20 - meter limit, it would be acceptable, pending compliance.	5/30/2020 7:58 PM
11	this is fine	5/30/2020 9:06 AM
12	We've seen it by the hose and hound. It makes the smaller older (nice) buildings look irrelevant, like they're awaiting to be torn down. Nice new buildings but it kills the essence of the hood	5/29/2020 2:05 PM
13	Build it the beltline. It fits there.	5/29/2020 1:30 PM
14	It's completely out of place, doesn't belong in proximity to other heritage buildings.	5/28/2020 6:43 PM
15	Fine	5/28/2020 4:28 PM
16	Fine	5/28/2020 3:53 PM
17	I'd prefer to see more space between the buildings.. it seems really jammed up against CIBC.	5/27/2020 9:32 PM
18	If built there it will be. Bold faced and imposing.	5/27/2020 6:19 PM
19	Dominates the focus away from the characterful historic buildings. They are dwarfed by this monstrous neighbour and consequently their importance as a focal point is diminished.	5/27/2020 11:58 AM
20	This is a lovely heritage building that should be preserved with a thoughtfully designed addition.	5/27/2020 9:05 AM
21	One of these things just doesn't belong...the proposed building!	5/27/2020 9:01 AM
22	Totally out of context	5/27/2020 8:46 AM
23	Fine	5/27/2020 8:37 AM
24	as good as any, as anywhere on 9th isn't good for this	5/27/2020 8:26 AM
25	It does not work.	5/26/2020 11:21 PM
26	Proximity is fine.	5/26/2020 9:52 PM
27	Dies not fit with the heritage of the community	5/26/2020 8:50 PM
28	Too close. Looks crazy like it should be in Vegas, not Inglewood.	5/26/2020 6:46 PM
29	IT DOES NOT FIT IN WITH ANYTHING ELSE.	5/26/2020 4:57 PM
30	It looks like it wants to be noticed, so that worked	5/26/2020 4:49 PM
31	I do not think the building fits in with the features or properties on 9th Ave	5/26/2020 3:59 PM
32	personally doesn't matter to me.	5/26/2020 3:08 PM

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Attachment 12  
Letter 19b

33	The rooftop patio on the heritage building will be dwarfed by the new development.	5/26/2020 2:11 PM
34	Pretty tight.	5/26/2020 2:33 PM
35	The building dwarfs everything surrounding it. The materials and scale are not relatable to the 9th avenue buildings and charm. It towers over everything in a jarring and aggressive manner. It is in no way integrated. The materials, the shape and the scale do not work with the surrounding structures and tone.	5/26/2020 2:00 PM
36	I don't think it fits in with its surroundings at all.	5/26/2020 1:48 PM
37	It's crammed into a small area in favour of height & density	5/26/2020 1:43 PM
38	It's modern design is a contrast that shows that Inglewood is not stuck in the past.	5/26/2020 1:35 PM
39	Not sure what properties are protected as heritage.	5/26/2020 1:20 PM
40	Does not fit way too large and the design is not suitable to the area	5/26/2020 12:47 PM
41	No different the. Any other building along ninth	5/26/2020 12:43 PM
42	Not an issue.	5/26/2020 12:38 PM
43	It's disrespectful	5/26/2020 12:33 PM
44	Too close	5/26/2020 12:30 PM
45	Same questions over and over! This building doesn't belong in Inglewood.	5/26/2020 12:25 PM
46	Any development on that site should should be a "historic" looking building	5/26/2020 12:22 PM
47	Same answer as before - it doesn't fit into this area - the modern aspect of it does not integrate into the street.	5/26/2020 12:02 PM
48	It doesn't work	5/26/2020 11:49 AM
49	It looks ugly and destroys the ambiance of 9 Ave as the small town high street.	5/26/2020 11:48 AM
50	None	5/26/2020 11:43 AM
51	It will work well as long as the height is addressed.	5/26/2020 11:42 AM
52	A joke.	5/26/2020 11:41 AM
53	It looks like it's eating the CIBC building. It doesn't fit in at all.	5/26/2020 11:41 AM
54	I looks like it's very out of place!	5/26/2020 11:36 AM
55	I think its fine. I like it.	5/26/2020 11:28 AM
56	overbearing	5/26/2020 11:24 AM
57	Given its a 12 storey structure, it will be much too close and over power all surrounding features and properties.	5/26/2020 11:20 AM
58	An affront to the heritage character of the proximal edifices.	5/26/2020 11:20 AM
59	It is not contributing to the heritage feel and aesthetic.	5/26/2020 11:17 AM
60	Too modern for the Main Street	5/26/2020 11:11 AM
61	Modern juxtaposed with old is not a sin. This will be fine.	5/26/2020 11:08 AM
62	It is awful!!!	5/26/2020 11:07 AM
63	love the integration of CIBC building	5/26/2020 10:59 AM
64	This doesn't seem like heritage preservation for preservation sake. It seems like that is a requirement in order for them to build a monstrous building	5/26/2020 10:58 AM
65	ITS AN ICICLE. The block between 11th and 12th is either historical, or has gone to great lengths to incorporate into the historical neighbours. None of the existing buildings on this block stick out. Put the icicle with all the other ones.	5/23/2020 3:43 AM
66	when they bought the land, they should have bought with the idea of respecting the other	5/22/2020 2:07 PM

	properties/features or bought another land parcel in a different location such as in east village.	
67	Physically, the location is at the center of Ninth Avenue - it should be a lynch in unifying and celebrating the heritage thoroughfare, not disrupting and pulling attention away.	5/22/2020 12:23 PM
68	Well the new glass structure simply overpowers the CIBC building and the buildings on the south side (Iron Wood). It is not a design or size that is at all suitable for this very historic promenade. Less visual significance will attach.to the beauty of the CIBC building or other old heritage buildings in proximity to RNDSQR because this new structure is visually domineering.	5/21/2020 6:32 PM
69	its good, just needs to be lower in height	5/20/2020 9:08 PM
70	That patio looks very nice. The rest of the building is too big.	5/19/2020 10:45 PM
71	This is typical to what would happen with any development, it might actually be better as it is incorporated as part of the new design, another developer may have chosen to build 6 or more stories right to all 4 property lines	5/19/2020 9:59 PM
72	I'm fine with it	5/19/2020 8:14 PM
73	Fine	5/19/2020 8:01 PM
74	it is a glaring example of ultra modern design and it is not keeping in with Inglewood	5/19/2020 4:02 PM
75	The stretch between 11 St SE and 13 St SE along 9th Ave is the most intact and heritage part of the neighbourhood. It pains me to envision such a modern building going in right there.	5/19/2020 8:33 AM
76	Bad location for it here	5/18/2020 8:58 PM
77	The ARP states that this is "a prominent site of significant civic importance" where "this intersection should become a neighbourhood node with signature architecture reflecting Inglewood's historic and urban character". This development does not meet any of these requirements.	5/18/2020 9:48 AM
78	Too close	5/18/2020 6:00 AM
79	The heritage buildings currently are dominant features of the streetscape and this proposal certainly takes away from that feature. In fact the sketch shows tgthe building appearing to lean over the bank building as if it is trying to swallow it up	5/17/2020 6:46 PM
80	It takes away from them.	5/17/2020 1:34 PM
81	the heritage buildings are very nice, but not practical for day to day use of Inglewood residents	5/16/2020 7:42 PM
82	It doesn't work anywhere on the street- proximity is not the issue	5/16/2020 5:08 PM
83	Just such a ridiculous question. A building of this height will welcome the slow and sure distraction of our heritage community.	5/15/2020 11:40 PM
84	It does dwarf those not included in the design	5/15/2020 8:42 PM
85	As previously discussed	5/15/2020 4:44 PM
86	funky!	5/15/2020 3:53 PM
87	Overbearing and overshadowing. Does not adhere to the sense of Heritage at all	5/15/2020 2:24 PM
88	It's not the right building for this area. The new building is just going for a modern look. That's not to say Inglewood shouldn't have modern buildings but you can do modern buildings that still fit in heritage style buildings	5/15/2020 12:40 PM
89	It's stuffed onto the site and takes away from the main street feel and heritage of our neighbourhood. One of a few high streets in this city.	5/15/2020 11:39 AM
90	It is not appropriate for an historic neighbourhood in any location.	5/15/2020 11:38 AM
91	Again I think it should be designed to match the character of the rest of the street	5/15/2020 10:14 AM
92	Seems good	5/15/2020 9:54 AM
93	Honestly terrible.	5/15/2020 9:16 AM
94	Addressed earlier	5/15/2020 8:19 AM

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Attachment 12  
5/15/2020 7:35 AM  
Letter 198

95	Not good. Too overbearing	5/15/2020 7:35 AM
96	It sucks!	5/15/2020 5:40 AM
97	It's not proximity, it's directly on top. Invasive, money focused and inconsiderate.	5/15/2020 12:53 AM
98	Love how it incorporates the CIBC	5/15/2020 12:03 AM
99	No problem. It is replacing a used car lot, nothing of cultural significance.	5/14/2020 10:59 PM
100	It looks like it would fit in well ... in East Village	5/14/2020 10:54 PM
101	No problem with it. People that think no new architecture can exist (on what is currently a car lot) are, frankly, morons.	5/14/2020 10:30 PM
102	AGAIN, it does not belong in our Community!	5/14/2020 10:22 PM
103	it is a sore thumb rising up out of historic surroundings	5/14/2020 10:02 PM
104	It is not Heritage, does not look it, and CIBC should be a heritage designation without the 'promise' from RNDSQR	5/14/2020 9:58 PM
105	I love it. Big fan.	5/14/2020 9:41 PM
106	inappropriate.	5/14/2020 9:17 PM
107	I think it's fine.	5/14/2020 8:42 PM
108	It's great! The juxtaposition highlights the diversity of design on the north side of the street	5/14/2020 8:29 PM
109	It looks like scaffolding	5/14/2020 8:03 PM
110	It would be better suited in East Village. It does not flow with the building.	5/14/2020 7:34 PM
111	the proposed development does a good job of highlighting the cIBC building with the atrium slanting away, and the rooftop patio integration.	5/14/2020 7:03 PM
112	Too close not an attractive addition	5/14/2020 6:40 PM
113	Design contrast helps to highlight the best features of each.	5/14/2020 6:28 PM
114	too close. out of place.	5/14/2020 6:24 PM
115	No real opinion	5/14/2020 6:18 PM
116	Obviously this is a prime site for redevelopment, as long as it is done well. As such, any development will be adjacent to heritage properties.	5/14/2020 6:06 PM
117	Too close. This would be a very groovy addition to an industrial area.	5/14/2020 6:05 PM
118	It is out of step with all the other buildings on the street.	5/14/2020 5:23 PM
119	No concerns about the proximity	5/14/2020 4:59 PM
120	If the design was less contrasting, I would have no concerns (other than height)	5/14/2020 4:58 PM
121	Too close	5/14/2020 4:56 PM
122	fine if its respectfully	5/14/2020 4:42 PM
123	Heritage is not being respected or preserved. This becomes a battle of heights and is awful. It really makes me sad that this is even a conversation.	5/14/2020 3:30 PM
124	Proximity is fine, design is garbage, and too tall	5/14/2020 3:26 PM
125	It looks ridiculous. And RNDSQR isn't the only entity that can apply for Heritage designation...so this "ooh, wow, thanks, what a big deal" actually isn't.	5/14/2020 2:58 PM
126	It's too close.	5/14/2020 2:39 PM
127	It's just overpowering	5/14/2020 2:28 PM
128	It's fine. Again, there is nothing interesting about the surrounding buildings. They are old, that's about it.	5/14/2020 2:22 PM

129

Are you joking. Give us this ugly tall building and we will make this other one a heritage building. IF it warrants that status it should get it...period.

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Attachment 12  
5/14/2020 1:27 PM  
Letter 19b

**Q19 What are your comments/concerns concerning how the building's modern design integrates/interfaces with the CIBC Building?**

Answered: 131 Skipped: 52

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Attachment 12  
DATE Letter 19b

#	RESPONSES	DATE
1	It is lip service at best. It is a harsh juxtaposition and to call it an integration is not accurate.	6/8/2020 9:56 AM
2	Asked and Answered	6/7/2020 12:59 PM
3	It is very ugly and nothing appealing about its appearance. It doesn't fit in the neighbourhood at all.	6/7/2020 9:33 AM
4	From the renderings, it doesn't integrate ntegrate well.	6/6/2020 10:43 PM
5	There is no integration with the CIBC building. Integration to that building would be similar details, similar materials, similar size. All of which are not present in this proposal. In fact I think this is almost a mockery of the historic building in that it shares absolutely no characteristics of a valued building in Inglewood.	6/5/2020 11:00 PM
6	I do not believe the proposed development should be physically attached to the CIBC building at all. I have no issues with a contemporary architectural language, but I believe complete deference to the historical classical revival style should be observed. The CIBC building deserves its own historical sanctity. A roof top amenity space does not provide that.	6/2/2020 11:56 AM
7	It doesn't interface or integrate. It's ugly	5/31/2020 9:41 PM
8	It doesn't. AT ALL.	5/31/2020 1:28 PM
9	I like the juxtaposition.	5/31/2020 9:30 AM
10	It makes a joke of any heritage concept	5/30/2020 11:42 PM
11	It falls with similarities on Stephen Avenue, and could be acceptable, keeping to the 20 meter height limit.	5/30/2020 7:58 PM
12	it doesn't integrate.	5/30/2020 9:06 AM
13	It doesn't.	5/29/2020 2:05 PM
14	It doesn't fit at all.	5/29/2020 1:30 PM
15	It doesn't integrate at all, I think it looks completely out of place like it was beamed down from outerspace, and landed in the wrong zone.	5/28/2020 6:43 PM
16	Good	5/28/2020 4:28 PM
17	Great	5/28/2020 3:53 PM
18	I don't mind the modern design, but feel it would be much better served at a smaller scale.	5/27/2020 9:32 PM
19	Do the building creators believe that there is any cohesion to the two?	5/27/2020 6:19 PM
20	It does NOT integrate at all. The modern building imposes itself in a totally dominating, inappropriate and disrespectful way.	5/27/2020 11:58 AM
21	The building's modern design here does not integrate. There have been plenty of excellent examples in the inner-city — the Biscuit Block, Snowdon Block, even the LocalMotive is a better example. This addition does not relate to the existing heritage building and does not speak to the material or design.	5/27/2020 9:05 AM
22	It totally doesn't relate whatsoever.	5/27/2020 9:01 AM
23	Like the International Space Station was planted in the middle of a 100 year old neighborhood	5/27/2020 8:46 AM
24	It doesn't	5/27/2020 8:37 AM
25	none	5/27/2020 8:26 AM
26	It will dominate it and dwarf it.	5/26/2020 11:21 PM
27	I like the juxtaposition. The unique, historic character of the CIBC building is enhanced with a ultra-contemporary Structure adjacent.	5/26/2020 9:52 PM
28	Don't like it. Too much of it!	5/26/2020 8:50 PM
29	Way too different. Looks odd.	5/26/2020 6:46 PM

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Attachment 12  
Letter 19b

30	WOW, IF THE QUESTION EVEN NEEDS TO BE ASKED. IT'S COUNCIL SLEEPING WITH DEVELOPERS AND THROWING A BONE TO THE DISSATISFIED RESIDENTS.	5/26/2020 4:17 PM
31	I think it's the beginning of the end of our funky community	5/26/2020 4:49 PM
32	If this were a street with all modern buildings with only one heritage building, no issue. In this case with mostly heritage buildings and features I feel it is setting a precedent to do more of the same and add more modern buildings so there will be no historic neighbourhood left.	5/26/2020 3:59 PM
33	I don't mind the contrast.	5/26/2020 3:08 PM
34	No Comment.	5/26/2020 2:51 PM
35	It's a total clash of styles and doesn't even make an attempt to integrate into the community.	5/26/2020 2:33 PM
36	It does not integrate in any way. The materials do not relate to historic building materials, nor does the shape or scale. It is terrible. It belongs downtown by the Bow.	5/26/2020 2:00 PM
37	I think the attempt at integrating has failed. Though it looks to be a beautiful modern building on its own, it clashes with the CIBC building.	5/26/2020 1:48 PM
38	Very much out of line	5/26/2020 1:43 PM
39	Great idea! and well executed.	5/26/2020 1:35 PM
40	Well done	5/26/2020 1:20 PM
41	It does not integrate at all.	5/26/2020 12:47 PM
42	Looks great!	5/26/2020 12:43 PM
43	A great mix of old and modern.	5/26/2020 12:38 PM
44	It doesn't. It looks but ugly	5/26/2020 12:33 PM
45	See my earlier comments	5/26/2020 12:30 PM
46	This building doesn't belong in Inglewood.	5/26/2020 12:25 PM
47	It doesnt	5/26/2020 12:22 PM
48	I'm not an artist so am struggling to see any integration whatsoever.	5/26/2020 12:02 PM
49	It doesnt	5/26/2020 11:49 AM
50	If made shorter and pulled back further in line with the CIBC building on 9 Ave, it would better integrate.	5/26/2020 11:48 AM
51	It doesn't really seem to match it or flow in any way.	5/26/2020 11:43 AM
52	It looks sculptural and works well framing the historical building. However, the height needs to be reduced.	5/26/2020 11:42 AM
53	Also a joke. They think we are uneducated - hicks - because they pretend to care?	5/26/2020 11:41 AM
54	It only physically integrates with the CIBC Building in that it touches it and is beside it. There is very little integration, if one is being honest. It seems that integration is only a consideration once the architect was told this is how big it has to be and this is the size of the site. Again, it seems like design is an afterthought. Square footage should not be the primary consideration. If that means that the project isn't financially feasible, then I am fine with that.	5/26/2020 11:41 AM
55	glad cIBC building is included but it's diminished so much by this proposal.	5/26/2020 11:36 AM
56	I think its fine. I like it.	5/26/2020 11:28 AM
57	it does not	5/26/2020 11:24 AM
58	Does not integrate, it contrasts. The glass and wood features are a stark contrast to the brick and lower stature of the CIBC building	5/26/2020 11:20 AM
59	It neither integrates not interfaces ... it obtrudes and demeans.	5/26/2020 11:20 AM
60	Repetitive	5/26/2020 11:11 AM

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Attachment 12  
Letter 19b

61	None. Your "scare quotes" regarding "public benefits" ar unwanted editorializing on your part.	5/26/2020 11:08 AM
62	It doesn't. This "thing" is so ugly it could not relate to anything!!!	5/26/2020 11:07 AM
63	love it!	5/26/2020 10:59 AM
64	It doesn't at all	5/26/2020 10:58 AM
65	Again, attaching it to a historical building does not mean it is integrated. There's no continuity between the materials used on the cibc building and the new extension. Put in some brick work. The glass is lazy architecture that will look as out of place in 20 years as the brutism movement from the 80s.	5/23/2020 3:43 AM
66	don't think it integrates at all	5/22/2020 2:07 PM
67	It is not respectful of the Standards and Guidelines for the Conservation of Historic Places in Canada and this should be a prerequisite of the designation of the CIBC building.	5/22/2020 12:23 PM
68	It doesn't interface at all. I'm not sure if that was intentional, but you wouldn't think these two buildings were integrated. The modern design doesn't enhance the character or history of the CIBC building and that is a shame. It just overpowers it.	5/21/2020 6:32 PM
69	initially it was difficult to tell they were integrated, and at the street level still does not seem to work together, however the tie into the top of the CIBC building with a patio seems to work	5/20/2020 9:08 PM
70	I don't have concerns there.	5/19/2020 10:45 PM
71	Nice juxtaposition	5/19/2020 9:59 PM
72	Think it looks great	5/19/2020 8:14 PM
73	Modern art!	5/19/2020 8:01 PM
74	it doesn't	5/19/2020 4:02 PM
75	I like how they have created a sense of space around the CIBC building. It's how the building fits into the broader neighbourhood, how it will look incontraast to the rest of the blocks on either side of it that concerns me. Like a big sore thumb.	5/19/2020 8:33 AM
76	Too modern for surroundings	5/18/2020 8:58 PM
77	It does not compliment the cibC building at all.	5/18/2020 9:48 AM
78	Less about the modern design, if not so massively tall.	5/18/2020 6:00 AM
79	There would appear to be no logical connection between the two structures	5/17/2020 6:46 PM
80	It's way too tall.	5/17/2020 1:34 PM
81	see above	5/16/2020 7:42 PM
82	It's a massing problem	5/16/2020 5:08 PM
83	The use of the CIBC Buildings in this way is satisfactory.	5/16/2020 2:31 AM
84	I love that part	5/15/2020 11:40 PM
85	Integrates well just too high	5/15/2020 8:42 PM
86	Already answered	5/15/2020 4:44 PM
87	Nothing. Its super different.	5/15/2020 3:53 PM
88	It does not work and it is a token gesture by the builder in order to achieve the end - which is to have their building built.	5/15/2020 2:24 PM
89	It doesn't fit in with it. Yes they have done some mock designs on how it can use the rooftop of the building, but otherwise there is nothing to me that shows it integrates with the CIBC building	5/15/2020 12:40 PM
90	I love the building design just not the location.	5/15/2020 11:39 AM
91	Hysterical and sadly not historical in nature.	5/15/2020 11:38 AM
92	I like that they've preserved the roof of the CIBC building as a patio	5/15/2020 10:14 AM

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Attachment 12  
5/15/2020 9:53 AM  
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93	It's great! the contrast is what emphasizes the details of the heritage building and celebrates it. They did the same thing when renovating the Simmons building. All new details had to be of clear differentiation to the base building as to celebrate the heritage and not create false historical details.	5/15/2020 9:53 AM
94	It ruins the aesthetic completely	5/15/2020 9:16 AM
95	it just doesn't	5/15/2020 8:19 AM
96	Does not speak to an6 connection with other buildings	5/15/2020 7:35 AM
97	The heritage building is swallowed up and lost	5/15/2020 5:40 AM
98	It doesn't compliment nor integrate	5/15/2020 12:53 AM
99	Very cool. Love the patio top	5/15/2020 12:03 AM
100	I would rather a modern design like this than another fake old building.	5/14/2020 10:59 PM
101	I thought totally glass exteriors had gone the way of the dodo. That a new building is even presenting this as modern seems actually like old thinking. New design tries to integrate. I don't see that here	5/14/2020 10:54 PM
102	No concerns. Merely a comment that I think it looks very cool, ambituouys, and forwarding-thinking. Maybe too much for bodunk Calgary "inner city" to handle, but I hope we can!	5/14/2020 10:30 PM
103	Does NOT fit in with the design and age of the bank.	5/14/2020 10:22 PM
104	it does not complement the CIBC building	5/14/2020 10:02 PM
105	I am telling you - it does not integrate	5/14/2020 9:58 PM
106	No concerns.	5/14/2020 9:41 PM
107	I am only concerned with the height	5/14/2020 9:17 PM
108	I think it's exciting and ties into what was done with the king eddy and national music centre. We live in a dynamic inner city neighbourhood not a museum	5/14/2020 8:42 PM
109	It's super cool. It's well thought out. It's not pretending to be old or something it's not. It's iconic. That makes both buildings unique & beautiful	5/14/2020 8:29 PM
110	The contrast of modern and historic isn't unusual in Calgary - to a degree it is inevitable in an older neighbourhood like Inglewood - if we are willing to embrace this contrast/modern concept as a positive thing.	5/14/2020 8:10 PM
111	It doesn't integrate	5/14/2020 8:03 PM
112	It doesn't. It looks like a barnacle attached to the building.	5/14/2020 7:34 PM
113	they look like friends to me. finally something in inglewood that is considering its surroundings. unlike the garbage approved at 13st se	5/14/2020 7:03 PM
114	Again - one more time - it doesn't I twgrate	5/14/2020 6:40 PM
115	The contrast allows the CIBC building to 'be seen' and celebrated for its history.	5/14/2020 6:28 PM
116	does not integrate at all. could do a better job	5/14/2020 6:24 PM
117	It would be nice to see the blend of modern and historic but it may over power the historic buildings	5/14/2020 6:18 PM
118	I do not think that they could come up with a design that integrates/interfaces in a less harmonious way than this one.	5/14/2020 6:06 PM
119	This building overshadows the CIBC building.	5/14/2020 6:05 PM
120	It is very unappealing.	5/14/2020 5:23 PM
121	No concerns, look at studio bell for example	5/14/2020 4:59 PM
122	It doesn't integrate at all, it appears "stuck on"	5/14/2020 4:58 PM
123	I would be concerned that it would not even end up getting built as currently shown. I'm thinking	5/14/2020 4:56 PM

of the Torode bldg and the new Edmonton library. Their conceptual designs seemed much nicer than what they ended up with.

124	fine	5/14/2020 4:42 PM
125	It doesn't integrate! It is two separate things and one does not fit at all. Too tall, too much glass, too "yuck".	5/14/2020 3:30 PM
126	it doesn't integrate.. at all	5/14/2020 3:26 PM
127	It doesn't. Considering what already exists, and finding a blend,would be a good idea. This doesn't.	5/14/2020 2:58 PM
128	It doesn't fit in with the historical aspect at all.	5/14/2020 2:39 PM
129	It does not integrate.	5/14/2020 2:28 PM
130	No concerns.	5/14/2020 2:22 PM
131	It looks weird. Sort of like how the King Eddy just sits under the music center awkwardly.	5/14/2020 1:27 PM

**Q20 What are your comments/concerns related to the building's materials given the integration of the CIBC building and other surrounding heritage structures?**

Answered: 125 Skipped: 58

#	RESPONSES	DATE
1	Same as above. There is no relational consideration give to the historic brick structure.	6/8/2020 9:56 AM
2	The materials, I'm sure, are acceptable. BUT this is not an issue, is it?	6/7/2020 12:59 PM
3	It does nothing to complement the surrounding structures.	6/7/2020 9:33 AM
4	I'm not sure how wood and glass will I tegrates with stone and brick. I definitely think there will be issues making a weather tight connection between the two buildings.	6/6/2020 10:43 PM
5	The same as above - it has no integration with any historic building in this city that I can think of.	6/5/2020 11:00 PM
6	Too modern	5/31/2020 9:41 PM
7	It's doesn't integrate or relate to the CIBC building in the slightest, it dwarfs, overwhelms, and minimizes its value.	5/31/2020 1:28 PM
8	I would want to ensure the front wood facade diamonds are of high quality.	5/31/2020 9:30 AM
9	OH yes they seem to be keeping the area in touch Again this is a joke	5/30/2020 11:42 PM
10	More details would be needed for me to comment further.	5/30/2020 7:58 PM
11	it is too tall for the surrounding buildings and heritage structures	5/30/2020 9:06 AM
12	It's a nice building but it doesn't belong here. It doesn't add or preserve character.	5/29/2020 2:05 PM
13	It doesn't fit in at all.	5/29/2020 1:30 PM
14	It's materials fall completely outside of any hope of integration with the CIBC building.	5/28/2020 6:43 PM
15	Good	5/28/2020 4:28 PM
16	Better use of brick. Look at contemporary Spanish architecture for instance	5/28/2020 3:53 PM
17	n/a	5/27/2020 9:32 PM
18	Why is there no choice of stone or similar building structures found in our heritage buildings. Could the design reflect the past while attempting to move us to the future? I am saying the design does not do this at present.	5/27/2020 6:19 PM
19	a design which uses similar kind of materials (such as the more modern buildings housing Spolumbo's and Stash are much more appropriate for this location and Inglewood's main street. These are examples of buildings have been thoughtfully designed to integrate into the existing character of the historic main street.	5/27/2020 11:58 AM
20	These materials are not represented elsewhere on 9th avenue.	5/27/2020 9:05 AM
21	Again steel and glass and brick...different periods of materials do not relate.	5/27/2020 9:01 AM
22	Totally out of place/context	5/27/2020 8:46 AM
23	Too much glass and steel	5/27/2020 8:37 AM
24	it looks very sterile	5/27/2020 8:26 AM
25	It does not fit the community. Plain and simple.	5/26/2020 11:21 PM
26	I like the different materials.	5/26/2020 9:52 PM
27	Too modern	5/26/2020 8:50 PM
28	Looks out of place.	5/26/2020 6:46 PM
29	ONCE AGAIN NEW STYLE STEEL AND GLAAS IS NOT AT ALL IN ANY WAY AN AESTHETIC MATCH.	5/26/2020 4:57 PM
30	Hopefully low maintenance, self cleaning windows	5/26/2020 4:49 PM
31	They do not fit in or respect what is existing- you could not have chosen a more stark contrast in materials and design. Rather than being edgy, it is insensitive.	5/26/2020 3:59 PM

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5/26/2020 3:16 PM

32	don't mind the contrast. I like how it looks in renderings	5/26/2020 3:16 PM
33	It doesn't even try to integrate — it's a showy one-off.	5/26/2020 2:51 PM
34	Same answer, it's a total absence of using any materials that would integrate into the surrounding structures.	5/26/2020 2:33 PM
35	Again, it does not relate in terms of building materials, shape, scale. It is huge, oppressive, aggressive and lumbering in the neighbourhood. It does not relate to the heritage of the community and 9th avenue.	5/26/2020 2:00 PM
36	They do not integrate at all from what I can see	5/26/2020 1:48 PM
37	It's very ugly and does not fit in.	5/26/2020 1:43 PM
38	The contrast makes for an interesting and visually stunning streetscape.	5/26/2020 1:35 PM
39	Like a mixture of new/old, modern/traditional	5/26/2020 1:20 PM
40	This is totally unsuitable	5/26/2020 12:47 PM
41	Very cool design and materials	5/26/2020 12:43 PM
42	Different materials mix it up well. Like every piece of art is different. No hum drum sameness.	5/26/2020 12:38 PM
43	It's like the new building down the street. It looks like cheap tinker toys that have become entangled. It screams apocalypse	5/26/2020 12:33 PM
44	See earlier comments	5/26/2020 12:30 PM
45	It's too modern and doesn't belong in Inglewood.	5/26/2020 12:25 PM
46	Looks ridiculous	5/26/2020 12:22 PM
47	Materials do not integrate with other heritage structures.	5/26/2020 12:02 PM
48	No comment	5/26/2020 11:49 AM
49	Have no problem with the building materials integrating....it is the height and width which do not allow it to integrate with the CIBC building and other historical structures.	5/26/2020 11:48 AM
50	I'm not sure I understand how it is integrated?	5/26/2020 11:43 AM
51	Wear and tear in time	5/26/2020 11:42 AM
52	It makes me cringe. I cannot stress enough that the vision for Inglewood is not at all considered here. It is about \$. If they wanted to make it work - they could v	5/26/2020 11:41 AM
53	The new building looks like it was dropped on the site. Interesting use of materials, but the look and materials were clearly not meant to fully integrate with the character of the neighbourhood. They're better than poured concrete, but they were chosen with priorities that did not include heritage.	5/26/2020 11:41 AM
54	It's simply out of place.	5/26/2020 11:36 AM
55	I think its fine. I like it.	5/26/2020 11:28 AM
56	obviously not considered	5/26/2020 11:24 AM
57	See 19	5/26/2020 11:20 AM
58	Wrong century.	5/26/2020 11:20 AM
59	Repetitive	5/26/2020 11:11 AM
60	They are fine.	5/26/2020 11:08 AM
61	Does not work. Horrible!	5/26/2020 11:07 AM
62	I think it's beautiful	5/26/2020 10:59 AM
63	It's a very modern looking building	5/26/2020 10:58 AM
64	I would love to be more respectful but there are only so many times I can write that I am very	5/23/2020 3:43 AM

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	concerned because there was 0 integration.	
65	doesn't compliment the community or the heritage vibe of 9ave	5/22/2020 2:07 PM
66	Even a modern treatment should echo the heritage building with a use of similar materials and not large masses of glass.	5/22/2020 12:23 PM
67	There is nothing about the materials of this new building that attempts to find a cohesive theme with the neighbouring buildings or the historic heart of 9th Avenue. It is predominantly glass and has very little historic architectural interest or materials (brick, wood, sandstone, etc.)	5/21/2020 6:32 PM
68	the fact the design includes a significant amount of glass does make the building seem lighter. It is a stark difference to the other buildings which are either heritage or are more traditional brick. It would be good if they could use modern materials in a traditional way, for example, the Avli used metal shingles	5/20/2020 9:08 PM
69	None	5/19/2020 10:45 PM
70	Everything should not look old	5/19/2020 9:59 PM
71	Think it's fine	5/19/2020 8:14 PM
72	No comment	5/19/2020 8:01 PM
73	it is way too modern	5/19/2020 4:02 PM
74	I wish it incorporated a street front appearance that looked more like the other buildings along the blocks east and west of it.	5/19/2020 8:33 AM
75	Too modern	5/18/2020 8:58 PM
76	I am concerned for the birds in the area with all the glass. The matchstick design does not fit with any of the surrounding heritage structures.	5/18/2020 9:48 AM
77	Not ideal	5/18/2020 6:00 AM
78	I think it can be interesting to have a variety of materials but this building is totally out of scale so it does not complement the bank building but seeks to overwhelm the smaller structure	5/17/2020 6:46 PM
79	I like that it's different, but it's size makes it out of place no matter what it's made from.	5/17/2020 1:34 PM
80	Not about materials- changing the materials won't mitigate any of the issues-	5/16/2020 5:08 PM
81	The shape and materials give an overall soulless energy to the neighborhood, deconstructivist nature of the project is not welcome.	5/16/2020 2:31 AM
82	Looks great	5/15/2020 11:40 PM
83	Seems like I am repeating myself but marrying the old with the new is not a bad thing as long as there is quality and it provides longevity.	5/15/2020 8:42 PM
84	none...	5/15/2020 3:53 PM
85	As stated previously, the new building has taken no heritage aspects into consideration. It does not fit.	5/15/2020 2:24 PM
86	Don't know enough about the building materials to comment	5/15/2020 12:40 PM
87	They don't relate t all. Looks like they didn't try to.	5/15/2020 11:39 AM
88	What integration??? The design is inappropriate for an historical building.	5/15/2020 11:38 AM
89	Again I feel like I've answered this but I feel like the building should be designed to match the history character of the rest of the street	5/15/2020 10:14 AM
90	Materials seem like a good approach as to allow the two pieces to be distinct.	5/15/2020 9:54 AM
91	No integration	5/15/2020 9:16 AM
92	addressed earlier	5/15/2020 8:19 AM
93	Its just ugly and doesn't blend well	5/15/2020 5:40 AM
94	Nothing about the structure is integrative of the surrounding buildings, particularly those directly	5/15/2020 12:53 AM

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	next to it.	
95	None	5/15/2020 12:03 AM
96	I love it. Very smart.	5/14/2020 10:59 PM
97	Misconceived	5/14/2020 10:54 PM
98	Materials should not be forced to be faux-heritage to make things "matchy matchy" faux historical and forced marching is how you get soulless wasteland communities like Sandstone and Auburn bay. Heritage materials are enhanced and framed by other materials. Look at literally any other city.	5/14/2020 10:30 PM
99	Shameful! Far, far, too much glass. Does not belong in Inglewood.	5/14/2020 10:22 PM
100	again, did aliens bring the materials?	5/14/2020 10:02 PM
101	I don't have opinions on new materials	5/14/2020 9:58 PM
102	No concerns. I like the blend between heritage and modernity.	5/14/2020 9:41 PM
103	material is ok if the height is controlled	5/14/2020 9:17 PM
104	N/a	5/14/2020 8:42 PM
105	Again not merging with the existing structured	5/14/2020 8:03 PM
106	The materials are too modern.	5/14/2020 7:34 PM
107	please dont ask them to put fake brick on the building to make it "look" like it fits in.	5/14/2020 7:03 PM
108	You guys are idiots...asked and answered	5/14/2020 6:40 PM
109	Again, contrast is being used as a tool to show the special features of each.	5/14/2020 6:28 PM
110	does not incorporate any of the surrounding heritage structures designs at all	5/14/2020 6:24 PM
111	No comment	5/14/2020 6:18 PM
112	Glass and fake wooden beams made up of sawdust and glue vs brick and sandstone? Which will still be standing after the apocalypse? I will put my money on stone over glass.	5/14/2020 6:06 PM
113	The modern look is out of sync with the heritage structures.	5/14/2020 6:05 PM
114	Doesn't feel integrated at all. More like swallowed up.	5/14/2020 5:23 PM
115	No concerns with this development	5/14/2020 4:59 PM
116	The materials are what creates the strong contrast and don't integrate	5/14/2020 4:58 PM
117	See above	5/14/2020 4:56 PM
118	maybe a bit too much glass	5/14/2020 4:42 PM
119	It doesn't integrate - it is 2 different things that are somehow going to be attached. This is not any kind of transition, fit or otherwise. It does not take the heritage into thoughts at all.	5/14/2020 3:30 PM
120	Wrong materials, the massing of all that glass does not have the same feeling as the historical brick	5/14/2020 3:26 PM
121	I think you get my drift from previous comments...there is no acknowledgement of the Heritage buildings reflected in choice of materials.	5/14/2020 2:58 PM
122	Too modern.	5/14/2020 2:39 PM
123	The glass is nice but no traditional materials used to harmonize.	5/14/2020 2:28 PM
124	None.	5/14/2020 2:22 PM
125	Use brick, not just a skeleton feel.	5/14/2020 1:27 PM

**Q21 What are your comments/concerns regarding impacts to the Lawn Bowling Club (located immediately across the lane to the north of the site)?**

Answered: 122 Skipped: 61

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#	RESPONSES	DATE
1	asked and answered in a previous question	6/7/2020 12:59 PM
2	It is so unfair to the lawn bowling club and will be extremely overbearing. Surely there will be limited sunlight to the area.	6/7/2020 9:33 AM
3	This building will likely be the end of the lawn bowling club.	6/6/2020 10:43 PM
4	The impact of this building onto the lawn bowling club is profound. Due to its massive size, the dwarfing and shadowing is insulting to the small one storey building and grassy field directly north.	6/5/2020 11:00 PM
5	The shadowing diagrams are concerning, especially August. One of the charms of the lawn bowling club is its use of real turf. Astro-turf just " won't cut it". Also, the programming of the proposed development at the ground floor has not been explored enough, viz a viz connectivity between 9th avenue and the lawn bowling club.	6/2/2020 11:56 AM
6	They'll never see the sun again...just like that other ugly development that's too big...where Carstar was	5/31/2020 9:41 PM
7	It's going to kill them (and their grass).	5/31/2020 1:28 PM
8	I think its ok. If we are being honest, how many days per year is the lawn bowling club actually in use?	5/31/2020 9:30 AM
9	I think it will completely destroy any relaxing sense of use	5/30/2020 11:42 PM
10	I think most people would agree, especially if they are fans of lawn bowling, of a otherworldly monolith that blocks the sun. I think they understand that the existing parking lot is the best scenario, but this proposal is their worst nightmare.	5/30/2020 7:58 PM
11	it does not fit. it is too tall, does not match the current style and use of bowling club	5/30/2020 9:06 AM
12	Awful for them. That's why the height matters. Development is fine but don't be too greedy.	5/29/2020 2:05 PM
13	Nice that they decided that the lawn bowlers don't need to be in the sun, or the customers at Rouge are going to have to look at that thing.	5/29/2020 1:30 PM
14	The Lawn Bowling Club are going to be in the shadow of this building as it is situated to the south, so I would think they wouldn't care for that.	5/28/2020 6:43 PM
15	Shading is an issue	5/28/2020 4:28 PM
16	Will be bad for them	5/28/2020 3:53 PM
17	already answered	5/27/2020 9:32 PM
18	I just hope the grass and business doesn't die.	5/27/2020 6:19 PM
19	This is a duplicate question - already answered earlier.	5/27/2020 11:58 AM
20	Destroys it . The devolper may as well buy it too as there is likely no way it can grow its grass.	5/27/2020 9:01 AM
21	Shadowing will not allow them to even grow the lawn to bowl on	5/27/2020 8:46 AM
22	It will be awful for the club as light will be blocked	5/27/2020 8:37 AM
23	it will diminish the charm and beauty of the club	5/27/2020 8:26 AM
24	It will dominate and dwarf it.	5/26/2020 11:21 PM
25	Shade and mass concerns. Too tall = significant shading concerns. See previous comments.	5/26/2020 9:52 PM
26	Blocking the sun, heat from the structure building product/elements	5/26/2020 8:50 PM
27	It will block sun from shining on the Lawn Bowling Club.	5/26/2020 6:46 PM
28	TRAVESTY IF THIS IS ALLOWED TO GO FORWARD. IT'S A LAND MARK THAT IS USED BY YOUNG AND OLD ALIKE.	5/26/2020 4:57 PM
29	Rndsqr is the bully	5/26/2020 4:49 PM
30	The Lawn Bowling Club will be completely overlooked and more importantly, with it being on the	5/26/2020 3:59 PM

north side, I do not know how it will not be perpetually overshadowed. I feel surrounding residents and organizations needs are not being appropriately considered, with the interests of the developer and the city being given more weight.

31	its doesn't matter to me because I am not impacted.	5/26/2020 3:08 PM
32	Shadowing.	5/26/2020 2:51 PM
33	As already mentioned, the shadowing of the Lawn Bowling site would be catastrophic.	5/26/2020 2:33 PM
34	I'm sure it will destroy the sunlit afternoons for many people that frequent the club. I feel sorry for them.	5/26/2020 2:00 PM
35	I've already provided my comments on it being too tall, the shading, and the loss of a charming feel to the lawn bowling club to have such a large and imposing structure close by.	5/26/2020 1:48 PM
36	It will not compliment it, too much shadowing!	5/26/2020 1:43 PM
37	The economic and environmental benefits of the Lawn Bowling Club do not outweigh the benefits of greater residential density.	5/26/2020 1:35 PM
38	Will totally overshadow it.	5/26/2020 12:47 PM
39	No comments or concerns	5/26/2020 12:43 PM
40	As I said before, shadowing?	5/26/2020 12:38 PM
41	It will be cold and shady. Winter snow removal will be a nightmare.	5/26/2020 12:33 PM
42	See earlier comments	5/26/2020 12:30 PM
43	The lawn bowling site has been there since the 60's or longer. Building a very tall ugly glass building is so unfair to the community as a whole. Not to mention the home that is next door to lawn bowling which will live every day in a shadow.	5/26/2020 12:25 PM
44	Would destroy lawn bowling club	5/26/2020 12:22 PM
45	Destroys the ambiance of this venue	5/26/2020 11:49 AM
46	It will completely dwarf the LBC	5/26/2020 11:48 AM
47	See my other comment	5/26/2020 11:43 AM
48	shading	5/26/2020 11:42 AM
49	They will likely move.	5/26/2020 11:41 AM
50	It will eclipse the site and make using the Lawn Bowling Club much less attractive.	5/26/2020 11:41 AM
51	Cuts too much light. Parking is already a challenge in our area.	5/26/2020 11:36 AM
52	The lawn bowling club isn't "low density residential", its recreational. Nobody lives there, so shadowing isn't impacting anyone's home. Secondly, the grass is usually shaded. Its not really a sunny spot. Maybe having people living there and seeing the lawn bowling club would inspire more people to get out and try lawn bowling, even.	5/26/2020 11:28 AM
53	it will destroy it	5/26/2020 11:24 AM
54	See previous comments	5/26/2020 11:20 AM
55	As noted above, looming oppressively.	5/26/2020 11:20 AM
56	No concerns for me	5/26/2020 11:11 AM
57	None. 21st century, things change. Lawn Bowling Club does not own adjoining property, so they have limited say.	5/26/2020 11:08 AM
58	Lawn bowlers will go blind from the ugliness of this ridiculous design.	5/26/2020 11:07 AM
59	worried about height but otherwise love it	5/26/2020 10:59 AM
60	It will completely overshadow the lawn bowling club	5/26/2020 10:58 AM
61	I'm honestly not affiliated with them, so I don't feel comfortable speaking on their behalf. Did the	5/23/2020 3:43 AM

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	developers ask them?	
62	feel bad that the property value of lawn bowling club will be crushed	5/22/2020 2:07 PM
63	The LBC will be done and shuttered - how disrespectful to a nearly century old community gathering place. Shame!	5/22/2020 12:23 PM
64	See my answers to previous questions. Essentially I think this development will ruin our cherished LBC.	5/21/2020 6:32 PM
65	Its going to cast a large shadow over the club	5/20/2020 9:08 PM
66	Sunlight. Traffic. Loss of character.	5/19/2020 10:45 PM
67	Shading will kill the greens, shading could put an end to the clubs existence, if executed properly all parties could come out ahead, hope developer is talking to the club directly	5/19/2020 9:59 PM
68	Sorry it's better than a used car dealership	5/19/2020 8:14 PM
69	I think this development overshadows the lawn bowling club	5/19/2020 8:01 PM
70	shadowing	5/19/2020 4:02 PM
71	It's a real shame if the Lawn Bowling Club gets significantly shaded by the development.	5/19/2020 8:33 AM
72	Blocks sun	5/18/2020 8:58 PM
73	The development will be the demise of the grass at the lawn bowling club. Sun is needed in early march to start the grass growth and then is needed during the remainder of the season to maintain the grass health. As well, Calgarians like to play sports in the sunshine as we get so little of it!!	5/18/2020 9:48 AM
74	It is not in keeping, will shadow, and change the feeling of the events that are there.	5/18/2020 6:00 AM
75	I expect it will destroy the lawn Bowling Club	5/17/2020 6:46 PM
76	I would be very unhappy if I was them.	5/17/2020 1:34 PM
77	It will likely put it in shade and damage the grass & overall user experience. Air B&B 's likely not a great neighbour- the residents won't give a damn about the lawn bowling club	5/16/2020 5:08 PM
78	I imagine this project will be to the detriment of the Lawn Bowling Club, and I hope they are able to stay in business should it go through.	5/16/2020 2:31 AM
79	So sad for the lawn bowling club! They will be so adversely affected by this building!	5/15/2020 11:40 PM
80	The recess is great but the height is not.	5/15/2020 8:42 PM
81	Yah... thats a problem	5/15/2020 3:53 PM
82	I believe they will start looking for a new place to locate to and then we will end up with a second building on their site. So the end of Inglewood as it could be is coming.	5/15/2020 2:24 PM
83	As before, this building, its size and shape will overwhelm and I believe destroy the bowling club	5/15/2020 12:40 PM
84	shading, massing	5/15/2020 11:39 AM
85	Again looming and inconsiderate	5/15/2020 11:38 AM
86	I've already answered this	5/15/2020 10:14 AM
87	You already asked this question.	5/15/2020 9:54 AM
88	Ruins that completely. The fun of that is being in the sun.	5/15/2020 9:16 AM
89	addressed earlier	5/15/2020 8:19 AM
90	You feel like an ant	5/15/2020 7:35 AM
91	See the previous question- shade on the field, clogged alley due to no parking. Why are you repeating the question?	5/15/2020 5:40 AM
92	Inner city gathering ground, community building oasis completely overtaken by the massive	5/15/2020 12:53 AM

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	structure.	
93	Shading studies look decent.	5/15/2020 12:03 AM
94	I have no problem with the lawn bowling club being in the shadow part of the day. They can install lights if needed, but that space is not used for 8+ months of the year, and when it is used it is normally rented for parties.	5/14/2020 10:59 PM
95	Worried a bit about shading. But honestly, if sunshine is so important for lawn bowling then they should have bought the land themselves. Nobody owns the sky.	5/14/2020 10:30 PM
96	Will be an obstruction for the LBC!	5/14/2020 10:22 PM
97	shadowing	5/14/2020 10:02 PM
98	It will be swallowed up.	5/14/2020 9:58 PM
99	No concerns.	5/14/2020 9:41 PM
100	Not as much of a concern as the overall impact on 9th Avenue	5/14/2020 9:17 PM
101	Already addressed in previous question	5/14/2020 8:42 PM
102	See my other comments. The lawn bowling club is irregularly used and should not be the basis for design decisions	5/14/2020 8:29 PM
103	Very poor consideration of what is already in place as a community place	5/14/2020 8:03 PM
104	N/a	5/14/2020 7:34 PM
105	how many times are you going to ask this question?	5/14/2020 7:03 PM
106	Again - asked and unanswered	5/14/2020 6:40 PM
107	Concerns over greater/macro viability of the high street compared to a seasonal venue.	5/14/2020 6:28 PM
108	No concerns	5/14/2020 6:18 PM
109	If the grass is even able to survive being in shadow all day, it would be unpleasant to use the Club with a giant tower right next to it. If this project goes ahead, the Lawn Bowling Club is finished.	5/14/2020 6:06 PM
110	The building will cast a shadow, removing natural light.	5/14/2020 6:05 PM
111	Already answered.	5/14/2020 5:23 PM
112	No concerns	5/14/2020 4:59 PM
113	It will eliminate any direct sunlight and create a lot of shadow. With a significant height it will create a "walled in" effect. I would also be concerned about impacts on parking for the bowling property	5/14/2020 4:58 PM
114	It will overwhelm the bowling club	5/14/2020 4:56 PM
115	height and shading an issue	5/14/2020 4:42 PM
116	Again, the lawn bowling will lose terribly! Shadow, overlooking, taking away from any kind of community event location. It will not be the site for events that have happened. The grass will die, and the location will be changed forever.	5/14/2020 3:30 PM
117	Shadowing, overpowering	5/14/2020 3:26 PM
118	What a nightmare!	5/14/2020 2:58 PM
119	No answer	5/14/2020 2:39 PM
120	Shading of site. Weirdness of office and living overlooking site.	5/14/2020 2:28 PM
121	None. 9th Avenue is prime real estate and in need of further development. That should be the primary concern.	5/14/2020 2:22 PM
122	Its going to make it shitty.	5/14/2020 1:27 PM

## Q22 How would you describe the key "heritage features" of the CIBC building that make it significant?

Answered: 117 Skipped: 66

#	RESPONSES	DATE
1	Materials, design details, height and usage.	6/8/2020 9:56 AM
2	size, materials, and its history in Inglewood. The interior could even be renovated in the future, so the building could have a different purpose. This building is irreplaceable.	6/7/2020 12:59 PM
3	I bank at CIBC and admire its facade and interior.	6/7/2020 9:33 AM
4	The whole building. The exterior is important to maintain but there are also historical interior features that need to be maintained. The extension.	6/6/2020 10:43 PM
5	Traditional, classic, and in a true Calgary style. Warm red brick, sandstone trim and detail, traditional window and door trim and accents, symmetry, and the roof moulding detail. These key features make this building unique and interesting, and significant to Calgary's past.	6/5/2020 11:00 PM
6	The materials, and their accents such as the cornice. The use of tyndall stone, and the buildings proud formal character. Equally as important is the space around it, which I believe forms part of its historical "spirit" despite the fact that it was deigned as a mid block building.	6/2/2020 11:56 AM
7	Charming brick building and a part of Calgary's past.	5/31/2020 9:41 PM
8	Front façade, brick, columns, interior finishes.	5/31/2020 1:28 PM
9	I support it	5/31/2020 9:30 AM
10	The style, the materials used in construction	5/30/2020 11:42 PM
11	Sounds a bit like blackmail to me- especially if they own it. "Like our proposal, and we'll keep the building, or else we'll rip it down"	5/30/2020 7:58 PM
12	the brick, the height, the archways, the window placement	5/30/2020 9:06 AM
13	Brick work, height	5/29/2020 2:05 PM
14	It is the heritage look of Inglewood like most of ghe rest of ninth ave. the rest of ninth	5/29/2020 1:30 PM
15	The design, the brick exterior, and the height of the building are indicative of the time when it was built. It's architecturally traditional and exudes a historical feeling as all buildings from the same period do.	5/28/2020 6:43 PM
16	?	5/28/2020 4:28 PM
17	Not much but that's fine	5/28/2020 3:53 PM
18	not sure	5/27/2020 9:32 PM
19	Well the stone facade comes to mind. The integration of classical form and function.	5/27/2020 6:19 PM
20	the street-facing facade has been renovated to retain the original heritage features of the building, as have all the other heritage buildings along 9th Ave SE and these features are what gives Inglewood its wonderful historic charm, which attracts visitors from all over the world when they visit Calgary.	5/27/2020 11:58 AM
21	Combination of brick and stone work, combination of line work in the stone window ledges and around the roof line, combination of straight window ledging and the rounded lines around the door lintel.	5/27/2020 9:05 AM
22	The facade	5/27/2020 9:01 AM
23	Brick, stone and concrete make the building a direct conotation to heritage, stability and the solidity of community history	5/27/2020 8:46 AM
24	Beautiful old brick building. These buildings are why people have made Inglewood a destination in Calgary	5/27/2020 8:37 AM
25	True Architectural character. Craftsmanship from a time when it meant something. Compare that to the panelling used at 13th and 9th. Slapped up quick and cheap. We still admire the CIBC after all these years.	5/26/2020 11:21 PM
26	Brick, sandstone, sash windows, two stories.	5/26/2020 9:52 PM
27	Sandstone detail,	5/26/2020 8:50 PM

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28	Bricks! It's not more than 4 stories.	5/26/2020 4:19 PM
29	STYLE, MATERIALS, AGE HISTORY.	5/26/2020 4:57 PM
30	Brick	5/26/2020 4:49 PM
31	The size and style, including window size, shape and placement, the mouldings, the doorway and trim around it and the size, style and placement of building name.	5/26/2020 3:59 PM
32	its a brick building... not sure what is so special about it from outside.	5/26/2020 3:08 PM
33	Brick facade.	5/26/2020 2:51 PM
34	Natural looking materials, small town height.	5/26/2020 2:33 PM
35	Heritage materials, small scale and people focused design. Sensitive to the surrounding residents. Sensitive to shadowing and towering. People scale. Community sensitive scale. Part of, not separate from.	5/26/2020 2:00 PM
36	Brick and sandstone, nice entrance way with arch, overhanging roof.	5/26/2020 1:48 PM
37	It is a classic Sandstone design	5/26/2020 1:43 PM
38	This is a grossly biased and leading question that will not elicit legitimate and balanced comment from the community.	5/26/2020 1:35 PM
39	The materials used, shape of doorway, and ornamental trim	5/26/2020 12:47 PM
40	Old brick	5/26/2020 12:43 PM
41	It's a nice old building with character.	5/26/2020 12:38 PM
42	You are ruining it!	5/26/2020 12:33 PM
43	Brick facade	5/26/2020 12:30 PM
44	Why? They want to tear that down and use that space as well?	5/26/2020 12:25 PM
45	It's appearance	5/26/2020 12:22 PM
46	CIBC building is an older heritage style building - which is basically the whole street for the most part. So to me it's not just the CIBC building that's significant but 9th AVenue itself.	5/26/2020 12:02 PM
47	If you have eyes and have to ask then nothing will convince a change	5/26/2020 11:49 AM
48	The stone building. The date stamp. The shorter height.	5/26/2020 11:43 AM
49	traditional brick and art deco elements	5/26/2020 11:42 AM
50	Brick. Height. History. In the heritage vision	5/26/2020 11:41 AM
51	Materials: brick Scale: more human scale Architectural style	5/26/2020 11:41 AM
52	any heritage building needs to be respected	5/26/2020 11:36 AM
53	Its an old building. It represents some of the elements of Calgary's earlier days.	5/26/2020 11:28 AM
54	historically appropriate	5/26/2020 11:24 AM
55	It is a significant and prominent heritage building, as one of the founding financial institutions in Calgary and is prominent in many historic photographs of the community	5/26/2020 11:20 AM
56	Scale, materials, sense of itself represented in its reserved design.	5/26/2020 11:20 AM
57	The brick façade takes us back to the main streets of a different era. As one of the oldest neighborhoods some effort should be made to maintaining its heritage.	5/26/2020 11:17 AM
58	Visual. I understand that the developers have upgraded and renovated the interior recently, so it doesn;t look like a bank. If one is worried about how the exterior "integrates" with the community only, and not the interior, then they are being disingenuous about the true meaning of heritage.	5/26/2020 11:08 AM
59	It is period correct beautiful and timeless building.	5/26/2020 11:07 AM

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5/26/2020 10:58 AM  
Letter 19b

60	N/a	
61	Existing facade as is, including windows, all brickwork and decorative masonry. The height of the building. Any fixtures remaining from prior to 1950.	5/23/2020 3:43 AM
62	original, brick facade, walking friendly oriented	5/22/2020 2:07 PM
63	The CIBC is an important continuation of the Edwardian motif down Ninth Avenue with its magnificent cornice, over-sized entry and height that reflects the rest of the period buildings. This "bank as a cornerstone" motif is continued inside with over-height ceilings, corning, materials and ornate detail.	5/22/2020 12:23 PM
64	Definitely the masonry and brickwork. The lovely big front doorway and the beautiful colour of the brick. The size too - it relates to a time when buildings were not skyscrapers.	5/21/2020 6:32 PM
65	Sandstone sculpting (archway) in conjunction with the brick which is a Calgary heritage look	5/20/2020 9:08 PM
66	'	5/19/2020 10:45 PM
67	Age and construction style	5/19/2020 9:59 PM
68	Brick exterior, molding, height.	5/19/2020 8:01 PM
69	the sandstone. the design.	5/19/2020 4:02 PM
70	Style, height, materials	5/19/2020 8:33 AM
71	Design from 1890s	5/18/2020 8:58 PM
72	Solid brick construction with common pattern on all elevations, with a distinctive front façade and ornamental stone trim.	5/18/2020 9:48 AM
73	brick, and design	5/18/2020 6:00 AM
74	Calgary does not have many heritage buildings left and this building embodies the strength and permanence that banks traditionally sought to portray. Saving reminders of our past, even the facade is always worthwhile as a tribute to our past	5/17/2020 6:46 PM
75	Old, brick, small.	5/17/2020 1:34 PM
76	Not qualified to comment	5/16/2020 5:08 PM
77	As heritage. The brick, the sandstone, the quality, the longevity	5/15/2020 8:42 PM
78	....? Calgary has history..?	5/15/2020 3:53 PM
79	The facade, the inside is so cool, the history of the building	5/15/2020 12:40 PM
80	brick, sandstone	5/15/2020 11:39 AM
81	The architecture demonstrates when it was built as does the building materials available then.	5/15/2020 11:38 AM
82	The brick and facade details. Any interior architectural details that may still remain (last I checked the previous users have stripped a lot of this already, unfortunately).	5/15/2020 9:54 AM
83	N/a	5/15/2020 9:16 AM
84	The brick facade and look of the building are what make that block of Inglewood so nice. This looks a tad ridiculous.	5/15/2020 8:19 AM
85	It is Heritage!	5/15/2020 7:35 AM
86	Sandstone and. The great condition of it	5/15/2020 5:40 AM
87	Size, shape and style. Brick and stone facade.	5/15/2020 1:29 AM
88	Material, design, structure, history.	5/15/2020 12:53 AM
89	Shape	5/15/2020 12:03 AM
90	It is an old building, but that is about it. Integrating it with a new build is smart.	5/14/2020 10:59 PM
91	Historical value, interesting materials, and it's old... So it kind of gets an automatic pass for heritage in Calgary. The bar is pretty low sadly.	5/14/2020 10:30 PM

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5/14/2020 11:32 PM

Letter 196

92	1911 First bank in Western Canada, "saw" the growth of the both the Province and the City. This project is a 'slap' in the face of both the bank and the neighbourhood.	5/14/2020 11:32 PM
93	the facade	5/14/2020 10:02 PM
94	It's old, brick and has been in the community a very long time.	5/14/2020 9:58 PM
95	Sandstone architecture, aesthetic, height.	5/14/2020 9:41 PM
96	Grand vintage brick building of which we have few left in Calgary.	5/14/2020 9:17 PM
97	It's an old bank...Calgary doesn't have allot of history	5/14/2020 8:29 PM
98	The brick, the height and windows	5/14/2020 8:03 PM
99	Shape, brick	5/14/2020 7:34 PM
100	its built in the classic 1800 style with real brick, a prominent entrance, historic imperial bank wording on the facia, its a gem.	5/14/2020 7:03 PM
101	Why do I have to tell you - work with the Calgary historical on this. Don't ask stupid questions	5/14/2020 6:40 PM
102	Cladding and decorative details are great. Lack of connection to the street and pedestrians a downside. Certainly isn't a welcoming building. Probably wasn't designed to be so (ie. prioritized security over friendliness).	5/14/2020 6:28 PM
103	No comment	5/14/2020 6:18 PM
104	It was built a long time ago.	5/14/2020 6:06 PM
105	Brick. Sandstone accents. Not too tall.	5/14/2020 6:05 PM
106	The brick, it's long history in the community.	5/14/2020 5:23 PM
107	The facade along 9th Ave	5/14/2020 4:59 PM
108	I don't know	5/14/2020 4:58 PM
109	?	5/14/2020 4:56 PM
110	its a building of its time. brick and classic detailing	5/14/2020 4:42 PM
111	The CIBC building materials are specific to that time in our history. It has the brick, stone, and overall design that comes through our community history. The height fits with what should be there, human scale. Is there not some way to have that building be a part of our future with changes to the interior, not doing what is proposed.	5/14/2020 3:30 PM
112	Sandstone and Brickwork, 3 stories	5/14/2020 3:26 PM
113	Design, height, materials.	5/14/2020 2:58 PM
114	No answer	5/14/2020 2:39 PM
115	Brick. Large round opening. Elaborate cornices. Edwardian?	5/14/2020 2:28 PM
116	There are none.	5/14/2020 2:22 PM
117	It is a beautiful peice of architecture. It deserves to stay just to show where Inglewood came from. So that in 20 years its all not just modern ugly building clashing with one another trying to be the coolest thing of the 10 minutes.	5/14/2020 1:27 PM

**Q23 What are key "heritage features" of the CIBC building that should be maintained/preserved (as part of the designation process)?**

Answered: 119 Skipped: 64

#	RESPONSES	DATE
1	Definitely the entire facade.	6/8/2020 9:56 AM
2	Asked and answered.	6/7/2020 12:59 PM
3	All heritage features should be preserved.	6/7/2020 9:33 AM
4	The exterior. The extension. Historical interior features related to the bank.	6/6/2020 10:43 PM
5	All of them.	6/5/2020 11:00 PM
6	All of it, including a buffer around it. Wrap the contemplated public/private space around it.	6/2/2020 11:56 AM
7	All of it	5/31/2020 9:41 PM
8	Façade, brick, interior finishes, general layout (e.g. bank manager's suite above).	5/31/2020 1:28 PM
9	Brick and traditional facade. Modern rooftop patio for use.	5/31/2020 9:30 AM
10	The front area look of an early times	5/30/2020 11:42 PM
11	As is standard in most heritage areas in North America - the complete street front and heritage features.	5/30/2020 7:58 PM
12	all parts of the CIBC heritage building should be preserved. The new building should not be too far above it	5/30/2020 9:06 AM
13	I don't know enough.	5/29/2020 2:05 PM
14	All of it.	5/29/2020 1:30 PM
15	Everything about it. It's part of the oldest neighbourhood of Calgary, it's where this city has it's roots.	5/28/2020 6:43 PM
16	?	5/28/2020 4:28 PM
17	As much as possible	5/28/2020 3:53 PM
18	not sure	5/27/2020 9:32 PM
19	Probably the facade. I am unfamiliar with the interior as I have yet to enter.	5/27/2020 6:19 PM
20	All of the heritage features should be preserved	5/27/2020 11:58 AM
21	Only the exterior is shown here but the facade needs to be maintained and there are likely some interior features that ideally would be maintained.	5/27/2020 9:05 AM
22	brick, stone and concrete	5/27/2020 8:46 AM
23	All of the building should be preserved	5/27/2020 8:37 AM
24	Cladding details and materials.	5/26/2020 11:21 PM
25	Brick, sandstone, sash windows, two stories.	5/26/2020 9:52 PM
26	Everything—not into architecture enough to appropriately respond	5/26/2020 8:50 PM
27	Bricks! No more than 4 stories!	5/26/2020 6:46 PM
28	THE WHOLE STRUCTURE, IT CAN BE RETOOLED FOR WHATEVER WOULD BE WELCOME THE VILLAGE.	5/26/2020 4:57 PM
29	Don't w	5/26/2020 4:49 PM
30	all of the existing facade and size	5/26/2020 3:59 PM
31	don't care about any of that	5/26/2020 3:08 PM
32	Facade.	5/26/2020 2:51 PM
33	Natural materials, small town height.	5/26/2020 2:33 PM
34	the building should remain intact	5/26/2020 2:00 PM

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Letter 19b  
5/26/2020 1:18 PM

35	Use of brick and entrance way and sign.	5/26/2020 1:18 PM
36	The entire building as it stands and not gutted while leaving just the facade	5/26/2020 1:43 PM
37	None. See previous answer.	5/26/2020 1:35 PM
38	Street scape	5/26/2020 1:20 PM
39	All the trim , ornamentation and door way design as well as the sign	5/26/2020 12:47 PM
40	Brick	5/26/2020 12:43 PM
41	The whole southern/street exposure.	5/26/2020 12:38 PM
42	All of it. It's a beautiful building. The new addition makes it look tacky	5/26/2020 12:33 PM
43	Sandstone facade	5/26/2020 12:30 PM
44	Leave the CIBC building alone!! It should all be preserved and maintained!!	5/26/2020 12:25 PM
45	All of it	5/26/2020 12:22 PM
46	No comment	5/26/2020 11:49 AM
47	The brick facade which blends with the other buildings and which Spolumbos and the Marshall building emulated when rebuilding.	5/26/2020 11:48 AM
48	The exterior.	5/26/2020 11:43 AM
49	the CIBC building needs to be maintained as is, there are not many buildings like this left in the city	5/26/2020 11:42 AM
50	It doesn't matter any longer. What was once a great building will be overpowered - it is lost in the project drawings	5/26/2020 11:41 AM
51	The rooftop patio is fine (but not 'integration'). At least you're not knocking the bank building down or covering-up the facade. This projects dwarfs the bank building and everything in the surrounding area.	5/26/2020 11:41 AM
52	the whole building	5/26/2020 11:36 AM
53	I don't know/no comment.	5/26/2020 11:28 AM
54	all of them	5/26/2020 11:24 AM
55	All of them	5/26/2020 11:20 AM
56	All above noted.	5/26/2020 11:20 AM
57	Beautiful stone work.	5/26/2020 11:17 AM
58	I would be happy with the facade being maintained, if there's any question of structural integrity.	5/26/2020 11:08 AM
59	Every single detail!	5/26/2020 11:07 AM
60	N/A	5/26/2020 10:58 AM
61	Please see above.	5/23/2020 3:43 AM
62	keep the exterior the way it is. repurpose the interior that will benefit the community	5/22/2020 2:07 PM
63	Frequently, the City is flexible in its designation bylaw allowing relaxations just to get an owner to "buy into" the process. In this case, there should be NO flexibility - the developer is being given a ridiculous FAR "reward" for "protecting" the building by denigrating it with a glass birdcage next door. They must protect ALL character defining features inside and out.	5/22/2020 12:23 PM
64	Definitely the brick facade and the masonry details / patterning on the 9th Ave side. The doorway too - it is so lovely.	5/21/2020 6:32 PM
65	Primarily the façade of the building	5/20/2020 9:08 PM
66	'	5/19/2020 10:45 PM
67	Facade and all historic elements, I haven't be in other than the entryway	5/19/2020 9:59 PM

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Question ID	Response	Timestamp
68	As above	5/19/2020 8:11 PM
69	sandstone. design. size	5/19/2020 4:02 PM
70	Style, height, materials	5/19/2020 8:33 AM
71	Historic elements	5/18/2020 8:58 PM
72	Form, scale and massing are all important features	5/18/2020 9:48 AM
73	Just leave it as is.	5/18/2020 6:00 AM
74	The facade	5/17/2020 6:46 PM
75	Frontage.	5/17/2020 1:34 PM
76	It shouldn't be altered if it is worthy of preservation- I don't think you want to preserve this through a public questionnaire	5/16/2020 5:08 PM
77	Material and hight at the very least.	5/16/2020 2:31 AM
78	The whole front facade for the feel. We need to remember and pay homage to our past as young as it is.	5/15/2020 8:42 PM
79	.....?	5/15/2020 3:53 PM
80	Building material, height, condition and any interior designs that are indicative to the time of it being built. I worry about the structural integrity when trying to put a roof top patio on this building. I wonder if somehow we will be told it is not viable as it is so must come down.	5/15/2020 2:24 PM
81	The facade, shape, materials	5/15/2020 12:40 PM
82	see above	5/15/2020 11:39 AM
83	The brick for sure. The style of the building. It has character, demonstrates being a solid structure. It's there to stay.	5/15/2020 11:38 AM
84	Same as above: "The brick and facade details. Any interior architectural details that may still remain (last I checked the previous users have stripped a lot of this already, unfortunately)."	5/15/2020 9:54 AM
85	All of it	5/15/2020 9:16 AM
86	The look and feel of the brick, there is a warmth to it.	5/15/2020 8:19 AM
87	All of it	5/15/2020 7:35 AM
88	All of it	5/15/2020 5:40 AM
89	See answer to question 22.	5/15/2020 1:29 AM
90	The buildings integrity should be preserved. Rustic charm.	5/15/2020 12:53 AM
91	The facade	5/15/2020 12:03 AM
92	I never thought much about it.	5/14/2020 10:59 PM
93	The main facade is probably the most important asset. If the interior is in good shape, it should be preserved also.	5/14/2020 10:30 PM
94	Don't put a bar on the roof of the Bank..will degrade the heritage. Enough bars in the "hood" already.	5/14/2020 10:22 PM
95	the facade	5/14/2020 10:02 PM
96	Part of the exterior. Similar to the Eddy with respect to National Music Centre.	5/14/2020 9:41 PM
97	same as above	5/14/2020 9:17 PM
98	Facade	5/14/2020 8:42 PM
99	As above	5/14/2020 8:03 PM
100	Curves of the entrance, the tiered brick	5/14/2020 7:34 PM
101	the exterior of the building.	5/14/2020 7:03 PM

102	Same question as previous ones	5/14/2020 6:19 PM
103	Exterior is lovely. Can't recall interior (CIBC staff were never particularly welcoming to warrant extra visits).	5/14/2020 6:28 PM
104	design and materials	5/14/2020 6:24 PM
105	No comment	5/14/2020 6:18 PM
106	Anything that was built a long time ago.	5/14/2020 6:06 PM
107	Leave it just the way it is.	5/14/2020 6:05 PM
108	The full exterior.	5/14/2020 5:23 PM
109	The facade along 9th Ave	5/14/2020 4:59 PM
110	The street facing facade	5/14/2020 4:58 PM
111	It does not have a glass behemoth attached to it; that should be preserved	5/14/2020 4:56 PM
112	the entire facade and the east and west side. Not sure if there is anything in the interior that has not already been redeveloped.	5/14/2020 4:42 PM
113	Again, the shell of the building especially. I have not been inside for quite some time, so can't speak to that condition. This building has been a landmark of Inglewood, with a very community look and feel.	5/14/2020 3:30 PM
114	The sandstone and Brickwork	5/14/2020 3:26 PM
115	All of them!	5/14/2020 2:58 PM
116	All	5/14/2020 2:39 PM
117	All of them.	5/14/2020 2:28 PM
118	The minimum required. Just the facade.	5/14/2020 2:22 PM
119	The entirety of its exterior. Minor changes inside but keep the 4 walls and roof the same	5/14/2020 1:27 PM

## Q24 What are your comments/concerns regarding the parking allocated for residential units (52 stalls for 138 units)?

Answered: 132 Skipped: 51

#	RESPONSES	DATE
1	Unrealistic. We would like to ponder that future residents of this building will be biking and walking or using transit, but Calgary, by its sprawling design, does not allow many to have no vehicle.	6/8/2020 9:58 AM
2	I am not qualified to comment on whether the proposed parking allotment is appropriate. Parking is ALREADY A HUGE problem in this neighbourhood	6/7/2020 1:01 PM
3	Not nearly enough. Many suite owners will have two vehicles. There will be no parking for residents on 9th or near their residence. It is totally unfair to those owing homes in the close proximity as the owners/renters will be parking in front of their homes. Hopefully these home owners will be able to obtain parking restrictions in front of their residence to a few hours. Also, hopefully it will be a deterrent to those looking to purchase.	6/7/2020 10:55 AM
4	Not enough. I suspect they cannot make the parkade deeper because of water table issues so the developer is being cheap. They don't want to handle the extra cost of providing more parking spaces.	6/6/2020 10:52 PM
5	52 stalls for 138 units (up to 260+ residents) is way too little. I would expect for this location, 66% to 75% of the units should have parking stalls on site, rather than 37%. This will put far too many cars on small residential streets	6/5/2020 11:03 PM
6	There won't be enough parking	5/31/2020 9:46 PM
7	that seems to little	5/31/2020 9:14 PM
8	It's RIDICULOUSLY inadequate. Most people living in Calgary have at least one vehicle.	5/31/2020 1:31 PM
9	We don't have to be, and shouldn't be tied to cars. Is there bike parking/storage?	5/31/2020 9:32 AM
10	Totally inadequate Will make a bad situation worse., All we need is more bicycles jammed up on this corner which is one of the most congested in Inglewood	5/30/2020 11:48 PM
11	Ridiculously under- estimated. Another reason why the height is excessive - keeping to a 20 meter height restriction would put the 52 stalls in the ballpark of being acceptable.	5/30/2020 8:05 PM
12	no issues	5/30/2020 9:07 AM
13	This is absurd. Just developpers thinking we're complete idiots. It's a nice thought, I love bikes. But the reality is 99 percent of people use cars one way or another. This is just playing the system	5/29/2020 2:12 PM
14	As long as the bureaurcrats don't decide to recind our parking permits, their parking problems don't concern me.	5/29/2020 1:41 PM
15	It's not enough. I still can't get over the waste of money for bike lanes in a city that has snow on the ground for about half of the year. They are painfully under-utilized, and especially in the winter, which is totally understandable. So I don't think a lack of parking spaces encourages people to walk, bike or take transit when it's -30 degrees. Lack of parking makes life more stressful, and I think we already have enough of that.	5/28/2020 6:52 PM
16	Seems very low	5/28/2020 4:30 PM
17	Nothing	5/28/2020 3:54 PM
18	Very concerned at the lack of parking allotted for residential units.	5/27/2020 9:36 PM
19	The concept of this is mirrored in every part of the city. Calgary is the most expensive city to park in, in North America. Come now. If they built a reasonable heighted building there would be enough for all. Too little parking forces people to park in the streets.	5/27/2020 6:23 PM
20	Totally inadequate. Parking will become a huge issue and a point of contention for future condo residents and existing residents on residential streets. Visitors who come to shop in Inglewood also need easily accessible, free or cheap parking otherwise they will not come and businesses will suffer. (Kensington is an example of this - nowhere to park, so I don't go there)	5/27/2020 12:04 PM
21	I am not that concerned about that.	5/27/2020 9:06 AM
22	Not acceptable. Calgary is still car based. one stall per unit should be required.	5/27/2020 9:02 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/27/2020 8:12 AM  
Letter 196

23	Ridiculous. Parking in the area is hard enough as it is. Either make enough parking for the project or join city hall in hating cars	5/27/2020 8:12 AM
24	Too few spaces but thankful residents can not apply for Parking permits	5/27/2020 8:40 AM
25	Not nearly enough. Who are these people who design as if everyone is never going to need parking? This is Calgary, not Toronto	5/27/2020 8:33 AM
26	Disaster! This is Canada. We have winter. We also have great distances to get anywhere. Even if you are lucky enough to work close enough to bike or walk, how do you visit family in Edmonton. Or take a day trip to the mountains. Everyone needs a car sometimes. Car to go is dead and would t have helped anyway.	5/26/2020 11:36 PM
27	Fine. Less parking spots is appropriate for this site, given the units will be short term rentals and likely used for visitors.	5/26/2020 9:55 PM
28	I don't really know.	5/26/2020 9:40 PM
29	Too large a building and should not be built. 138 units belong downtown not in Inglewood	5/26/2020 8:53 PM
30	Residents will be trying to park on other streets. This will result in permit only parking throughout the whole community. Calgary is a driving city. You can't bike for 6-8 months of the freaking year here due to weather. Get real. That's not enough parking spots.	5/26/2020 6:49 PM
31	FOOLISH IF YOU THINK PARKING WILL NOT BE COMPROMISED. 52 STALLS FOR 138 UNIT????? IT WILL BE A NIGHTMARE FOR ANY VISITORS THAT COME FOR RETAIL TO GET A PARKING SPOT. NOTHING BUT FRUSTRATION FOR THE RESIDENTS. THIS IS ONE OF THOSE STUPID THINGS THAT DEVELOPERS PUT IN CONCEPT AND THEY THINK IT LOOKS GOOD ON PAPER. SOOOOO WRONG.	5/26/2020 5:05 PM
32	Crazy but optimistic I suppose	5/26/2020 4:53 PM
33	totally inadequate	5/26/2020 4:10 PM
34	sounds like a problem for the residents to deal with.	5/26/2020 3:11 PM
35	Not enough	5/26/2020 2:54 PM
36	Unacceptable! There should be one stall for EACH residential unit. Parking along 9th Ave is bad enough. Obviously residents will park on the street, even if they have to move their cars a lot. This will push parking for shoppers further out and impact residents north and south of the area.	5/26/2020 2:42 PM
37	Hope the tenants plan on taking the bus to work	5/26/2020 2:02 PM
38	I think it is very unrealistic that a third of tenants won't have parking. Even though I live in Inglewood and use public transit to get to work I need a vehicle and I expect most residents do. There is little parking in our community and this will be a burden on our streets.	5/26/2020 1:52 PM
39	Ridiculous	5/26/2020 1:47 PM
40	Another leading and biased question formulation. One advantage of city-centre housing, especially in Inglewood, is cars are less necessary. And, the market will adjust appropriately. As the building sells/leases and all the parking gets sold or leased, people will not buy/rent there if they need a parking spot. If they don't have a vehicle, no problem.	5/26/2020 1:44 PM
41	Seems appropriate in a neighbourhood that encourages walking, and has excellent present and future public transportation options.	5/26/2020 1:30 PM
42	Not enough parking and as mentioned before traffic is going to be a nightmare.	5/26/2020 1:14 PM
43	Certainly not enough there will end up being a fight for spaces on 8th Ave. which already has a parking problem. Most people these days own 2 cars.	5/26/2020 12:52 PM
44	That's fine. A lot of people in Inglewood don't have cars period.	5/26/2020 12:44 PM
45	Bad.	5/26/2020 12:40 PM
46	Are they underground? There us no room in the street. It's congested as it is.	5/26/2020 12:38 PM
47	A horrible idea. There will be residents wanting to park on streets and that won't be possible	5/26/2020 12:32 PM

48	Unreasonable. Bikes are feasible transport for max six months a year. People in Calgary need to use a car. The amenities in the area do not support no car living, for example no economical grocery store in area. Parking in Inglewood is difficult at best now. Residents of Ramsey and Inglewood keep hearing that both neighborhoods will all be permit only parking, but it has yet to happen, so saying no permits will be issued for new development is COMPLETELY MEANINGLESS	5/26/2020 12:31 PM
49	That's easy, where do you think the 86 units will park their vehicles? Wow, 86 units!! How many more vehicles and people on our small intercity streets!!	5/26/2020 12:30 PM
50	There is already a parking issue in our neighborhood and both residents and visitors find it difficult. This is an additional burden.	5/26/2020 11:54 AM
51	Underground parking is always welcome. However, there is clearly not enough parking for the number of units. I know that urban planners, city planners and builders wish that in a perfect world people won't own or drive a car ... everyone will walk or take transit or take Uber exclusively, but real people need vehicles and that is not going to change in the immediate future. People who occupy this building will own cars and if there is not enough building parking they will park on surface streets. Parking requirements need to embrace reality, as much as some would like that reality to change.	5/26/2020 11:51 AM
52	Don't build	5/26/2020 11:50 AM
53	Residents aka Taxpayers on 8 Avenue will be hard pressed to park close to home let alone in front of their homes.	5/26/2020 11:46 AM
54	Seems insufficient for the residents.	5/26/2020 11:45 AM
55	seems a low ratio, people will park their cars all over the neighborhood and there will be issues	5/26/2020 11:45 AM
56	parking is always a problem. I can hardly invite visitors as it is.	5/26/2020 11:38 AM
57	It is woefully lacking! A building of this size needs WAY more parking. Again, I feel like the developers are just being greedy by shirking/ignoring the amount of parking space needed, and trying to push it out on to the street. There ISN'T any street parking. There isn't enough street parking in the neighbourhood to accommodate the existing businesses. If the developers want to install such a large building, they need to respect the existing businesses and the existing resident and provide enough parking to service their building. They want to put the building there because Inglewood is a desirable location. Its a desirable location because of the existing businesses and residents! That needs to be respected and the building needs a lot more parking space.	5/26/2020 11:34 AM
58	This is very poor planning for a city where when you look at the statistics of the city as a whole, cars outnumber households. Albeit this is forward thinking and a progressive concept, it is shortsighted to assume that all of the units will not require the ability to park, permit or otherwise. Taking into account visitation and movement of humans, partners, families or otherwise, this is too much density for a community that cannot afford any more street parking and to have approx 1/3 parking units per residential units is a failure for community and urban planning. If even half of the units had a friend drive over, that over flows the area. If all residential parking units are tied up and an eighth of the units have a friend or partner or parent or whomever drive over, again, the infrastructure would be overwhelmed.	5/26/2020 11:31 AM
59	Obviously, too few.	5/26/2020 11:30 AM
60	will impact the street substantially	5/26/2020 11:25 AM
61	Its is too few. It will lead to parking sprawl on the streets.	5/26/2020 11:20 AM
62	Not concerned. Everywhere is permit at the moment anyways	5/26/2020 11:12 AM
63	If incoming residents are contractually obligated to abide by parking and car restrictions, I have no concerns. If those rules change, then yes, concerns.	5/26/2020 11:11 AM
64	Too many. Will clog already busy 9th Ave and 12th St.	5/26/2020 11:09 AM
65	Parking is already a disaster in the neighborhood. This limited parking is unacceptable	5/26/2020 11:05 AM
66	not realistic if the greenline doesn't get built.	5/26/2020 11:00 AM
67	There isn't enough parking from the river to Crossroads market as it is without introducing	5/23/2020 3:49 AM

	another 70 households to fight for it.	
68	where are the residents suppose to park? Where are visitors suppose to park? The developer is going to profit from crowding our city streets and with this relaxation will reduce their building costs. Everything seems to benefit the developer without regard for the community and its residents	5/22/2020 2:10 PM
69	There are already huge pressures on the residents and available commercial parking. WE are already seeing issues with Avli where condos with only one stall per unit are demanding residential parking permits.	5/22/2020 12:32 PM
70	This is ridiculous. Completely unrealistic. People drive in this city. Biking is a summertime hobby. With the delay to the Green Line and our long winter months, expecting people to bike or walk year round is simply not realistic. I definitely think this allotment of stalls needs to be reconsidered.	5/21/2020 6:43 PM
71	Very low percentage. What is the formulae for someone to gain a parking stall for their rental unit? We have also found that when there is low parking available the rentals are negatively affected.	5/20/2020 9:19 PM
72	This is a terrible idea and will increase traffic in the neighbourhood while reducing parking. Calgary is not a city that is friendly to those without cars. If there are 138 units (which is so many!) then there should be 200 parking stalls. Even people who live a downtown lifestyle still need a car on weekends.	5/19/2020 10:49 PM
73	Suppose to be mainly short term/Airbnb type rental units, with location and access to transit this should not be a big issue	5/19/2020 10:03 PM
74	As long as they don't get street permits I'm fine with it	5/19/2020 8:15 PM
75	No enough. At least 1 parking space per unit.	5/19/2020 8:03 PM
76	that will create too much traffic and backlog on 12th street	5/19/2020 4:03 PM
77	I like the vision of people living in a centre city community and not requiring a car. But I don't know how realistic it is. Can the developers point to other inner city residences where this has been successful?	5/19/2020 8:38 AM
78	Not near enough	5/18/2020 9:00 PM
79	There should be no relaxation for parking. RNDSQR mentioned an Airbnb model for some of the building and where are those visitors going to park? Does a hotel not have to have parking for its guests?	5/18/2020 9:56 AM
80	The number seems too low	5/18/2020 6:01 AM
81	How is it fair that when I built my home three years ago I had to have three parking spaces for a single home and a suite, and this development is asking for approx one stall per 3 suites. Increased density can improve the neighborhood but not at this scale	5/17/2020 6:54 PM
82	Ridiculous. People will want parking and will fill the neighbour hoods to find it.	5/17/2020 1:36 PM
83	Clearly not enough-	5/16/2020 5:12 PM
84	Completely and totally ridiculous. All that parking bleeds into the surrounding community streets.	5/15/2020 11:43 PM
85	This is where I start to wonder who is running the place. Parking WILL be an issue and it does not matter how you try to present it with bikes and walk ability. IT WILL NOT MATTER WHAT YOU DO PARKING WILL BE AN ISSUE. That goes for ANY development in Inglewood. The existing residence WILL pay for this. I find it laughable how EVERYONE tries to down play this issue. Also the higher the structure the worse the parking becomes. As a resident who on the way home just wants to stop for 2 seconds to get something at the Drug store , for one example, can never do it as there is not parking in the designated spots because someone who is not at the drug store is in the space.	5/15/2020 8:51 PM
86	none... they should include more bike parking . I guess opening more for non-residents would be a good idea	5/15/2020 3:55 PM
87	Why would this be considered? Calgary has always been a city where most families have one if not two vehicles. As it is spread out and (at this time) transit is not wide spread - I can only see	5/15/2020 2:37 PM

congestion and a lack of parking for the current homeowners. Perhaps city lots could have guaranteed income by leasing/renting parking stalls it could work.

88	Not nearly enough. How can you have less than one parking stall for every 2 units	5/15/2020 12:44 PM
89	This has to stop in Inglewood! Most people I know who commute to work via biking/walking also have a car. We are running out of room in this neighbourhood for anyone to park. it would be different of the area just became more popular and therefore more cars but when the city doesn't hold new buildings to the parking requirements it hurts everyone, those that already live or work here and those that buy or lease in these new buildings. The city has to get tough about this and uphold parking requirements especially in older neighbourhoods.	5/15/2020 11:44 AM
90	Not sufficient	5/15/2020 11:43 AM
91	I am extremely concerned about this. I live in a house that does not have any parking. There is no driveway. So I already have to park on the street and it is frequently filled with people illegally parking all day long even though it's a two hour zone to work on construction projects nearby or commute downtown. The problem is going to be much worse with tenants and visitors from this development I am sure. I am extremely concerned about this. I live in a house that does not have any parking. There is no driveway. So I already have to park on the street and it is frequently filled with people illegally parking all day long even though it's a two hour zone to work on construction projects nearby or commute downtown. The problem is going to be much worse with tenants and visitors from this development I am sure I fully support design that encourages fewer cars and more biking and walking in public transit years. But this is Calgary which is not designed for carefree living. I think the developer should have as many styles as they have units and then if it turns out their tenants are not using the stalls they can rent the moat. I think the risk of not having enough stalls could be a very negative impact on the surrounding neighbourhood and surrounding businesses because places were visitors to the area would park when coming to attend the bars restaurants music venues and shops would be filled by residence in this tower.	5/15/2020 10:20 AM
92	Its good to shift away from reliance on vehicles - we are inner city and don't need cars. Especially not surface parking, and the proximity to the river makes going below ground more challenging.	5/15/2020 10:03 AM
93	Not needed.	5/15/2020 9:16 AM
94	No concerns. Street parking is already limited to permit in that area.	5/15/2020 8:21 AM
95	Does not seem lik3 enough	5/15/2020 7:37 AM
96	Nothing-don't relax the restrictions. Parking is bad enough now. If there's no parking, don't build as many units or make it a car free building like the one in the East Village	5/15/2020 5:44 AM
97	Not enough. And those residents w/o parking who need it will want street parking rules relaxed.	5/15/2020 1:41 AM
98	Over densifying an already popular area. Disrupting current residents and families with consistent traffic flow and an increase in people.	5/15/2020 12:58 AM
99	Prospective owners will need to know this and many to be car free	5/15/2020 12:05 AM
100	As long as the green line is coming that should not be an issue. Bike lanes would be important too.	5/14/2020 11:02 PM
101	Doesn't work. My condo building has limited residential parking and it is a nightmare with residents parking in the visitor stalls, trying avoid being detected by swapping vehicles between their actual stall and visitors	5/14/2020 10:58 PM
102	Seems good. Parking kills cities. Auto-centric life kills cities. I want people who live in this building to NOT own cars. I'm okay with the housing market providing pressure to select for different lifestyles. By limiting parking, this selects for tenants who walk, bike, or transit. All of which enhance the neighborhood. Providing parking costs money and forces developers to value engineer other details to maintain profitability. It encourages tenants with vehicles, which adds to local traffic. Given proximity to future greenline, 35-40% parking stalls is good.	5/14/2020 10:34 PM
103	People need to put their vehicle somewhere. At this juncture, it is difficult to find a parking spot close to the bank to run in for 5/10 minutes. The Hood is becoming more 'trendy' than ever and not enough parking now. Tenants will park wherever there is room with no regard for others. We have been down this route before.	5/14/2020 10:30 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/14/2020 10:10 PM  
Letter 19b

104	While society may be moving away from the model where every family has a car, I don't believe we are any where close to only one in every three families having a car.	5/14/2020 10:10 PM
105	If you could get outside of the block - to another community, the problem disappears	5/14/2020 9:59 PM
106	No concerns. Would rather bike parking than car parking.	5/14/2020 9:43 PM
107	Lack of parking will kill retail, It's as simple as that. Retail is what makes the street a pedestrian magnet and gives Inglewood its vibrant character.	5/14/2020 9:23 PM
108	It's fine, people will be expected to use the close by public transit (green line)	5/14/2020 8:48 PM
109	Seems too few	5/14/2020 8:45 PM
110	The concern is that the sale or rent of these properties will be aimed at households who want to continue use of one or even two cars, with realtors suggesting the use of free parking in the area (and frequently moving their car). If instead the focus is on the small population in Calgary that are committed to going car-free and utilizing our transit enough to improve transit through Inglewood then that could work effectively to, say, have less emissions, more community living, accessing local resources instead of the big box stores, and other positive effects.	5/14/2020 8:17 PM
111	This seems to not be enough - the idea of bikes is good but very few will only have bikes from transportation. They will have cars often	5/14/2020 8:05 PM
112	Far too few. Look at Sobow - visitor parking is always used by residents as many have at least one vehicle, if not two. Residents will clog any nearby free or unpatrolled parking.	5/14/2020 7:38 PM
113	wasnt it mentioned that they are looking to do short term rental for a majority of the residential units? dont think that would need as much parking as owner occupied. this location is within walking and cycling distance from everything anyone would need and i dont think there needs to be more parkade at the expense of the rest of the buildings quality.	5/14/2020 7:09 PM
114	62 stalled. Are you kidding me. We already have challenges with parking	5/14/2020 6:43 PM
115	I've heard similar restrictions in East Village have been successful.	5/14/2020 6:33 PM
116	insufficient. high risk of unpermitted street parking by residents and visitors.	5/14/2020 6:26 PM
117	The more parking the better	5/14/2020 6:19 PM
118	This is ridiculous. This means at least 86 cars trying to park in the surrounding blocks. Calgary loves cars.	5/14/2020 6:13 PM
119	We already have parking issues in Inglewood. This building/tenants will only add to it.	5/14/2020 6:07 PM
120	It's ridiculous to think that in a city like Calgary only 1/3 of residents would have even 1 car! They should have at least one stall per unit.	5/14/2020 5:25 PM
121	This will create a parking issue in the area. Most Calgary households own a car. There should be adequate parking. This is a typical attempt by the developer to cut costs when it comes to underground parking	5/14/2020 5:22 PM
122	This is clearly not enough parking stalls!!! There isn't enough parking for rhubarb patch and Inglewood house already. These residents are using street parking on 8 ave and it is often a challenge to find parking in front of my house, sometimes within the block!	5/14/2020 5:02 PM
123	No concerns as we are along a major transit corridor	5/14/2020 5:00 PM
124	I'm OK with some relaxation but more than 50% is excessive	5/14/2020 4:45 PM
125	This is ridiculous for even a consideration! We have enough parking issues in Inglewood, to add to them in this extreme way is beyond comprehension. WHY would you even think this is acceptable!??	5/14/2020 3:35 PM
126	A.) Each unit should have 1 if not two parking stalls available. Regardless of the push, Calgary is a driving city. B.) My main transportation method in inner city is by Bike, I have commuted by bike for 20 years to work. Maybe 10% actually ride a bike, your bike parking is way too high. C.) your comment about the street parking passes is ridiculous, once you guys the building is fully sold out. All those owners will push city hall to allow on street passes, clogging up our already busy side streets.	5/14/2020 3:34 PM
127	Assuming that the people who move here will not have cars is obtuse. Calgary is not a city with	5/14/2020 3:03 PM

an efficient public transit system...people who live in Calgary own cars. Assuming that 1 in 3 residents will not have cars is crazy. And then there is the commercial ... 52 stalls is completely dysfunctional.

128	There needs to be at least 3 times the number of stalls - there is already no parking	5/14/2020 2:58 PM
129	No answer	5/14/2020 2:40 PM
130	Seems too low?	5/14/2020 2:29 PM
131	Not enough. Should be at least a 50% ratio, if not 75%. This is still a car driven city.	5/14/2020 2:23 PM
132	This is going to cause issues with residents parking. Calgary is a driving city. Most people move here for access to the mountains. What is the average number of cars owned per unit in the city core. If this doesn't cover that then its not enough!	5/14/2020 1:29 PM

## Q25 What are your comments/concerns regarding the parking allocated for visitor, retail, and office/financial uses (35 stalls)?

Answered: 127 Skipped: 56

#	RESPONSES	DATE
1	This seems adequate if they are indeed used for this purpose. However, it is likely that this is where residents will also park given the limited stalls.	6/8/2020 9:58 AM
2	This probably would be helpful, but would be a gratuitous feature of an unpopular structure.	6/7/2020 1:01 PM
3	I do not think anyone coming to shop/window shop in Inglewood will be interested in parking in the building. I don't imagine 35 stalls will accommodate visitor, retail or office users.	6/7/2020 10:55 AM
4	Not enough. There need to be a comprehensive study regarding the total impact to parking resulting from all the proposed developments.	6/6/2020 10:52 PM
5	Visitor parking seems decent enough considering many other buildings around have similar amounts. I fear that any employees of the 37000SF will not be given parking on site, further creating parking problems in the community adjacent.	6/5/2020 11:03 PM
6	It won't be enough and they'll be parking all over the neighborhood	5/31/2020 9:46 PM
7	I care less about the visitor, retail, and office uses than I do about the residential. Still seems woefully inadequate for three floors (retail/office)...	5/31/2020 1:31 PM
8	This is appropriate. It isn't a big box store/strip mall. This is a vibrant inner city community.	5/31/2020 9:32 AM
9	Again , is this a joke ? Totally inadequate	5/30/2020 11:48 PM
10	I guess everyone - customers and suppliers alike - are bicycling in to see them.	5/30/2020 8:05 PM
11	no issues	5/30/2020 9:07 AM
12	I don't know enough to know if it's enough.	5/29/2020 2:12 PM
13	Same as question 24.	5/29/2020 1:41 PM
14	It's not enough.	5/28/2020 6:52 PM
15	Seems low - parking is already an issue in Inglewood	5/28/2020 4:30 PM
16	Nothing	5/28/2020 3:54 PM
17	Again, there seems to be a significant lack of parking provided for the number of residents/ customers they're hoping to attract.	5/27/2020 9:36 PM
18	Time will tell if this is enough.	5/27/2020 6:23 PM
19	Inadequate	5/27/2020 12:04 PM
20	Not that concerned. Hopefully Calgarians use more transit.	5/27/2020 9:06 AM
21	No good	5/27/2020 9:02 AM
22	Not enough	5/27/2020 8:52 AM
23	None	5/27/2020 8:40 AM
24	Oh, i'm sure whatever amount of parking there is will be at 100% capacity all the time	5/27/2020 8:33 AM
25	There will be twice that number of service jobs in the building. None of whom will likely afford to live there. So they will all park in the community or in the customer stalls at Atlantic Plaza, or Spolumbos. Disaster again.	5/26/2020 11:36 PM
26	Seems fine. Many visitors travel To Inglewood on foot or by bike/public transport. Locals will walk.	5/26/2020 9:55 PM
27	Should be downtown in densified area!	5/26/2020 8:53 PM
28	None	5/26/2020 6:49 PM
29	IMPOSSIBLE TO HAVE IN REALITY.	5/26/2020 5:05 PM
30	No favours being done	5/26/2020 4:53 PM
31	I think parking requirements must consider the type of business and services - are patrons going in for a 20 min visit or an hour or more. Not enough parking creates a headache for	5/26/2020 4:10 PM

everyone and can negatively impact businesses. This should be carefully considered and planned.

32	seems like enough	5/26/2020 3:11 PM
33	Not enough	5/26/2020 2:54 PM
34	I think that is adequate.	5/26/2020 2:42 PM
35	--	5/26/2020 2:02 PM
36	Potentially this is enough, but It is hard to say without more details.	5/26/2020 1:52 PM
37	Not enough!	5/26/2020 1:47 PM
38	Additional parking for area merchants is great!	5/26/2020 1:44 PM
39	For businesses the city should expand their ParkPlus lots. Eg - build several levels To accommodate all the businesses.	5/26/2020 1:30 PM
40	There is not enough parking for the size of this building. People will be parking on side streets, in front of people's homes etc.	5/26/2020 1:14 PM
41	Way too few as they will probably be taken up with staff	5/26/2020 12:52 PM
42	Great. Better than what's there now	5/26/2020 12:44 PM
43	Not as bad as residential.	5/26/2020 12:40 PM
44	There us no room	5/26/2020 12:38 PM
45	Not enough	5/26/2020 12:32 PM
46	Unreasonable	5/26/2020 12:31 PM
47	It will be used by the residence because you haven't provided apply parking. This will clearly impact the parking for the current residence of Inglewood!	5/26/2020 12:30 PM
48	That parking will not be adequate	5/26/2020 11:54 AM
49	Again, minimum parking spots are very optimistic. Also, vehicle heights/clearances should be considered with respect to underground parking.	5/26/2020 11:51 AM
50	Don't build	5/26/2020 11:50 AM
51	A joke	5/26/2020 11:46 AM
52	That is already a busy intersection. I'm Concerned about adding more people Coming and going	5/26/2020 11:45 AM
53	seems a good amount	5/26/2020 11:45 AM
54	is this within the complex?	5/26/2020 11:38 AM
55	Not nearly enough	5/26/2020 11:34 AM
56	Also, not enough for the community to support a development of this size	5/26/2020 11:31 AM
57	Not qualified to be able to make an informed comment.	5/26/2020 11:30 AM
58	ditto	5/26/2020 11:25 AM
59	Like this idea	5/26/2020 11:12 AM
60	Seems reasonable, especially in concert with TOR arising around the new LRT.	5/26/2020 11:11 AM
61	See above!	5/26/2020 11:09 AM
62	Completely limited and unacceptable	5/26/2020 11:05 AM
63	sounds like enough to me	5/26/2020 11:00 AM
64	Do the short term residents use visitor or the resident parking? How many offices will there actually be in this building? Will they provide incentives for people to take transit instead of	5/23/2020 3:49 AM

using cars and creating congestion in an already congested neighbourhood? We all know what it's like trying to get home after a Flames game lets out. Imagine that at 5pm every day.

65	not enough stalls.	5/22/2020 2:10 PM
66	Without a breakdown of the types and sq. footage of the proposed commercial, it is difficult to speculate.	5/22/2020 12:32 PM
67	Also totally unrealistic. Parking in Inglewood is already under a lot of pressure and is very busy during peak times - how can 35 stalls possibly accommodate residential guests, retail shoppers and commercial businesses? Not realistic.	5/21/2020 6:43 PM
68	as the parking situation in Inglewood is becoming impossible, especially on weekends, it would be good to see additional spaces added	5/20/2020 9:19 PM
69	again, too few	5/19/2020 10:49 PM
70	Tight, but with the biding being in a TOD, this should be the main mode of transportation for those working in the building	5/19/2020 10:03 PM
71	Fine	5/19/2020 8:15 PM
72	Fine	5/19/2020 8:03 PM
73	again. too many for that corner	5/19/2020 4:03 PM
74	No concerns. That's 35 more stalls than we have currently, and most businesses in Inglewood don't have their own parking.	5/19/2020 8:38 AM
75	Not enough	5/18/2020 9:00 PM
76	For healthy, viable retail and commercial businesses, parking is a must. Parking relaxations do not contribute to the success of these businesses.	5/18/2020 9:56 AM
77	too low	5/18/2020 6:01 AM
78	Probably insufficient and even though the brief may say that residents won't get parking passes I believe workers can buy street parking passes so that may be an issue	5/17/2020 6:54 PM
79	That is more reasonable.	5/17/2020 1:36 PM
80	Until you know the mix & type of business hard to say There is no such thing as too much parking	5/16/2020 5:12 PM
81	What is everyone really thinking? That if I ask enough questions and give all these examples of bike spaces and walk ability that it will make a difference? Or that it will just make everyone forget, for that one moment they need to push this through, that it is not an issue.	5/15/2020 8:51 PM
82	Great idea.	5/15/2020 3:55 PM
83	How many offices personnel, how many retail outlets are there and will there be street parking still on 9th Ave? With the other buildings being considered in the area - I believe we will be overwhelmed.	5/15/2020 2:37 PM
84	Obviously not expecting many retail shoppers to park there, as 35 stalls would hardly cover any office uses, let alone visitor and retail	5/15/2020 12:44 PM
85	It should be increased.	5/15/2020 11:44 AM
86	Again not sufficient	5/15/2020 11:43 AM
87	Again, parking is already a major issue in this area both for residence and for visitors to the commercial establishments. The dry cleaners a half block away is constantly complaining that her stalls are filled by people illegally parking there. You can never find parking to go to Marshall drugs. And as mentioned I live a block away and the temporary parking in front of my house is always filled with people illegally parking much longer than they're allowed to. So I have major concerns regarding the sparsity of parking stalls for the development at its proposed size	5/15/2020 10:20 AM
88	Shouldn't need any more. Emphasis should be on public and active transportation.	5/15/2020 10:03 AM
89	Not needed	5/15/2020 9:16 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/15/2020 8:11 AM  
Letter 195

90	No concerns, lots of transit and bike options in the area.	5/15/2020 8:11 AM
91	Not enough	5/15/2020 7:37 AM
92	Unless they're underground, don't come here looking to relax parking	5/15/2020 5:44 AM
93	Again, not enough for 37000 sq ft of visitor/retail/office space.	5/15/2020 1:41 AM
94	We all have parking now. We should encourage non vehicular travel not inviting additional emissions in our neighbourhood.	5/15/2020 12:58 AM
95	Don't know enough to answer this.	5/15/2020 12:05 AM
96	Same as above. No real issue. Hopefully public transit will help. We need density in downtown.	5/14/2020 11:02 PM
97	Good luck keeping on top of that.	5/14/2020 10:58 PM
98	This seems very good	5/14/2020 10:34 PM
99	It will be constantly full. People parking in the stalls, getting on the bus and going downtown or wherever, leaving their vehicle all day. IF this goes through, designate parking in those stalls for no more than 20 minutes, thus bushoppers MIGHT not park there. Goes for everyone using those stalls.	5/14/2020 10:30 PM
100	no comment	5/14/2020 10:10 PM
101	No comment/concerns.	5/14/2020 9:43 PM
102	How can that be enough	5/14/2020 9:23 PM
103	That seems generous. Should be ample	5/14/2020 8:48 PM
104	Seems limited, more underground parking would be welcomed	5/14/2020 8:45 PM
105	If parking is provided then cars will find their way there. Lacking parking forces a culture change towards alternatives. Providing safe spaces for bikes gets people thinking about cycling instead. There seems to be plenty of parking available in Inglewood regardless - if willing to pay. Parking lots down the road from this building aren't often full.	5/14/2020 8:17 PM
106	Insufficient	5/14/2020 8:05 PM
107	Far too few. Visitor parking will be used by residents	5/14/2020 7:38 PM
108	thats a lot of stalls.	5/14/2020 7:09 PM
109	Grrrrrrr	5/14/2020 6:43 PM
110	No concerns.	5/14/2020 6:33 PM
111	insufficient. high risk of unpermitted street parking by residents and visitors.	5/14/2020 6:26 PM
112	Possible not enough	5/14/2020 6:19 PM
113	This does not seem like nearly enough. What are the proposed uses? Where will the employees park?	5/14/2020 6:13 PM
114	It's a nice idea but just a way to get people's buy-in.	5/14/2020 6:07 PM
115	Certainly not enough for office workers.	5/14/2020 5:25 PM
116	This seems low for the number of units but not completely unreasonable	5/14/2020 5:22 PM
117	See above	5/14/2020 5:02 PM
118	No concerns, parking is easy in Inglewood	5/14/2020 5:00 PM
119	ok, but more for residents	5/14/2020 4:45 PM
120	This is not enough given the proposal. There will be spill over into the community. And AGAIN, we don't have enough parking as it is. We need to have our current businesses able to access parking as well. Why would this one building deserve more?	5/14/2020 3:35 PM
121	Depends on the type of businesses. But i would say too low.	5/14/2020 3:34 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

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		CPC2020-0587 Attachment 13 Letter 19b
122	see above.	5/14/2020 3:03 PM
123	There must be enough for all staff, employees and some of the visitors	5/14/2020 2:58 PM
124	No answer	5/14/2020 2:40 PM
125	Fine	5/14/2020 2:29 PM
126	Sufficient.	5/14/2020 2:23 PM
127	I don't think thats enough. It will always be full pushing people to park on the streets.	5/14/2020 1:29 PM

## Q26 What are your comments/concerns regarding the bicycle parking being provided (191 stalls)?

Answered: 127 Skipped: 56

#	RESPONSES	DATE
1	If it is visible, it will be an eyesore and attract theft.	6/8/2020 9:58 AM
2	I don't think this is a significant addition to the argument for the importance of the proposed structure. It's rather like adding 191 smiley faces to the plans	6/7/2020 1:01 PM
3	There are never enough bicycle racks. There could easily be two per unit. How will they allocate Class 1 racks?	6/7/2020 10:55 AM
4	I think that is great.	6/6/2020 10:52 PM
5	Do that many people even need this amount of bike stalls? Seems like a massive discrepancy of bikes to car parking.	6/5/2020 11:03 PM
6	Are they going to be an eyesore?	5/31/2020 9:46 PM
7	I don't care about bicycle parking.	5/31/2020 1:31 PM
8	Excellent!	5/31/2020 9:32 AM
9	Forcing a large number of cyclists into a busy area .	5/30/2020 11:48 PM
10	Take some of the space from the bicycles and make it for electric cars.	5/30/2020 8:05 PM
11	no issues	5/30/2020 9:07 AM
12	Very ambitious. I have 12 bikes but I don't think that many people use bikes. Is this for the residents or the visitors?	5/29/2020 2:12 PM
13	That's fine.	5/29/2020 1:41 PM
14	It's a waste and will be painfully under-utilized, like the bike lanes that were created downtown, which have made driving into the core more stressful.	5/28/2020 6:52 PM
15	Fine	5/28/2020 4:30 PM
16	Fabulous	5/28/2020 3:54 PM
17	n/a	5/27/2020 9:36 PM
18	A stellar idea. Cycling is growing and people use the paths on the river to commute. Best idea I've heard thus far.	5/27/2020 6:23 PM
19	Great but the vast majority of people do not generally use bicycles for transport. They use their bicycles for recreation. Winter months in Calgary are not suitable for cycling.	5/27/2020 12:04 PM
20	Okay.	5/27/2020 9:06 AM
21	good	5/27/2020 9:02 AM
22	Way more than will ever be used	5/27/2020 8:52 AM
23	None	5/27/2020 8:40 AM
24	sounds ridiculous, is this the Netherlands now?	5/27/2020 8:33 AM
25	Ask all the people living in apartment buildings in East Village. No one uses there bikes. They sit in storage gathering dust. Or the storage doesn't get used at all.	5/26/2020 11:36 PM
26	Love that there are so many!	5/26/2020 9:55 PM
27	Go downtown. This is a family community not a new york City style community	5/26/2020 8:53 PM
28	Seems like overkill. Everyone drives in Calgary!	5/26/2020 6:49 PM
29	WHOOHOOO. NUTS TO THINK THE RESIDENTS WILL ALL WALK, THEN RIDE THEN DRIVE. THIS IS A HORRIBLE CONCEPT FOR THIS AREA.	5/26/2020 5:05 PM
30	Fairytale	5/26/2020 4:53 PM
31	sounds sufficient and like you count on most people using bicycles as their primary mode of transportation	5/26/2020 4:10 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 11  
Letter 195  
5/26/2020 3:11 PM

32	perfect	5/26/2020 3:11 PM
33	Seem appropriate.	5/26/2020 2:54 PM
34	If it's under the building, I'm not sure how that would negatively affect the neighbourhood.	5/26/2020 2:42 PM
35	That's a good number.	5/26/2020 2:02 PM
36	Seems like plenty (maybe too many?!)	5/26/2020 1:52 PM
37	Nothing to add	5/26/2020 1:47 PM
38	A high number of stalls, especially Class 1, is entirely consistent with the concept of inner-city housing and less dependence on cars.	5/26/2020 1:44 PM
39	Good	5/26/2020 1:30 PM
40	Biking is sooo much fun in the winter time! I'm sure many will choose this option in the winter. I get the biking stalls for the summer and that's great but it doesn't alleviate the shortage of parking stalls.	5/26/2020 1:14 PM
41	You cannot be sure how many people will actually be using bicycles	5/26/2020 12:52 PM
42	This is great. Bikes are being used way more nowadays. We desperately need more bike racks in Inglewood.	5/26/2020 12:44 PM
43	Great! Too many?	5/26/2020 12:40 PM
44	No room	5/26/2020 12:38 PM
45	Excellent	5/26/2020 12:32 PM
46	Meaningless, bikes are only feasible transportation a few months of the year in Calgary	5/26/2020 12:31 PM
47	I don't care, I don't want this building in our neighbourhood!!	5/26/2020 12:30 PM
48	Will they be used to reduce the number of spaces for vehicular parking?	5/26/2020 11:54 AM
49	Again, you are designing for what you would like to see and not what is.	5/26/2020 11:51 AM
50	Don't build	5/26/2020 11:50 AM
51	Why? I am not against cyclists - but why can't they park in parking lots designated with racks. Why do they need to be in a building. Also I don't believe 191 stalls will be utilized	5/26/2020 11:46 AM
52	None	5/26/2020 11:45 AM
53	good amount	5/26/2020 11:45 AM
54	Its ok	5/26/2020 11:34 AM
55	Substantial and unfounded that these stalls will be functional. Looking at bicycle commuting in the downtown core, ridership from the inner core is low. Albeit the total number of riders is high, many of these are not coming from inner-city users. Further, if you're planning this density of bike stalls, they should be of a size enough that they can handle bikes with storage solutions, not just narrow or standard bikes. Flat storage would be necessity and likely this number is an over estimation given perfect storage solutions.	5/26/2020 11:31 AM
56	Their location.	5/26/2020 11:30 AM
57	fine	5/26/2020 11:25 AM
58	Bike parking is good.	5/26/2020 11:20 AM
59	Great idea	5/26/2020 11:12 AM
60	Sounds more than reasonable.	5/26/2020 11:11 AM
61	See above!	5/26/2020 11:09 AM
62	This bike parking won't be fully used	5/26/2020 11:05 AM
63	sounds like a good number	5/26/2020 11:00 AM

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64	None actually, other than I doubt that many people will be using them.	Attachment 1b 5/23/2020 3:16 AM Letter 19b
65	who rides their bike in the winter? Apprecate the stalls, but people also have cars that own bikes.	5/22/2020 2:10 PM
66	Get real. This is the northern hemisphere and a bike in February is not going to be widely used - it is a nice add in the summer but not a solution fora major relaxation.	5/22/2020 12:32 PM
67	This is great in theory - lots of bike stalls, except do you really think this many residents or visitors will be biking regularly (i.e. to work? For groceries?). Not likely in the winter either. And what about bike lanes and increased bike traffic on 9th?? With one lane dedicated to transit during peak traffic times, how does that work? Or is the expectation that cyclists will be forced to ride on the River Path to the north?	5/21/2020 6:43 PM
68	The idea of individual lockers for bikes is a very good idea	5/20/2020 9:19 PM
69	Reasonable	5/19/2020 10:49 PM
70	Sounds good	5/19/2020 10:03 PM
71	Great	5/19/2020 8:15 PM
72	Too many. People still drive and bike. More parking spaces.	5/19/2020 8:03 PM
73	none	5/19/2020 4:03 PM
74	I think that's great, especially the ones that include lockers	5/19/2020 8:38 AM
75	OK good	5/18/2020 9:00 PM
76	138 residential units and 191 bicycle stalls - its hilarious to think that they think everyone is going to ride a bike as well as their guests!!	5/18/2020 9:56 AM
77	That sounds good	5/18/2020 6:01 AM
78	Great except for the eight months or so that bicycles ate not very practical on a winter city	5/17/2020 6:54 PM
79	Bikes are great, but people l'm Calgary also seem to own cars.	5/17/2020 1:36 PM
80	Likely OK - seems like a lot?	5/16/2020 5:12 PM
81	Great people that have cars also bike and people will bike to Inglewood BUT that will not negate the parking issue that will ensue.	5/15/2020 8:51 PM
82	Awesome!	5/15/2020 3:55 PM
83	Too many. I believe people will be using their bikes and I do applaud those who do - but - a lot more do not and it seems to me that 191 is over kill.	5/15/2020 2:37 PM
84	Cycling is increasing and becoming far more popular, so good they have stalls. Think is is highly disproportionate to parking, more than 1.5 stalls a unit, versus less than .5 car spots per unit. Calgary still have freezing cold winters	5/15/2020 12:44 PM
85	great	5/15/2020 11:44 AM
86	Seems reasonable	5/15/2020 11:43 AM
87	Anything that encourages biking in the city and neighborhood is good. Will this be enough for the estimated number of bike users that will be living in this proposed size of building plus working here plus visiting here? That is my main question/concern Will this be enough for the estimated number of bike users that will be living in this proposed size of building plus working here plus visiting here? That is my main question/concern	5/15/2020 10:20 AM
88	I love it!	5/15/2020 10:03 AM
89	Not needed	5/15/2020 9:16 AM
90	Love it.	5/15/2020 8:21 AM
91	Realistic	5/15/2020 7:37 AM
92	Too many of those hazards already on an already narrow street	5/15/2020 5:44 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 14  
Letter 19b  
5/15/2020 11:11 AM

93	No comments.	5/15/2020 11:11 AM
94	Too many! Large scale is too much for qu'ait Inglewood.	5/15/2020 12:58 AM
95	Awesome. Great biking location	5/15/2020 12:05 AM
96	I love it.	5/14/2020 11:02 PM
97	More bicycles the better but that doesn't negate the need for vehicles.	5/14/2020 10:58 PM
98	Awesome! Yay for biking stalls	5/14/2020 10:34 PM
99	Guess that's ok, haven't ridden a bike for 60 years so can't answer.	5/14/2020 10:30 PM
100	in a tropical climate this might make up for the lack of vehicle parking space. Nice to have...	5/14/2020 10:10 PM
101	More is better! I think it's great.	5/14/2020 9:43 PM
102	Bike lock ups are a good thing and can be added to easily if demand requires.	5/14/2020 9:23 PM
103	This is indicative of the type of people they expect to buy and is consistent with modern buying trends. People who buy a place with no parking will expect bicycles spaces for them and friends.	5/14/2020 8:48 PM
104	Think it's great, Calgary is a challenge with year round biking but things will never change if we don't build the infrastructure.	5/14/2020 8:45 PM
105	Great idea - ideally they will be secure, with cameras, visible, and populated so users can feel safe locking their bike up while they visit the area and consequently walk through our Main Street.	5/14/2020 8:17 PM
106	Likely too many	5/14/2020 8:05 PM
107	Adequate	5/14/2020 7:38 PM
108	this is great, i hope that they are easily accessible (not at the bottom of a parkade) and that the racks are art and not standard black racks.	5/14/2020 7:09 PM
109	Omg bicycle parking - we live in Calgary. They will be used for 4-5 months then 5 "parking spaceship for the month the rest of the year	5/14/2020 6:43 PM
110	Calgary is becoming (or already is) a very bicycle centric city.	5/14/2020 6:33 PM
111	that's decent. should be designated residential and visitor stalls	5/14/2020 6:26 PM
112	High theft concerns with bicycle parking	5/14/2020 6:19 PM
113	What the hell is bicycle parking? This is literally just an excuse to not have enough parking.	5/14/2020 6:13 PM
114	Ha! What is this China? Some of us ride, the rest...don't.	5/14/2020 6:07 PM
115	Unsure	5/14/2020 5:25 PM
116	Adequate, but it's likely a misdirection to avoid the additional costs to provide adequate parking stalls	5/14/2020 5:22 PM
117	Great, but pipe dream that the people that live in this building will not be car owners, they will only have bikes.	5/14/2020 5:02 PM
118	No concerns	5/14/2020 5:00 PM
119	good	5/14/2020 4:45 PM
120	I don't know that you will ever have 191 bicycles parked there. You will also need to monitor security, tidiness and more. I think it will be an eye sore for the street level.	5/14/2020 3:35 PM
121	Way too high as i said.	5/14/2020 3:34 PM
122	Seems like an awful lot...there should be more parking stalls and fewer bike.	5/14/2020 3:03 PM
123	Useless if not under tight security	5/14/2020 2:58 PM
124	No answer	5/14/2020 2:40 PM

125	Fine	CPC2020-0587 Attachment 13 5/14/2020 2:29 PM Letter 19b
126	More than enough.	5/14/2020 2:23 PM
127	I think its wishful thinking. Calgary has cold winters and it takes special people to bike in the winter. Its not vancouver where all you have to fight is the rain.	5/14/2020 1:29 PM

## Q27 Do you support or not support the parking relaxation being requested and what are your reasons why?

Answered: 125 Skipped: 58

#	RESPONSES	DATE
1	Again, not an important part of the overall reaction to the proposal	6/7/2020 1:01 PM
2	Never should the city support parking relaxation. It is totally unfair to those nearby residents.	6/7/2020 10:55 AM
3	No, the developer us just being cheaper. Calgary is not yet a city that you can live in without a car. Particularly Inglewood because we don't have a reasonably priced grocery store. I would love for Calgary to move away from the car culture but now is not the time.	6/6/2020 10:52 PM
4	I do not support relaxing the parking requirement. The city bylaws are made with intention and should be followed in this project just as they are required to be followed for any other development nearby.	6/5/2020 11:03 PM
5	No comment. The parking calculations are also based on the number of residential units, which is based on a proposed 45m building height, which is unacceptable.	6/2/2020 12:11 PM
6	Absolutely do NOT support a parking relaxation!!! Inglewood doesn't have enough parking as it is. The development is too big for the neighborhood	5/31/2020 9:46 PM
7	I do not support the relaxation being pursued, it is ridiculously inadequate and the City would be crazy to accept the reasoning of "TOD" when really it comes down to how much building another floor of an underground parkade is going to cost the developer.	5/31/2020 1:31 PM
8	Yes. We have to shift away from our reliance on driving everywhere. With public transportation coming and the ability to hit the pathway system a block away, a relaxation is more than appropriate.	5/31/2020 9:32 AM
9	I most certainly do not . It seems as if the developer already is acknowledging the fact that the area is too congested for what would normally be required	5/30/2020 11:48 PM
10	Do not support. It is the ruination of a perfectly balanced neighbourhood, circa 5 or so years ago when Inglewood was voted best neighbourhood in CANADA.	5/30/2020 8:05 PM
11	no comment	5/30/2020 9:07 AM
12	Not at all. The vast majority of people own and use cars. Even in so called walking communities with good transportation. This creates a situation where the developer takes away from current the residents and saves himself a lot of money. Great sales pitch but it's not grounded in facts at all. If you're going to implant lots of new people, you need to make sure that your project is the one payin for the infrastructure required	5/29/2020 2:12 PM
13	I support more parking spaces being made available. Lack of parking is a huge problem, especially for us who depend on it for our clients to come to see us. This kind of nonsense is just driving businesses out of business. My block on 9th Avenue in Inglewood has seen so many businesses close up, it's getting pretty lonely at our end of the street.	5/28/2020 6:52 PM
14	No. Parking is already an issue in Inglewood	5/28/2020 4:30 PM
15	No	5/28/2020 3:54 PM
16	Not support. This seems to be a precedent being set throughout Inglewood and it seems unrealistic and completely against common-sense to build something that clearly can't provide parking needed for smooth living and shopping experience.	5/27/2020 9:36 PM
17	I do not support the relaxation of the parking. Calgary is a driving city. This should 100% not happen.	5/27/2020 6:23 PM
18	I absolutely do NOT support these parking relaxations which are being granted to all the new condo buildings in Inglewood. Buildings need to be designed withing the by-law parameters because the increased density of all these new condo buildings is already an issue for parking, never mind 50m towers with the resulting increase in residents.	5/27/2020 12:04 PM
19	I have no opinion on this. Overall I hope that Calgary provides less and less parking in the inner city to help push people toward using transit and bicycles.	5/27/2020 9:06 AM
20	I do NOT support	5/27/2020 9:02 AM
21	I do not support the relaxation because it will put further pressure on what is an already crowded parking environment	5/27/2020 8:52 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/27/2020 8:16 AM  
Letter 19b

22	Do not support as more parking spots should be available underground for residents	5/27/2020 8:16 AM
23	parking will always be a problem unless you allow a more modern approach to maybe having a parkade like the one that was proposed for 7th ave downtown with the funky shelving system	5/27/2020 8:33 AM
24	Do not support any parking relaxation. I am a designer and our company does DP applications. Parking is crucial. The biggest challenge for any development. If you can't meet the parking requirements you are building too many units.	5/26/2020 11:36 PM
25	I do support it. See comments above.	5/26/2020 9:55 PM
26	No do it downtown not In inglewood.	5/26/2020 8:53 PM
27	I've already answered previously.	5/26/2020 6:49 PM
28	DEFIANTLY NO RELAXATION, ALL THOSE FOLKS WOULD SCRAMBLE PARK EVERYWHERE. THIS WOULD CREATE A NIGHTMARE AND A LOT OF ANGER.	5/26/2020 5:05 PM
29	Not. I live close to the new ywca with its parking lot, & surprise!!! The permit parking came in & pushed the free parking to my street! Calgarians drive pickups not bikes	5/26/2020 4:53 PM
30	I do not support it. SoBow is a prime example of an under parked development. Knowing people who live there and have lived there and the frustrations with not enough parking, why should that be duplicated. Not everyone is a bike or transit riding non vehicle owner, and car service - Car 2 Go is gone.	5/26/2020 4:10 PM
31	I support it because less is more in this case. don't need more traffic, so this forces residents to not have a vehicle. Fortunately they have the choice of residing there.	5/26/2020 3:11 PM
32	They should have a deeper parking lot, not get a parking relaxation.	5/26/2020 2:54 PM
33	I do NOT support the parking relaxation. Calgary is not yet a community where you don't need a car. (Especially with Car2Go leaving the city.)	5/26/2020 2:42 PM
34	No parking relaxation. We need to be able to support the wonderful people who visit our community to shop and keep our entrepreneurs in business.	5/26/2020 2:02 PM
35	No I do not as I believe expecting 1/3 of residents not to need parking is entirely unrealistic if you look at car ownership statistics for Calgary.	5/26/2020 1:52 PM
36	It will create a mess for local residents	5/26/2020 1:47 PM
37	Support for reasons cited above.	5/26/2020 1:44 PM
38	Support. Encourage other forms of transportation. 'We're not the mall'.	5/26/2020 1:30 PM
39	I don't support relaxing any parking as the parking will just end up in residential areas. I already see this with people parking on my street for free to take the Max Purple to go downtown.	5/26/2020 1:14 PM
40	No, as there are already a parking problem in this area	5/26/2020 12:52 PM
41	Yes. Lots of people living there won't have cars	5/26/2020 12:44 PM
42	Ambivalent.	5/26/2020 12:40 PM
43	I don't support the relaxation	5/26/2020 12:38 PM
44	No. Not realistic	5/26/2020 12:32 PM
45	NOT SUPPORT. PARKING IS ALREADY UNABLE TO HANDLE CURRENT SITUATION.	5/26/2020 12:31 PM
46	Do not support!!	5/26/2020 12:30 PM
47	No, I do not support this parking relaxation.	5/26/2020 11:54 AM
48	No. I do not support the relaxation because it is not based on people's actual behaviour. You may WANT fewer Calgarians to own cars and to drive, but these buildings will have to exist in the reality of what happens and not what you think would be best. The result would be insufficeint parking that can not easily be made up.	5/26/2020 11:51 AM
49	Don't build	5/26/2020 11:50 AM
50	No. We pay taxes in this area. If the city aldermen and women believe density is a requirement	5/26/2020 11:46 AM

	then the city should charge each building for parking lots	
51	Seems like an issue for the residents who live in the structure. However, I think that the residents would try to park in the two hour parking that's available for people visiting	5/26/2020 11:45 AM
52	no, as parking relaxations will always bring increased traffic and number of parked cars in the neighborhood on the residential streets on both sides	5/26/2020 11:45 AM
53	do not support relaxation as parking is an ongoing challenge. I keep repeating myself!	5/26/2020 11:38 AM
54	I do NOT support the parking relaxation. A building of this size needs WAY more parking. The developers are being greedy by skimping on the amount of parking space needed by trying to push it out on to the street. There ISN'T any street parking. There isn't enough street parking in the neighbourhood to service the existing businesses. If the developers want to install such a large building, they need to respect the existing businesses and the existing resident and provide enough parking to service their building. They want to put the building there because Inglewood is a desirable location. Its a desirable location because of the existing businesses and residents! That needs to be respected and the building needs a lot more parking space.	5/26/2020 11:34 AM
55	Absolutely not. I do not support parking relaxing in the community. The community is a small suburb that has single family homes and should not be overwhelmed with parking that is not by owners in the community. Further, as we've seen the increase in traffic through the years down 9th and 8th avenues, relaxing these parking restrictions in the community would lead to increased parking on the streets and original owners not having parking for their visitors or themselves. Further, with a bike cycling community, having increased parking increases drivership and likely the interference with the cycling community	5/26/2020 11:31 AM
56	No, I do not support relaxation of parking restrictions! I do not feel obliged to provide reasons for not supporting parking relaxations but I shall add this as an example of one of my "considerations" - why would I agree to a relaxation of parking restrictions so as to spin up income for developers who very obviously do not give a toss about this community?	5/26/2020 11:30 AM
57	no towers in Inglewood please	5/26/2020 11:25 AM
58	It should not be relaxed. The guidelines are there for a good reason.	5/26/2020 11:20 AM
59	Do not support the parking relaxation, if the builder is not willing to have more parking, they need to find tenants who don't use cars	5/26/2020 11:12 AM
60	I support as long as a) residents are responsible for purchasing their own car storage space, and there is no change to street parking arrangements. As in, they are never allowed to park on streets.	5/26/2020 11:11 AM
61	No I do not support!	5/26/2020 11:09 AM
62	Absolutely do not support! It would overflow onto street parking which is already very busy and there are issues with people parked on the street during rush hour and subsequently needing to be towed	5/26/2020 11:05 AM
63	I support them not being permitted to get a City Permit	5/23/2020 3:49 AM
64	DO NOT SUPPORT. Don't want the streets crowded. Why are they forcing their parking problem to the community?	5/22/2020 2:10 PM
65	Absolutely not - all one has to do is watch the slow death of Kensington as a commercial and residential haven due to no parking to see why assuming that no one will own a car anymore is a pipe dream.	5/22/2020 12:32 PM
66	I definitely do not support this relaxation because it is unrealistic and will end up having long-term negative consequences for the rest of the community. Impacts on resident street parking and business parking for visitors at other proximate locations. I think it will be a disaster.	5/21/2020 6:43 PM
67	Do not support it because there needs to be sufficient parking for tenants.	5/20/2020 9:19 PM
68	I do not support this. This will result in a lot of cars parked poorly around the neighbourhood.	5/19/2020 10:49 PM
69	Support	5/19/2020 10:03 PM
70	No, because where will these residents park? In Inglewood community, taking up other parking spots for commercial use.	5/19/2020 8:03 PM

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71	no. there will be way too many cars trying to get in and out of the lot	5/19/2020 4:03 PM Attachment 13 Letter 19b
72	I don't support a parking relaxation that large. I don't feel confident that the majority of residents won't own vehicles and need to park them somewhere.	5/19/2020 8:38 AM
73	Don't support parking relaxation	5/18/2020 9:00 PM
74	I do not support any parking relaxation. Having no parking is a detriment to the vitality and success of any retail business	5/18/2020 9:56 AM
75	Relaxation allows for the building to be too big. So don't allow for relaxation	5/18/2020 6:01 AM
76	No, there is open parking on a few streets near me beside parks and many residents will likely take advantage of parking a couple blocks away and walking home	5/17/2020 6:54 PM
77	I do not support it. If the building cannot be made profitable without cutting corners in a way that will have lasting negative consequences for the neighbourhood then it doesn't deserve to be built.	5/17/2020 1:36 PM
78	No comment- parking is always tricky- I don't support the building so the parking follows	5/16/2020 5:12 PM
79	Parking in this area of Inglewood is already is already greatly restricted for employees of businesses, customers, and residents. I worry about the the effect reduced parking will have on the surrounding area.	5/16/2020 2:35 AM
80	I do not support it. I think that extreme of a parking relaxation puts too much stress on the surrounding community. It assumes that every resident does the "right thing" which is unreasonable.	5/15/2020 11:43 PM
81	NO for all the reasons I stated in my previous answers. Keep asking me the same questions and you will get the same answers.	5/15/2020 8:51 PM
82	support!	5/15/2020 3:55 PM
83	No I do not support it to the degree that is being requested. We are a residential community - situated "downtown" - people live here, people are growing families here. Most of us invested and purchased property and pay taxes - when we are not considered to have a higher stake over renters and retail/business, I feel like this is wrong. With the type of relaxation being requested I can see (for instance) families (property tax payers) having to haul groceries and children blocks to simply go home.	5/15/2020 2:37 PM
84	Don't support it. Inglewood has limited parking as it is. Many streets are already packed and many have been turned into permit parking and yet residents still struggle for spots	5/15/2020 12:44 PM
85	Not support it at all it is disrespectful to everyone who lives or works in this community.	5/15/2020 11:44 AM
86	Don't support any relaxation for parking. Without a vehicle I am very limited in what I can purchase in one trip.	5/15/2020 11:43 AM
87	I've already answered this I don't support it in my reasons are above	5/15/2020 10:20 AM
88	I support it. Given the location the emphasis should be on active and public transportation. Living in Inglewood I know you rarely need a car so there is no need to build as many stalls. Plus this will keep the units more affordable, something I have heard from the ICA as important on many other projects.	5/15/2020 10:03 AM
89	N/a	5/15/2020 9:16 AM
90	I support it personally as bikes and transit are key. However, I don't support it as a means of pushing through. I believe that the building height will be lowered by a few stories and the parking will become less of an issue through this process.	5/15/2020 8:21 AM
91	Not sure what that means.	5/15/2020 7:37 AM
92	Hell no! There are already too many people parking here and walking downtown	5/15/2020 5:44 AM
93	No, I don't support the relaxation. Not enough parking will cause frustrations and friction with neighbouring residents.	5/15/2020 1:41 AM
94	I do not support this development.	5/15/2020 12:58 AM
95	Support. The location is well served by transit and other transport options. People work form	5/15/2020 12:05 AM

	home now	
96	Since residents of the building won't get a parking permit for the street I don't really see a problem. We need more transit/bike/pedestrians in Calgary.	5/14/2020 11:02 PM
97	Do not support the relaxation. You are merely going to shift the problem onto the neighbours which is not a solution	5/14/2020 10:58 PM
98	100% support it. Literally everything I typed in the last 3 boxes are my reasons. Parking minimums kill cities and are archaic.	5/14/2020 10:34 PM
99	Do not support the relaxation of ANYTHING regarding any new project. Come up with the answer and don't expect the community to adjust accordingly for a developer.	5/14/2020 10:30 PM
100	I do not support the parking relaxation as seen the parking frustration with our current density	5/14/2020 10:10 PM
101	I support SOME vehicle parking. 20% of building occupancy.	5/14/2020 9:43 PM
102	Free and easily accessible parking is essential for healthy retail, customers will not come to Inglewood if parking is not easy and therefore is will no longer be a pedestrian friendly area. Lack of parking is counter intuitive to keeping our community pedestrian friendly and accessible.	5/14/2020 9:23 PM
103	I support, as this building is being designed with the intention of a modern urban lifestyle	5/14/2020 8:48 PM
104	To some degree a relaxation is the only way to get people seriously considering going car free. On the other hand I see it causing huge upset in a city that isn't generally open to gas-alternatives. Calgary just might not be ready for it.	5/14/2020 8:17 PM
105	I don't support that many apartments as I don't support that tall of a building	5/14/2020 8:05 PM
106	I do not support the parking relaxation. There will be a parking issue if adequate stalls are not provided.	5/14/2020 7:38 PM
107	support. we need to move forward as a mixed urban village and planning everything around the car is the WORST.	5/14/2020 7:09 PM
108	No I don't support it.	5/14/2020 6:43 PM
109	Knowing the water table issues experienced by previous developments, I think it may have more to do with proximity to the river. I believe The National Hotel condo development experienced similar.	5/14/2020 6:33 PM
110	no. not looking forward to additional traffic on an already crowded high traffic area.	5/14/2020 6:26 PM
111	No opinion	5/14/2020 6:19 PM
112	Absolutely not. 52 stalls would be adequate for a building that fits within the ARP and zoning height bylaws. The whole problem is that the building is too tall.	5/14/2020 6:13 PM
113	No relaxation of any kind...parking or height.	5/14/2020 6:07 PM
114	I do not support. The building should be built with enough parking for at least one car per unit. Any less is ridiculous.	5/14/2020 5:25 PM
115	I do not support it. Parking is already limited in the area and this will stress the situation in the neighborhood	5/14/2020 5:22 PM
116	I do not support! It is already a challenge to find street parking on 8 ave, this will bring more cars parking on 8 ave.	5/14/2020 5:02 PM
117	Yes, transit access is good along 9th Ave and parking is not difficult in Inglewood	5/14/2020 5:00 PM
118	I do NOT support any parking relaxation! Again, we already don't have enough parking as it is. We are always battling for parking to make sure there is balance for residents, home owners and business and those using the other features of Inglewood. This is a no go zone for me.	5/14/2020 3:35 PM
119	No I do not support, people drive in Calgary, not sure of what demographic you are hoping to sell to but, the higher the price point, the more people tend to value owning a car.	5/14/2020 3:34 PM
120	Absolutely NOT, there is not enough parking for this development, and many will end up parking on residential streets so that residents will be unable to park near their own homes.	5/14/2020 3:03 PM

	This could be solved by significantly reducing the height of the development.	
121	No. The rule is there for good reason	5/14/2020 2:58 PM
122	No answer	5/14/2020 2:40 PM
123	No opinion	5/14/2020 2:29 PM
124	No. As mentioned above, parking stalls are insufficient for number of apartments.	5/14/2020 2:23 PM
125	DO NOT SUPPORT. But you know thats what most people will say.	5/14/2020 1:29 PM

## Q28 What benefits do you see with adding density along 9th Avenue SE?

Answered: 127 Skipped: 56

#	RESPONSES	DATE
1	There are always benefits of adding density to established areas to prevent urban sprawl. But that densification does not need to be on a main street and be a stand out on the mainstreet. Densification should be located off the main street.	6/8/2020 11:37 AM
2	None at this location	6/7/2020 1:08 PM
3	None. How many purchasers actually work downtown? The building is so unsightly and does not fit in with Inglewood's character. If purchasers choose to live closer to downtown, they will live in East Village.	6/7/2020 11:15 AM
4	Increase tax revenue. Potentially get a grocery store in the neighbourhood. More people using the local businesses.	6/6/2020 10:57 PM
5	Density is fine by me for along 9th. Density can bring a lot of success to an area. However vast density increase along the lines of this proposal seem too large.	6/5/2020 11:07 PM
6	No benefits at all. Traffic is already too busy	5/31/2020 9:53 PM
7	yes	5/31/2020 9:15 PM
8	Helping support 9th Avenue businesses.	5/31/2020 1:33 PM
9	More people=more vibrancy	5/31/2020 9:34 AM
10	NONE!!!	5/30/2020 11:54 PM
11	None.	5/30/2020 8:13 PM
12	none. it is fine the way it is	5/30/2020 9:09 AM
13	Makes sense. But why not 6 storeys? We're starting from 0! More bus use, more walkers and bikers commuting. Eventually the numbers will lead to getting more interesting businesses to support density.	5/29/2020 2:20 PM
14	No benefits, not with the kind of density being proposed by a building of this size. Density just increases the problems brought on by density. This is too much for the area.	5/28/2020 6:56 PM
15	Increased consumer base for neighborhood amenities	5/28/2020 4:32 PM
16	None	5/28/2020 3:55 PM
17	Fill in the gaps. Add new shops. More people in the community. More taxes for the city.	5/27/2020 6:31 PM
18	SOME added density is good for supporting local businesses. However, we have seen several new condo developments already along 9th Ave - which have respected the 20m maximum height - we do not need more, especially not on this scale.	5/27/2020 12:14 PM
19	More density in the inner city can be a good opportunity to increase the sustainability of our communities as long as liveability is also maintained. If we create ugly dense communities they still will not be a place where lots of people want to live.	5/27/2020 9:14 AM
20	no benefits whatsoever.	5/27/2020 9:04 AM
21	None	5/27/2020 8:55 AM
22	More shops and restaurants	5/27/2020 8:45 AM
23	maybe some businesses will see an uptick in business but who knows?	5/27/2020 8:38 AM
24	There are no benefits unless you are trying to permanently alter and destroy the very reason people live visit and love Inglewood. Try to visualize 100 years from now. It is conceivable that this end of 9th Avenue could look like 9th Avenue between Centre street and 10th street SW. just a little less tall. That density is ridiculous. Considering all the towers that sit half empty the core and will likely never fill with business again after this Covid shift. More people will work from home offices, companies will start converting retail and office space to residential or mixed. It makes perfect sense. There will be no reason to increase density that much in jewel residential communities a like Inglewood or Kensington, Sunalta, Bridgeland, Ramsay, sunny side!	5/26/2020 11:54 PM
25	Increased visitors and lively streetscape.	5/26/2020 9:57 PM

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Attachment 12  
5/26/2020 8:18 PM  
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26	A negative impact to the community and ugly structure to be considered in an historical community. Take it elsewhere	5/26/2020 8:18 PM
27	None. Calgary certainly doesn't need more condos.	5/26/2020 6:54 PM
28	NONE BUT TROUBLE. I DON'T CARE WHAT THE B&A "RECOMMENDATIONS ARE", IF THIS IS TO GO FORWARD THERE WILL NEED TO BE A FULL INGLEWOOD PLEBACITE.	5/26/2020 5:18 PM
29	More homes	5/26/2020 5:01 PM
30	More density adds people that can create vibrancy in a neighbourhood, it definitely adds tax revenue to the city and justifies their investment in the transit system that came first, which I feel leads the city to approve projects like this for the last two reasons stated above. If the density could be added without such a massive, tall building - fantastic. But it can't and I feel that outweighs the benefits to Inglewood.	5/26/2020 4:25 PM
31	more density is needed in calgary, period.	5/26/2020 3:13 PM
32	In general, good for business and property values if it's done correctly.	5/26/2020 2:58 PM
33	SOME density would increase shopping.	5/26/2020 2:50 PM
34	I'd like us to attract more grocery stores and places to work.	5/26/2020 2:03 PM
35	More people to use our local businesses.	5/26/2020 1:56 PM
36	Economic benefits for area merchants. Environmental benefits from less car usage (compared to suburban development). Community benefits from a more active and vibrant population. Aesthetic benefits from interesting architecture.	5/26/2020 1:56 PM
37	I don't see any benefit	5/26/2020 1:51 PM
38	Mor people who live and work here	5/26/2020 1:35 PM
39	None.	5/26/2020 1:27 PM
40	Very little other than maybe a few shoppers	5/26/2020 12:59 PM
41	There is no benefit. Inglewood can't support more retail as it is.	5/26/2020 12:54 PM
42	More people living downtown. Increase in population in Inglewood May make the city notice more and get us similar things like the suburbs. Such as a public gym. Could add some money into inglewood. Maybe a supermarket might notice.	5/26/2020 12:47 PM
43	More pedestrian and bike traffic, more store for shopping, etc. More visitors to Inglewood.	5/26/2020 12:45 PM
44	None!!	5/26/2020 12:36 PM
45	None, it was the #1 neighborhood in Canada before Densification began, now it doesn't even make the list. After COVID-19 the density of people working from the downtown core will be drastically reduced. Densification in Inglewood is unnecessary at this time	5/26/2020 12:35 PM
46	None	5/26/2020 12:33 PM
47	I understand that others see benefits from density, but I do not. Modest density is fine, approving scale appropriate building on vacant or under-utilized properties. But at a certain point the neighbourhood fills up. There's nothing wrong with having a moderate density neighbourhood. I understand that density justifies public transit investments and increases tax revenue, but I see these as low priority benefits. It would be nice to question the assumption that more is always better, that we should grow and expand and density. We need to remain sustainable as a community, but beyond sustainability, and MAYBE, small growth, I'm not really interested. Growth and density does not equal progress or sucess.	5/26/2020 12:10 PM
48	Increased use of local businesses, schools and transit corridor	5/26/2020 12:06 PM
49	Lots but not this project	5/26/2020 11:53 AM
50	A bit of business maybe for lunchtime.	5/26/2020 11:52 AM
51	a more vibrant community and benefits for the small businesses along	5/26/2020 11:49 AM
52	Bringing more people into the community to spend their money is a good thing for the	5/26/2020 11:48 AM

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	businesses.	
53	No benefits.	5/26/2020 11:43 AM
54	none!	5/26/2020 11:40 AM
55	Profits for developers - does that count as a "benefit"? Otherwise none that come readily to mind.	5/26/2020 11:40 AM
56	I'm generally in support of increased density in the inner city. On the other hand, I'm generally opposed to Land Use Redesignation Requests. It's like saying "Yes, we know these are the rules, but we don't think they should apply to our building." So I'm of two minds on this question.	5/26/2020 11:38 AM
57	density is fine to a point but must be achieved without towers	5/26/2020 11:35 AM
58	There is not benefit. East Village is overcrowded and it should not bleed into Inglewood.	5/26/2020 11:24 AM
59	People. Ingelwood is in its heyday right now, just as Marda Loop was 15 years ago, and Kensington was five years ago. We will become like them if we do not attract people and business to the neighbourhood.	5/26/2020 11:16 AM
60	None	5/26/2020 11:13 AM
61	None!	5/26/2020 11:11 AM
62	None!	5/26/2020 11:09 AM
63	density brings vitality to an inner city neighbourhood	5/26/2020 11:01 AM
64	To clarify, I'm not against adding some density. It is necessary for a city to grow in a healthy way and adding some residential could help add more foot traffic to support our neighbourhood businesses. However they could do just fine with 30 metres.	5/23/2020 3:57 AM
65	density can be added with the current DP guidelines. Looks like the developer just wants to pad their profits. Density brings vibrancy but it doesn't need to come at a cost of effecting the historic vibe of our community	5/22/2020 2:14 PM
66	Density that is in keeping with pedestrian friendly streets and in character with extant height and heritage massing may work to keep schools open (only if there are family oriented suites) and businesses open.	5/22/2020 12:43 PM
67	I don't see any. 9th Avenue is already a very busy traffic corridor. It is used heavily by downtown workers and also for access to the Saddledome and Stampede events. Transit is also currently very busy (i.e., busses are already pretty full coming to Inglewood from Forest Lawn during morning commute.) There are also a number of new condo and rental buildings along 9th Ave - the Avlii, and numerous new buildings at 9th, 13th and 14th Streets SE. This is already adding significant density to 9th Avenue in a very short period of time.	5/21/2020 7:06 PM
68	difficult to identify benefits except that possibly the tenants would shop locally more so than going to other neighbourhoods for shopping.	5/20/2020 9:40 PM
69	Honestly, this just makes me tear up. Look at this behemoth overpowering everything and making our neighbourhood, especially this corner, unreasonably busy.	5/19/2020 10:52 PM
70	More people to support our community businesses	5/19/2020 10:05 PM
71	I'm all for it but it's way too tall	5/19/2020 8:16 PM
72	None!	5/19/2020 8:06 PM
73	none	5/19/2020 4:05 PM
74	More residents to go to the local businesses. It will be close to the Green Line, if that project materializes. Hopefully it reduces the sprawl of our city into farmland.	5/19/2020 8:42 AM
75	No benefits only drawbacks	5/18/2020 9:03 PM
76	Adding density along 9th avenue will add to the vitality of the neighborhood.	5/18/2020 10:01 AM
77	There is already density increasing by increasing the number of buildings to 4 stories.	5/18/2020 6:03 AM
78	Increased density allows the opportunity for more shops, restaurants etc to operate in the	5/17/2020 7:03 PM

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	community and that is attractive	
79	More housing close to town, less commute times.	5/17/2020 1:39 PM
80	If it's done as the community wants it - I'm OK- this density is ridiculous	5/16/2020 5:16 PM
81	Sure	5/15/2020 11:44 PM
82	The only benefit is it will make money for the people that build. It can increase traffic for some stores but will also have the reverse affect for some stores as no one will want to battle the traffic nightmare.	5/15/2020 8:58 PM
83	none	5/15/2020 3:57 PM
84	Businesses will prosper.	5/15/2020 2:44 PM
85	None	5/15/2020 12:48 PM
86	There is no problem with density when done properly and not with greed of the developers in mind at the expense of everyone else..	5/15/2020 11:50 AM
87	I don't	5/15/2020 11:47 AM
88	I am all in favour of high density living close to downtown near the rivers but I think it can be done in a way that is much more respectful of the existing neighbourhood businesses and residents they respecting the current AARP maximum height of 20 m. It does not have to be all or nothing. Calgary is already destroyed the liveability of large swaths of the downtown core with it's ripping out of old buildings and installing of high-rises. Don't take away from Inglewood the very things that make people want to come here. Block this in appropriate height from being approved	5/15/2020 10:24 AM
89	Increases the number of people living and working in the area, resulting in more dollars to the other businesses in the area. increased tax revenue for the City and community, increased demand for public transit, resulting in higher quality service, allows for areas that are more residential to not experience as much density change while still increasing the overall density of Inglewood and Ramsay. This intersection is the best possible location to add density.	5/15/2020 10:13 AM
90	I don't! Seriously this is awful	5/15/2020 9:17 AM
91	More foot traffic for all the local businesses' we love.	5/15/2020 8:23 AM
92	I do not see @ny	5/15/2020 7:41 AM
93	Absolutely none	5/15/2020 5:46 AM
94	None.	5/15/2020 1:48 AM
95	I don't. The streets already struggle with capacity and number of residents and visitors travelling on foot and by car. 9th avenue is used as a major cross way and does not need additional vehicle strain. The "walking street" is congested as is	5/15/2020 1:05 AM
96	Additional customers for our retail business that are suffering.	5/15/2020 12:07 AM
97	Inglewood is dead after 5pm. We need more projects/density in the area. This is great.	5/14/2020 11:04 PM
98	More profit for the developer	5/14/2020 11:03 PM
99	Density is a critical responsibility for the city overall. Locally, it maintains housing availability, improves activity on our main Street, enriches businesses, beings more ideas and perspectives to the neighborhood, puts more eyes on the street, and shares this wonderful place with more people.	5/14/2020 10:39 PM
100	Nothing, nope, denada. Again, this building does not fit into the community in any regard.	5/14/2020 10:33 PM
101	Some moderate densification along 9th ave would certainly support local businesses	5/14/2020 10:26 PM
102	I do not see the point - especially after Covid-19 (which hasn' Ended yet).	5/14/2020 10:02 PM
103	Commercial NEEDS the traffic and stimulus to survive. I'm all in favour of more density.	5/14/2020 9:47 PM
104	Less outside Inglewood traffic and greater support for local business. It will diversify the local options available among businesses	5/14/2020 8:52 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

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105	It's the natural place for density to be added	5/14/2020 8:18 PM Attachment 12 Letter 19b
106	Increased usage of our public spaces and city pool, improve economy for businesses, opportunities for new business, increased use of transit can lead to more frequent and efficient transit by the city.	5/14/2020 8:19 PM
107	Some density it workable. This goes well beyond what should ever be intended	5/14/2020 8:07 PM
108	None.	5/14/2020 7:41 PM
109	life. bring on the people and the tourists. our businesses will need it.	5/14/2020 7:17 PM
110	More people to shop in shops	5/14/2020 6:47 PM
111	The increase in population would be hugely beneficial to the high street and long term vitality of the community.	5/14/2020 6:40 PM
112	Potentially direct investments to local businesses but not guaranteed. more people to support inglewood pool and rec center. higher priority municipal infrastructure upgrades. could benefit from c-train greenline expansion	5/14/2020 6:29 PM
113	There is no benefit to adding density.	5/14/2020 6:25 PM
114	Additional populations to support local businesses along 9th	5/14/2020 6:20 PM
115	No benefits.	5/14/2020 6:09 PM
116	Very little since we already have a other large developments in progress which are also increasing density in Inglewood.	5/14/2020 5:28 PM
117	Density in the inner city is a positive provide its well thought out	5/14/2020 5:25 PM
118	Good for businesses along 9 ave se	5/14/2020 5:06 PM
119	Increased customer base to support 9th Ave business, increased lively streets on a regular basis	5/14/2020 5:04 PM
120	fills in the holes in the street. Brings more people into the area which will support commercial businesses	5/14/2020 4:47 PM
121	None! To this scale is beyond what is needed. What we need is for people to be allowed to subdivide and develop as appropriate, have additions of more density in locations like the brewery site. 9 AVE does not need this in any way. Get people downtown, if they want this type of lifestyle.	5/14/2020 3:42 PM
122	None, more congestion, less parking. Some of the businesses, mainly restaurants and pubs would see more traffic. Which is fine. But 90% of the retail will not be affected, mainly due to the nature of the stores in Inglewood.	5/14/2020 3:37 PM
123	NONE.	5/14/2020 3:08 PM
124	No answer	5/14/2020 2:42 PM
125	No opinion	5/14/2020 2:30 PM
126	More mixed use space, specifically some retail and dining options.	5/14/2020 2:25 PM
127	I think density is good and adding it is a benefit. I don't think its sound practice to try and increase it on this magnitude.	5/14/2020 1:33 PM

## Q29 What concerns do you have about adding density along 9th Avenue SE?

Answered: 127 Skipped: 56

#	RESPONSES	DATE
1	Parking, increased traffic. There is already a need for an advanced green turning from 9th toward the zoo bridge. I can't imagine the congestion of residents trying to access their parkade/stalls, in addition to 9th being used as a through way to Memorial and Deerfoot. There are competing objectives here. Do we want Inglewood to be pedestrian friendly and a vibrant inner city community where people want to live and work? Or do we want 9th to be a traffic corridor from downtown??	6/8/2020 11:37 AM
2	Density for density's sake?	6/7/2020 1:08 PM
3	Too many people and too many vehicles!!	6/7/2020 11:15 AM
4	Too much density that takes away from the charm of the neighbourhood. Building too high and creating another beltline.	6/6/2020 10:57 PM
5	My only concerns is the additional cars and traffic this will bring. I live in a dense building and the people are great - however parking is forever an issue, especially when a building like this proposes next to no parking stalls.	6/5/2020 11:07 PM
6	Displacement. We need to spend more time and effort reinvigorating our existing main street plan and the business inventory it can potentially provide in existing buildings. The charm of our community is also about its scale.	6/2/2020 12:19 PM
7	It'll be too hard to get around. Inglewood will wind up looking just like Marda Loop. It's too crowded, no parking and too busy	5/31/2020 9:53 PM
8	height should be in character of the surrounding area.	5/31/2020 9:15 PM
9	The amount of additional density being proposed here is not needed... Calgary has a ridiculous over-supply of condos - 14 years plus to absorb...	5/31/2020 1:33 PM
10	I don't have any concerns.	5/31/2020 9:34 AM
11	Already this is a crowder section Inglewood is full of very trendy shops which lend to a more relaxed type or atmosphere of shopping We want to maintain this not destroy it They are asking for more than double the allowable	5/30/2020 11:54 PM
12	Ruination of the existing neighbourhood, and its appeal, by overpopulation.	5/30/2020 8:13 PM
13	we've already added unnecessary apartments just down the street. it casts ugly shadows and too much density already. we don't need more.	5/30/2020 9:09 AM
14	Already very busy. Good old parking. The back alleys are already above capacity. Transition from a residential ish neighborhood to condo lifestyle will likely add to the conflicts between different groups. Awful for 8 and 10 Ave residents, losing privacy and residential feel. And having to fight for parking	5/29/2020 2:20 PM
15	Parking will be even more problematic than it is now, and I may have to consider closing my business.	5/28/2020 6:56 PM
16	None	5/28/2020 4:32 PM
17	Gateway to more	5/28/2020 3:55 PM
18	More people means less parking in the community. Too many rules being bent will allow others to site precedence and request the same treatment. The density will dwarf the heritage and old world feel Of the neighbourhood. People will accept that Inglewood has lost its charm and refuse to visit as it is just another place lost to capitalism.	5/27/2020 6:31 PM
19	Parking is the biggest issue. Also, these condo residents may not experience the current 'small-town' feel that Inglewood has always had. The traditional feel of Inglewood residents being connected to one and other is largely due to the single-family housing along residential streets, where neighbours can walk and interact with each other over the garden fence.	5/27/2020 12:14 PM
20	My concern about adding density is that when it's done poorly what you end up adding is a lot of people who live in the area because they have no other choice. We want Inglewood to be a neighbourhood that is densely populated with people who WANT to live their. A community of choice.	5/27/2020 9:14 AM
21	The loss of the quaintness of the street.	5/27/2020 9:04 AM

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Attachment 12

5/27/2020 8:15 AM

22	Crowding. Parking. Loss of small town feel	5/27/2020 8:15 AM
23	Too many high buildings which will result in a cold dark tunnel on 9th	5/27/2020 8:45 AM
24	none	5/27/2020 8:38 AM
25	See above. Density increases are ok to a certain extent. Not the massive amounts proposed by this giant.	5/26/2020 11:54 PM
26	Too tall.	5/26/2020 9:57 PM
27	Good, but not at these heights.	5/26/2020 9:43 PM
28	Its busy enough in the community with traffic going into and out of the community. Belongs downtown.	5/26/2020 8:59 PM
29	More traffic.	5/26/2020 6:54 PM
30	PARKING, OVERCROWDING, TAKING AWAY PRIVATE HOME OWNERSHIP PRIDE OF COMMUNITY WHILE BRINGING IN A RANGE OF SOCIALLY CHALLENGED HOMELESS INDIVIDUALS.	5/26/2020 5:18 PM
31	Crowded spaces not built to handle throngs	5/26/2020 5:01 PM
32	9th Ave is already very busy and congested. I feel that much density in addition to other projects being done may be too much.	5/26/2020 4:25 PM
33	none	5/26/2020 3:13 PM
34	Traffic. Parking.	5/26/2020 2:58 PM
35	Density of the proposed magnitude would CLOG already congested streets. Keep in mind that 9th Ave is already a main artery into the downtown core, coming directly from Deerfoot and Blackfoot Trails.	5/26/2020 2:50 PM
36	This is too much density. We need to keep the height down in relation to the community design.	5/26/2020 2:03 PM
37	I believe enough density has already been added and that too much more will change the look and feel of 9 Ave, which is much of the reason it is popular.	5/26/2020 1:56 PM
38	None that don't amount to NIMBYism or BANANAism.	5/26/2020 1:56 PM
39	It will create a huge impact on the community for traffic	5/26/2020 1:51 PM
40	None	5/26/2020 1:35 PM
41	9th AVENUE is already congested. The bus/bike lane and then on street parking reduce 9th Avenue to 1 lane in each direction - for most of the day. The bridge construction and closure over railway into Ramsay has created significant backlog for traffic. Adding more density with less parking etc. is not going to work.	5/26/2020 1:27 PM
42	9th Ave. should remain a small business corridor, that is what makes it unique and housing does not belong there.	5/26/2020 12:59 PM
43	It won't work. Not enough parking. Too narrow a main street, major turnovers in storefronts	5/26/2020 12:54 PM
44	None	5/26/2020 12:47 PM
45	As long as heights don't get any higher than RNDSQR. 9 Ave could become a sunless tunnel.	5/26/2020 12:45 PM
46	Too many people, too many cars on our small broken down roads. To many people using services such as sewerage, through our old small pipes.	5/26/2020 12:36 PM
47	Mostly parking, and the further destruction of our beautiful historic neighbourhood	5/26/2020 12:35 PM
48	Will spoil the character that attracts these developments	5/26/2020 12:33 PM
49	There is no need to do it in this way. Buildings like this dilute the heritage nature of the neighbourhood. Densification on this scale will create traffic and crowding unnecessarily. Enough with the density!	5/26/2020 12:10 PM
50	The roadway system in Inglewood is too narrow to accommodate additional vehicular traffic. Pedestrian walkways are not wide enough either.	5/26/2020 12:06 PM

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51	Quality to fit the community	5/26/2020 11:53 AM
52	Lots of traffic in and out but no one staying in the area really for entertainment etc. Also if business picks up at all - then residential parking will be a problem	5/26/2020 11:52 AM
53	adding too much density as this development will do will result in more cars parked on the residential streets	5/26/2020 11:49 AM
54	The Current level of traffic on the street is already quite high... I'm not sure we need to add more to it.	5/26/2020 11:48 AM
55	Not enough infrastructure for such an increase in density. This effectively doubles the living numbers in the direct vicinity and there are not enough amenities or enough space for such an increase. 132 people at a minimum (assuming single occupancy) to a median of 264 assuming double occupancy in every unit. If you round down to say 200 new people in the community, the surrounding businesses will be overwhelmed and the growth profile of adding the equivalent of 100 double occupancy dwellings is extreme and will not be sustainable to the community.	5/26/2020 11:43 AM
56	traffic is moving slower and slower already.	5/26/2020 11:40 AM
57	Loss of heritage values, loss of sense of community, loss of pedestrian enjoyment of 9 Ave SE itself, increased vehicular traffic ... And the more malignant general sense that citizens' concerns and their expression are treated with feckless disregard by those who "know better."	5/26/2020 11:40 AM
58	Parking!	5/26/2020 11:38 AM
59	no towers	5/26/2020 11:35 AM
60	Especially with COVID concerns - OVERCROWDED sidewalks will not allow for distancing. It is already a significantly busy neighborhood.	5/26/2020 11:24 AM
61	None.	5/26/2020 11:16 AM
62	It is already too busy.	5/26/2020 11:11 AM
63	The neighborhood is incredibly busy as is. Parking is already a huge issue. This would be a nightmare	5/26/2020 11:09 AM
64	need public transit to support this	5/26/2020 11:01 AM
65	The roadways in our community are not built for the density and precedent they are wanting to set with this development. We can't turn back once we say yes. We should be increasing these limits slowly and examining the impact they have on our neighbourhood before doubling them the first chance we have.	5/23/2020 3:57 AM
66	If they accommodated the required parking for all these units on the parcel, there aren't many concerns.	5/22/2020 2:14 PM
67	Density that destroys neighborhood character, taxes facilities and impacts the wishes of the community negatively are undesirable and unwanted.	5/22/2020 12:43 PM
68	Traffic - both commuter and visitor traffic, bus traffic (increased to accommodate more residents), bike traffic, pedestrian traffic. This leads to more noise! More accidents. More traffic jams. Less neighborhood friendly. It just becomes a very busy thoroughfare. Adding density also increases wear and tear on local amenities and infrastructure. More people using the same limited resources (pathways, parks, dog parks, playgrounds, etc.) Is the city going to fund this wear and tear or are current residents?	5/21/2020 7:06 PM
69	Parking and there is no designated area for taxi/uber pick ups and drop offs for this group of renters who are anticipated to be riding bikes during the summer and taxi/uber in the winter	5/20/2020 9:40 PM
70	Traffic. Traffic. Traffic.	5/19/2020 10:52 PM
71	No concerns	5/19/2020 10:05 PM
72	None	5/19/2020 8:16 PM
73	Traffic, parking	5/19/2020 8:06 PM
74	have you been to 9th ave on a normal Saturday?? it's dense enough!	5/19/2020 4:05 PM

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Attachment 12  
5/19/2020 8:12 AM  
Letter 196

75	No density concerns. The challenge is how to integrate it thoughtfully into the community so it doesn't take away what is unique and beautiful about Inglewood.	5/19/2020 8:12 AM
76	We already have large new developments	5/18/2020 9:03 PM
77	The width of the sidewalks and having enough public amenity spaces to absorb the increased density	5/18/2020 10:01 AM
78	Adding too much takes away from the historical streets-cape of the neighbourhood.	5/18/2020 6:03 AM
79	None as long as it is done to scale and not in a way that threatens to change the whole character of the community. If this development is approved more will surely follow until our community is unrecognizable	5/17/2020 7:03 PM
80	Parking is huge.	5/17/2020 1:39 PM
81	None	5/16/2020 5:16 PM
82	Another step in the direction of undermining the soul of the neighborhood in favour of an increased tax base.	5/16/2020 2:38 AM
83	I don't	5/15/2020 11:44 PM
84	Parking and the effect it will have on neighbours. I have seen people park in front of driveways so the owners cannot get out now. These types of frustrations will only increase	5/15/2020 8:58 PM
85	There is soooo many places available for rent, business and residential.. downtown and in Inglewood.. is this building necessary .. NO	5/15/2020 3:57 PM
86	they type of density is what matters - the footprint is too large and to be honest with this latest isolation experience - we can see that the footprint doesn't NEED to be as large as we are all used to. To build a monstrosity such as this makes no sense	5/15/2020 2:44 PM
87	I would be happy going a bit more dense than the current arp guidelines but to double it doesn't seem right. I don't think the infrastructure along 9th is ready for it nor the fit or feel	5/15/2020 12:48 PM
88	Parking, traffic, access to parkade,	5/15/2020 11:50 AM
89	Takes away from the quaintness of what I refer to as the Inglewood Village	5/15/2020 11:47 AM
90	I've answered this already	5/15/2020 10:24 AM
91	None. It is needed. Clearly not every building will be this tall (and this won't set a precedent for new development because it is a unique site) and having density here allows the other buildings to remain similar to current size while still increasing the people that live and work in the area.	5/15/2020 10:13 AM
92	N/a	5/15/2020 9:17 AM
93	Traffic	5/15/2020 8:23 AM
94	Loses it personal connection	5/15/2020 7:41 AM
95	Too much added traffic and street parking	5/15/2020 5:46 AM
96	Traffic. (The usual!)	5/15/2020 1:48 AM
97	Don't. The current infrastructure (single lane traffic, narrow sidewalks with trees) cannot support this. It will clog the neighbourhood with disingenuous desire for "trend" to pollute the community status quo.	5/15/2020 1:05 AM
98	Not much. Most residents won't have cars	5/15/2020 12:07 AM
99	I do not have concerns.	5/14/2020 11:04 PM
100	Loss of character. Offloading parking problems into the neighbourhood. Limited sidewalk widths are already an issue with foot traffic	5/14/2020 11:03 PM
101	That we will squander our chance to build a fabulous main Street by being whingy nimbies and approaching everything with a small-town attitude, achieving mediocre development at best.	5/14/2020 10:39 PM
102	Too many people for the area.	5/14/2020 10:33 PM

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Attachment 12  
5/14/2020 10:26 PM  
Letter 195

103	that the additions affect the character of the Avenue	5/14/2020 10:26 PM
104	We don' Need it.	5/14/2020 10:02 PM
105	Car traffic. That's about it. I want to limit vehicle traffic and increase bicycle and pedestrian traffic.	5/14/2020 9:47 PM
106	We will need to slow down traffic on 9th and 8th to avoid people cutting through Inglewood	5/14/2020 8:52 PM
107	It's too many	5/14/2020 8:07 PM
108	Parking availability, higher traffic	5/14/2020 7:41 PM
109	im keen on boutique quality developments that will bring life and people. i am not keen on turing 9 av into a dark wind tunnel	5/14/2020 7:17 PM
110	Challenge to support systems, lack of parking	5/14/2020 6:47 PM
111	None. While there is a density tipping point, we are nowhere near it in context of long-term viability of the community.	5/14/2020 6:40 PM
112	more traffic with potential pedestrian incidents. crime. littering. jaywalking, less privacy. etc.	5/14/2020 6:29 PM
113	There will be no parking for blocks around. Business will suffer and close.	5/14/2020 6:25 PM
114	Increased foot and vehicle traffic in an area that may not be prepared for it	5/14/2020 6:20 PM
115	1. Traffic. 2. People coming in who do not understand what living (or working) in the inner city means.	5/14/2020 6:09 PM
116	It seems like our neighbourhood is being asked to take on the full burden of densification in Calgary! Also, with the current economic challenges, we don't want units sitting empty or just rented out on a short-term basis. That won't build community.	5/14/2020 5:28 PM
117	The parking is not well thought out and a cost cutting measure that will create problems	5/14/2020 5:25 PM
118	Congestion	5/14/2020 5:06 PM
119	Increased traffic and some parking concerns	5/14/2020 5:04 PM
120	the only concern I have is Height, massing and shading	5/14/2020 4:47 PM
121	More traffic, more transients, more business. How will 9 AVE even manage this type of addition, it is not a freeway. It is not a major roadway that can allow for such dramatic increase. Our sidewalks need to be widened to allow for the foot traffic we already have.	5/14/2020 3:42 PM
122	Traffic issues, building height	5/14/2020 3:37 PM
123	HEIGHT, HEIGHT, SHADE, CANYON OF SHADE, NO PARKING.	5/14/2020 3:08 PM
124	Na	5/14/2020 2:42 PM
125	Traffic	5/14/2020 2:30 PM
126	None.	5/14/2020 2:25 PM
127	Parking, Infrastructure, traffic	5/14/2020 1:33 PM

## Q30 What are some public benefits you see associated with adding density?

Answered: 121 Skipped: 62

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Attachment 12  
DATE Letter 19b

#	RESPONSES	DATE
1	Density is desirable in the inner city to keep schools open, businesses thriving; to building transit networks and cycling networks, keeping cars off the road that contribute to pollution.	6/8/2020 11:37 AM
2	No benefits come to mind.	6/7/2020 1:08 PM
3	The only benefit I see is that hopefully these residents choose to shop and dine in Inglewood, become friendly, helpful neighbours and contribute to the community.	6/7/2020 11:15 AM
4	Attracting more retail maybe even a grocery store. More public money of Inglewood. Maybe streetscape program could go ahead along 9th.	6/6/2020 10:57 PM
5	The people. More people in this area means more people adding to the Inglewood economy, patronising shops and service based businesses within Inglewood. Density would be great here.	6/5/2020 11:07 PM
6	None	5/31/2020 9:53 PM
7	more support for local business and existing amenities	5/31/2020 9:15 PM
8	Supporting businesses, sending children to local schools, transit utilization.	5/31/2020 1:33 PM
9	It will add to the vibrancy, sense of community and will give an additional boost to the local economy.	5/31/2020 9:34 AM
10	I don't see any benefit	5/30/2020 11:54 PM
11	This question does not apply here, because we are dealing with OVER density. The developer knows it, and so does the ICA. In this case - None.	5/30/2020 8:13 PM
12	none	5/30/2020 9:09 AM
13	Environment in the heart benefits from smaller commutes. More businesses will be sustainable because a lot of them seem to struggle.	5/29/2020 2:20 PM
14	I'm afraid I don't see any.	5/28/2020 6:56 PM
15	Increased consumer base for neighborhood amenities	5/28/2020 4:32 PM
16	Vibrancy!!	5/28/2020 3:55 PM
17	Maybe new retail and societies of importance will enter out neighbourhood offering new and exciting opportunities for those who live here.	5/27/2020 6:31 PM
18	Potentially more residential district voting sway, tax dollars for local infrastructure?	5/27/2020 12:14 PM
19	More density of people who have chosen to live in an area rather than who live there because it is cheap or just close to downtown can add life to the streets, increase safety, increase business opportunity, support local initiatives.	5/27/2020 9:14 AM
20	There are none.	5/27/2020 9:04 AM
21	None	5/27/2020 8:55 AM
22	In this area, not many	5/27/2020 8:45 AM
23	maybe more business	5/27/2020 8:38 AM
24	Density helps local small business thrive. Spreads the high cost of services and amenities, amongst more people. Reduces overall carbon footprint per capita.	5/26/2020 11:54 PM
25	See above. Increased foot traffic supports local businesses and livens up streetscape.	5/26/2020 9:57 PM
26	None!	5/26/2020 8:59 PM
27	None	5/26/2020 6:54 PM
28	NONE, IT ONLY APPLIES TO THE CITY HALLS TOD AND DEVELOPER GREED.	5/26/2020 5:18 PM
29	Don't see , too dense	5/26/2020 5:01 PM
30	For the city -more taxes, for the businesses hopefully more business, I would hope appropriate investments by the city in the neighbourhood.	5/26/2020 4:25 PM

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Attachment 12

31	generating more property tax and customers for Inglewood business.	5/26/2020 2:19 PM
32	Good for local businesses. More walkable restaurants and shops will be attracted.	5/26/2020 2:58 PM
33	Shopping.	5/26/2020 2:50 PM
34	transit, grocery, health care	5/26/2020 2:03 PM
35	Safety in numbers, allows businesses to flourish, environmentally good for the city to have density in the core.	5/26/2020 1:56 PM
36	See #28 above.	5/26/2020 1:56 PM
37	ZERO	5/26/2020 1:51 PM
38	People + activity makes fo a safer, engaging space	5/26/2020 1:35 PM
39	Additional density will continue to create opportunities for new businesses and a different variety of them; maybe we can finally get a grocery store etc. I believe increased density will start to drive out families due to frustration with traffic etc. None of the density projects proposed do anything to provide more amenities for kids sports, recreation etc.	5/26/2020 1:27 PM
40	None	5/26/2020 12:59 PM
41	There are no benefits	5/26/2020 12:54 PM
42	Getting a supermarket. More business for our local businesses. Increased public funding for parks and services	5/26/2020 12:47 PM
43	See above.	5/26/2020 12:45 PM
44	Zero benefits, it for the people that live in the neighbourhood. The developer will get rich, he'll pad our city rep for campaign funding and the city will make more in taxes. Corrupt!	5/26/2020 12:36 PM
45	None	5/26/2020 12:35 PM
46	None	5/26/2020 12:33 PM
47	Tax revenue, public transit justification, more local customers for business. I know what the stated benefits are, but with the exception of the customers for local businesses, I do not view the other 'benefits' as priorities..	5/26/2020 12:10 PM
48	Proximity to the city centre, increased more affordable housing, maintain the need for amenities such as the swimming pool, medical offices, public elementary school, community centre	5/26/2020 12:06 PM
49	Depends on the project for benefits but not more high rise apartments	5/26/2020 11:53 AM
50	It will no longer be a neighbourhood - much in the way of other areas in the city - it will only be a mass of noise and congestion	5/26/2020 11:52 AM
51	creating a more cohesive community	5/26/2020 11:49 AM
52	None	5/26/2020 11:48 AM
53	Increased spend at small business if they can support the demand. Increased tax contribution in the community and potential for community growth if done sustainably	5/26/2020 11:43 AM
54	None for me.	5/26/2020 11:40 AM
55	On 9 Ave SE? Dependent upon implantation: community invigoration, support for local business.	5/26/2020 11:40 AM
56	More people living in the area supports more of the businesses in the area, and that's a good thing. It reduces urban sprawl and could potentially give Calgary's downtown core a much needed boost.	5/26/2020 11:38 AM
57	without reducing suburban sprawl it is meaningless	5/26/2020 11:35 AM
58	More traffic for local businesses is great, but that can be attained with great transit and pedestrian and biking solutions.	5/26/2020 11:24 AM
59	Critical mass to support local business.	5/26/2020 11:16 AM

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Attachment 12  
Letter 19b  
5/26/2020 11:11 AM

60	None!	5/26/2020 11:11 AM
61	Build a condo building the height of the other buildings. This is overkill	5/26/2020 11:09 AM
62	vitality, critical mass of residents, bringing new energy to the community	5/26/2020 11:01 AM
63	More people = more traffic to local businesses that have been hit by tax hikes and COVID. The support would then create stability in commercial tenants instead of the turnover from the past few years.	5/23/2020 3:57 AM
64	a more robust community that is vibrant	5/22/2020 2:14 PM
65	It is possible that some increased traffic to teh pool might result but in general, the community doesn't want for public benefits.	5/22/2020 12:43 PM
66	Well increased neighborhood amenities, potentially - depending on what types of businesses are proposed. And increase public spaces - if they are built and required to be provided by developers. Places where people can gather, sit, meet, relax.	5/21/2020 7:06 PM
67	We don't see any key benefits as the parks and walkways are very busy with the density existing and already approved plans	5/20/2020 9:40 PM
68	L	5/19/2020 10:52 PM
69	More customers, more life, more diversity	5/19/2020 10:05 PM
70	Good for local businesses	5/19/2020 8:16 PM
71	More diversity in retail and food	5/19/2020 8:06 PM
72	business	5/19/2020 4:05 PM
73	support for local business	5/19/2020 8:42 AM
74	No benefits	5/18/2020 9:03 PM
75	Haven't seen any yet.	5/18/2020 6:03 AM
76	Opportunities for better transit and amenities	5/17/2020 7:03 PM
77	More resources in the community.	5/17/2020 1:39 PM
78	More viable retail - mane we'll get a sidewalk	5/16/2020 5:16 PM
79	Same same	5/15/2020 11:44 PM
80	Density is good but it has to be a balance and the relaxations that keep happening are putting things out of balance	5/15/2020 8:58 PM
81	... none.	5/15/2020 3:57 PM
82	Density brings business and people and then new business to the area but it becomes a cold density. the warmth of community and heritage is lost	5/15/2020 2:44 PM
83	None	5/15/2020 12:48 PM
84	opportunity for more congregating space, green space, public amenities, fill in vacant/ under-utilized areas.	5/15/2020 11:50 AM
85	None	5/15/2020 11:47 AM
86	Higher density living in areas like this that are close to downtown in the Rivers and close to commercial operations make it much more likely that people will walk around the neighbourhood or bike, which is exactly the kind of city planning we should be aiming for. it will also bring more of a customer base for the businesses in the area. And it's a long and major transit route as well as the proposed green line extension	5/15/2020 10:24 AM
87	Increased people living and working in the area means more people to support local Inglewood businesses. More tax revenue to allow for improvements to the community. Will result in increased transit servicing.	5/15/2020 10:13 AM
88	I don't	5/15/2020 9:17 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

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Attachment 13  
5/15/2020 8:13 AM  
Letter 19b

89	Helps the tax rate, helps add vibrance in the community	5/15/2020 8:13 AM
90	Maybe bring more people to area for wrong reasons	5/15/2020 7:41 AM
91	Absolutely none	5/15/2020 5:46 AM
92	More taxes paid.	5/15/2020 1:48 AM
93	Traffic, residents avoiding the busy street in their own home community.	5/15/2020 1:05 AM
94	Foot traffic in the area for businesses.	5/15/2020 12:07 AM
95	More support for local businesses. Safer. More vibrant community. Better businesses/services for residents.	5/14/2020 11:04 PM
96	Boosts businesses, street activity, public realm, diversity, energy	5/14/2020 10:39 PM
97	None	5/14/2020 10:33 PM
98	probably the motherhood statements , reducing urban sprawl etc	5/14/2020 10:26 PM
99	More safety, more commercial opportunities, more ideas and entertainment exchanged! A more vibrant community.	5/14/2020 9:47 PM
100	Greater community and businesses	5/14/2020 8:52 PM
101	More vibrant cities, less urban sprawl and a tax base that can't afford to build infrastructure father and father afeild	5/14/2020 8:48 PM
102	Some would create a larger tax base	5/14/2020 8:07 PM
103	Foot traffic for local businesses	5/14/2020 7:41 PM
104	more public investment will be made when more density is being added.	5/14/2020 7:17 PM
105	Taxes should go down with density	5/14/2020 6:47 PM
106	Diversity. Stability. Variety.	5/14/2020 6:40 PM
107	What kind of density? How many of these units will be geared for families? This will add a transient population of singles and couples who will come and go and add little to the community.	5/14/2020 6:25 PM
108	Same as first question	5/14/2020 6:20 PM
109	None.	5/14/2020 6:09 PM
110	Support for local retailers	5/14/2020 5:28 PM
111	Increased traffic/boost to stores	5/14/2020 5:25 PM
112	?	5/14/2020 5:06 PM
113	Increased services at a lower cost level	5/14/2020 5:04 PM
114	more services	5/14/2020 4:47 PM
115	Money in the economy - but, this can be done strategically downtown for this type of development. It will give tax dollars to the City, but at a major loss to our community and current human scale village feel.	5/14/2020 3:42 PM
116	none	5/14/2020 3:37 PM
117	In this location, none...	5/14/2020 3:08 PM
118	Na	5/14/2020 2:42 PM
119	No opinion	5/14/2020 2:30 PM
120	Better access to services.	5/14/2020 2:25 PM
121	More restaurants	5/14/2020 1:33 PM

**Q31 What types of public benefits/public realm improvements (e.g. funding for Streetscape Master Plan, public art, plaza, funding for Inglewood Pool, etc.) would you like to see along with developments of this size?**

Answered: 119 Skipped: 64

#	RESPONSES	DATE
1	Streetscape improvements such as considerations for traffic flow and providing value to the community. Addition of public art and esthetics to the community (inclusivity). It would be great to have pedestrian only areas and more allowances for streetside patios and public plazas. Roof top patios (Spolumbo's would be perfect! Not sure why they didn't incorporate this when they built the building). Funding for heritage conservation of heritage assets in Inglewood. Incentives to developers to create spaces/buildings that incorporate and enhance this historic aspects of Inglewood. Public use of the old Brewery - perhaps an affordable marketplace for small businesses.	6/8/2020 11:37 AM
2	Are the developers suggesting that this structure should be conflated with public art, the public pool, and whatever they imply with "etc." ?	6/7/2020 1:08 PM
3	Of course, a community is always looking for public benefits/improvements. Would the developers consider donating to these improvements in Inglewood?	6/7/2020 11:15 AM
4	Funding for streetscape and pool.	6/6/2020 10:57 PM
5	I would like to see money put into public spaces such as parks, convergence areas, plazas, etc.	6/5/2020 11:07 PM
6	We don't need developments of this size. It sounds like if we let them build then we get funding for the pool, art etc....is this what you're implying??	5/31/2020 9:53 PM
7	NO PUBLIC ART. Would like to see some contribution to heritage preservation within the neighbourhood, a contribution towards the 9th Avenue Main Street Master Plan.	5/31/2020 1:33 PM
8	Public art, wide open sidewalks, sidewalk cafes	5/31/2020 9:34 AM
9	What good will they be if there is nothing left of the community . Inglewood will become a place to avoid	5/30/2020 11:54 PM
10	This is just blackmail and extortion. I don't want to see any of this, in order to accept these unacceptable buildings. Other developers that play within the rules, will gladly fund these initiatives if needed.	5/30/2020 8:13 PM
11	none	5/30/2020 9:09 AM
12	If they could only reduce the height and stay coherent with the existing character. It seems like if we're asking for something in return it's because we know we're getting a raw deal.	5/29/2020 2:20 PM
13	More parking structures to allow for the proposed density. Make it easier for people to do business with us by adding more underground parking where possible.	5/28/2020 6:56 PM
14	All if those examples!	5/28/2020 4:32 PM
15	Main Street masterplan	5/28/2020 3:55 PM
16	I really hope that a small public library could be added to Inglewood. It would be wonderful to see chess tables added to our parks. Also an outdoor work out gym would be a welcome additive.	5/27/2020 6:31 PM
17	all of the above. Developers of all multi-residential complexes should be required to support local infrastructure, recreational facilities, public art and initiatives etc. to enhance community living for the additional residents they are bringing into the neighbourhood. Not just build it, take the money and move onto the next project.	5/27/2020 12:14 PM
18	POOL funding!! Yes, great idea! Improvements to gopher park, commitments to the master plan. All of these things would be great. But long term, some sort of agreement on what the point of development, what the allowable height is these would be even better.	5/27/2020 9:14 AM
19	-	5/27/2020 9:04 AM
20	Funding for Inglewood Pool	5/27/2020 8:55 AM
21	Funding for Streetscape and public art	5/27/2020 8:45 AM
22	how about fixing all the roads all the current developments have destroyed	5/27/2020 8:38 AM
23	Gathering places that are open and have space and aren't just for parking.	5/26/2020 11:54 PM
24	All Of the suggestions!	5/26/2020 9:57 PM

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Attachment 12

25	I believe the building developers should not be able to buy the way into the neighbourhood.	5/26/2020 9:19 PM
26	None, we don't want anything this size, non-historical design in the community,	5/26/2020 8:59 PM
27	I don't really see any benefits for the public. I can foresee more shops opening that are ridiculously expensive that no one will ship at. Some ugly "art".	5/26/2020 6:54 PM
28	LEADING QUESTION. THEY ONLY BENEFITS FOR PUBLIC REALM WOULD BE FOR EXISTING BUSINESS TO NOT GET PUSHED OUT.	5/26/2020 5:18 PM
29	Building owners should definitely be contributing to the community spolumbos style.	5/26/2020 5:01 PM
30	There is no benefit large enough to make this proposed development acceptable to build in Inglewood.	5/26/2020 4:25 PM
31	9th ave streetscaping is a must. Needs to be more pedestrian friendly. Don't think there is a need for bike lanes considering there is a path 2 blocks north.	5/26/2020 3:13 PM
32	Pool should stay open. Funding for streetscape (flowers, art etc)	5/26/2020 2:58 PM
33	I'd like to see the developer re-pave the entire roadways that they used after construction was done. Too often they abuse the asphalt, take their money and walk away, leaving pot-holed, messily patched roads that THEY have ruined for the community to suffer with.	5/26/2020 2:50 PM
34	Funding for the pool would be great, as well as other investments into local public parks and recreation sites.	5/26/2020 1:56 PM
35	Are you suggesting that the developer should pay for the pool? These are separate issues; "public" benefits or improvements should be paid for by the "public" or be volunteered by a civic-minded developer; not coerced.	5/26/2020 1:56 PM
36	No comments	5/26/2020 1:51 PM
37	2 lane road along 9th. Light and crossing it every intersection. Make pedestrians the priority.	5/26/2020 1:35 PM
38	These things will not happen once they get to build the building and there will be greater demand on existing ones	5/26/2020 12:59 PM
39	Like to see more benches along 9th.	5/26/2020 12:54 PM
40	Art and plazas. Better in street seating for people like the one near cafe Rossi. Better benches. Better holiday lighting.	5/26/2020 12:47 PM
41	All of the above.	5/26/2020 12:45 PM
42	I don't want a development of this size so I don't want to see any art or any thing else. Fund the pool?? Yeah, right nice try!! Play on people heart strings for a pool that should be there in the first place. Nice try!	5/26/2020 12:36 PM
43	None, as it has been the case with other developments in Inglewood for example Alice Bisset place these improvements never happen	5/26/2020 12:35 PM
44	Noe	5/26/2020 12:33 PM
45	I don't want to see developments of this size on plots of this size. So these other things don't matter. I don't think that developers should be allowed to buy-off the community to make-up for developments that don't fit or enhance the neighbourhood.	5/26/2020 12:10 PM
46	See above	5/26/2020 12:06 PM
47	Is this the carrot to appease us for allowing this project. No thanks.	5/26/2020 11:53 AM
48	I can only shake my head. This type of building does not offer me a feel good moment. Why would I want to sit in a wind tunnel in front of a glass and steel building. Where is the feel good in that ?	5/26/2020 11:52 AM
49	funding for the Inglewood pool and less increases for the property taxes that have become ridiculous lately	5/26/2020 11:49 AM
50	To be honest I don't really know... I am not for the construction of this building to go ahead.	5/26/2020 11:48 AM
51	Prior to an increase of development of this size, it would be prudent to see the viable increase	5/26/2020 11:43 AM

to local infrastructure in a sustainable fashion. For instance, the integration for physically separated bike lanes in the community, speed control and traffic control measures for the increase in ridership/community movement/flow through traffic. Further, investment and support into community facilities such as the Inglewood pool, galleries and small business

52	Lower height for anything in Inglewood!	5/26/2020 11:40 AM
53	I would not like to see developments of "this size" on 9 Ave SE, consequently, I cannot make reasonable suggestions to this question.	5/26/2020 11:40 AM
54	There should be public space, like green space or a plaza for residents and visitors to use and enjoy.	5/26/2020 11:38 AM
55	loaded question	5/26/2020 11:35 AM
56	Public art is great. Public performance space is also great.	5/26/2020 11:24 AM
57	Unrelated, and should not be a part of this discussion.	5/26/2020 11:16 AM
58	Lets face it there are not going to be any, just empty promises!!!	5/26/2020 11:11 AM
59	Funding for pool	5/26/2020 11:09 AM
60	public art, public transit, play space/play grounds, accessible community space	5/26/2020 11:01 AM
61	As in we're giving these developments a chance to provide funding for public improvements so they get approved? That's bribery.	5/23/2020 3:57 AM
62	investing in the parks, green space, skate park, sitting area	5/22/2020 2:14 PM
63	Some money to maintain and enhance heritage might be useful but not when it is unasked for and undesired loss of community through instruments of blackmail that are decided on by people who don't even live here.	5/22/2020 12:43 PM
64	Certainly funding for the Inglewood pool as a key community fitness amenity. And a public plaza, benches, outdoor seating (e.g., like outside Rosso) along 9th. I would also expect to see an increase in green-spaces for pets. And transit improvements. How will the current bus schedule be revised to deal with increased residential demand?	5/21/2020 7:06 PM
65	funding for the streetscape master plan, parking and recreational facilities. Or contribute to the LRT to bring the greenline into Inglewood	5/20/2020 9:40 PM
66	I would not like to see a development of this size.	5/19/2020 10:52 PM
67	Not sure	5/19/2020 10:05 PM
68	All of the above	5/19/2020 8:16 PM
69	Fountain?	5/19/2020 8:06 PM
70	inglwood pool funding	5/19/2020 4:05 PM
71	don't know	5/19/2020 8:42 AM
72	Not sure	5/18/2020 9:03 PM
73	I think the size will not have benefits.	5/18/2020 6:03 AM
74	Hopefully all of the above but those are not worth the tradeoff disallowing the devlopement to proceed in the first place	5/17/2020 7:03 PM
75	A plaza, community garden funding and space, donated office space to NGOs, upgrades to utilities.	5/17/2020 1:39 PM
76	I don't like horse trading- do what is right- this building is all wrong	5/16/2020 5:16 PM
77	We really need a new Main Street! Wider sidewalks! PermAnent parking to support businesses!!	5/15/2020 11:44 PM
78	Any development should work with the BIA and have a positive effect on the people that live here. With more rentals pride in ownership goes down.	5/15/2020 8:58 PM
79	Beer garden! Green space! Community garden. Bring back nature.	5/15/2020 3:57 PM

80	I think if we did not build structures to this degree we could use public funding to ensure the pool doesn't close, that buildings are maintained and/or designated heritage and the face of the community dignified and developed to bring people into the area. Currently taxes are high and people are not showing up - we need to put public funding into developing Inglewood as a go to area in the city.	5/15/2020 12:48 PM
81	I would rather that the developed site stays smaller and not put conditions on it. Yes getting improvements is always good but a development this size will make Inglewood lose its current feel	5/15/2020 12:48 PM
82	plaza, streetscape master plan, seating congregating spaces.	5/15/2020 11:50 AM
83	Sounds like a wish list. Believe it when I see it.	5/15/2020 11:47 AM
84	I do not want to see the development of the size. But if it was going to happen in Inglewood it should happen where it won't have such negative impact Existing businesses houses in character. Why can't they build buildings like this in the unused industrial land around the tracks in Inglewood Ramsey where it would not be overshadowing other things?	5/15/2020 10:24 AM
85	Public realm improvements and increase of public realm spaces. Streetscape improvement to allow for wider sidewalks. I support saving the Inglewood pool, but since one has to pay to use it, it is lower priority than areas that are accessible to all.	5/15/2020 10:13 AM
86	N/a	5/15/2020 9:17 AM
87	I don't know enough to comment.	5/15/2020 8:23 AM
88	More pedestrian friendly	5/15/2020 7:41 AM
89	I don't want it here at all, it's just a property cash grab for more taxes	5/15/2020 5:46 AM
90	Any of those would be great! Ideally, the pool and streetscape.	5/15/2020 1:48 AM
91	Community garden infrastructure support, small business initiatives, local business collaboration, historical preservation - recognize the uniqueness of this place and hang on to it!!	5/15/2020 1:05 AM
92	Plaza with seating.	5/15/2020 12:07 AM
93	Public art, plaza, restaurant space, bike lanes.	5/14/2020 11:04 PM
94	Funding for the streetscape master an would be awesome. Also, some kind of community fund to support the pool etc. I also love lots of plants, trees, etc. Public bike parking, seating, public art, well-integrated transit.	5/14/2020 10:39 PM
95	None, we're doing just fine, don't need Carpetbaggers in the Hood.	5/14/2020 10:33 PM
96	if approved they should be made to find and fund a new home for the lawn bowling club	5/14/2020 10:26 PM
97	Funding for local developments, street art, performances.	5/14/2020 9:47 PM
98	Why does the pool have anything to do with this? I suppose if we had more people we'd likely not have an issue with underutilized amenities like the pool	5/14/2020 8:52 PM
99	Funding for public art and streets cape master plan, public space in the envelope around the building	5/14/2020 8:48 PM
100	I'm not sure	5/14/2020 8:07 PM
101	Funding for the Inglewood pool	5/14/2020 7:41 PM
102	i dont think it needs to sit on just one development to invest in our community amenities, they should make their site the best, and people will notice that, taxes will go up (with property values) and the fight should be to get tax dollars back in our community.	5/14/2020 7:17 PM
103	No art, green spaces, "on going" financial contributions to Inglewood community, more parking within building, less bike parking	5/14/2020 6:47 PM
104	Not sure what this question is asking.	5/14/2020 6:40 PM
105	This question is a moot point. There should not be developments of this size. Are you seriously asking at what dollar value the community is willing to sell their values for?	5/14/2020 6:25 PM

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Attachment 12  
Letter 19b

106	Increased density increases ability to request such things	5/14/2020 6:16 PM
107	Advanced green lights for southbound traffic at the intersection in question.	5/14/2020 6:09 PM
108	Funding for the Pool would be good. Also funding for community events like Sunfest.	5/14/2020 5:28 PM
109	Sidewalk improvements	5/14/2020 5:25 PM
110	?	5/14/2020 5:06 PM
111	Plazas and public spaces	5/14/2020 5:04 PM
112	funding for the streetscape master plan and Inglewood pool	5/14/2020 4:47 PM
113	They can't buy me off with this idea! They need to remain human scale and then also support the community with things like our pool, plazas, people gathering spaces, patios. You can't bribe your way out by offering to pay for things so we turn a blind eye to this monstrosity.	5/14/2020 3:42 PM
114	None	5/14/2020 3:37 PM
115	I don't think we should have to accept being bribed into agreeing with this type of development. It is fine to increase density in appropriate locations...which is not on 9th Avenue backing on residential streets. The fact that there is a lot of disagreement/concern about this project, from both residents and businesses should make that clear to you.	5/14/2020 3:08 PM
116	Na	5/14/2020 2:42 PM
117	No opinion	5/14/2020 2:30 PM
118	Public art. No funding for the pool. Let it die already, it has been well proven that it is not viable.	5/14/2020 2:25 PM
119	Build a new school and play area in the community. Lets be strong like Vancouver did with Waterfront. This developer stands to make a lot of money make them give the community a significant benefit.	5/14/2020 1:33 PM

## Q32 Do you have any other comments, questions, or concerns related to density?

Answered: 100 Skipped: 83

#	RESPONSES	DATE
1	see response 29.	6/7/2020 1:08 PM
2	Please, please do not add additional density to Inglewood.	6/7/2020 11:15 AM
3	This isn't Manhattan. It shouldn't be dense	5/31/2020 9:53 PM
4	Go carefully Is there no a point where it becomes enough	5/30/2020 11:54 PM
5	Inglewood currently has more than its share of densification, this is known but doesn't get any support or recognition from a greedy civil governance who only wants more and more property taxation, even if it means cutting off their nose to spite their face.	5/30/2020 8:13 PM
6	reduce the proposed density	5/30/2020 9:09 AM
7	Don't make this marda loop please. Keep some of the funk. And I hope people understand you need to preserve the reason why people want to build and visit and live here. Keep the cgarage, or add to it. Don't destroy it.	5/29/2020 2:20 PM
8	no.	5/28/2020 6:56 PM
9	Ni	5/28/2020 4:32 PM
10	No	5/28/2020 3:55 PM
11	Why have these developers and others not went to Forrest Lawn and put their towers on a hill with an unimpeded view of downtown and the mountains to the west? Really weird they are so narrow sighted as to not see this golden opportunity.	5/27/2020 6:31 PM
12	No	5/27/2020 12:14 PM
13	If you make the inner city dense but unliveable that is not an advantage. You risk hollowing out the inner city again if you destroy the street life and heritage streetscape and beauty of the area. Density should not be considered on its own. It needs to be thought of in relation to the community and the ongoing needs of the community. Inglewood needs to increase density and sustainability. But not at the expense of what makes it a complete community with long-term residents.	5/27/2020 9:14 AM
14	2MNYPPL	5/27/2020 8:55 AM
15	As I said earlier, everyone is talking about increasing density because of the Green Line but, most residents of Inglewood will not use it as they work downtown or in the neighborhood	5/27/2020 8:45 AM
16	No	5/26/2020 9:57 PM
17	Build it downtown.	5/26/2020 8:59 PM
18	Stop building big, ugly condos everywhere!	5/26/2020 6:54 PM
19	HIGH DENSITY WORKED FOR EAST VILLAGE, INGLEWOOD IS NOT EAST VILLAGE. IT IS A FABULOUS OLD NEIGHBOURHOOD THAT NEEDS TO KEEP ITS IDENTITY.	5/26/2020 5:18 PM
20	Notice all the albertans mvg to BC?	5/26/2020 5:01 PM
21	Some density, fitting with the scale and physical appearance of the neighbourhood and 9th Ave are welcome. Over height and density are not.	5/26/2020 4:25 PM
22	love it	5/26/2020 3:13 PM
23	Density should be limited to certain locations and certain heights — not be a blank cheque for developers to make \$\$\$\$	5/26/2020 2:58 PM
24	No.	5/26/2020 2:50 PM
25	No	5/26/2020 1:56 PM
26	More density in city-centre communities has benefits that far outweigh local whingeing.	5/26/2020 1:56 PM
27	Stop this development!	5/26/2020 1:51 PM
28	No	5/26/2020 1:35 PM

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SurveyMonkey

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Attachment 12  
Letter 19b  
5/26/2020 12:59 PM

29	The East village has not been completed so why are we considering this in Inglewood. It seems we are getting ahead of the need	5/26/2020 12:59 PM
30	The developers and the city are ruining the charm if Inglewood. It's going to look just like any other downtown soon. No charm, cold and ugly	5/26/2020 12:54 PM
31	No	5/26/2020 12:47 PM
32	No.	5/26/2020 12:45 PM
33	Can't stand this project!	5/26/2020 12:36 PM
34	Inglewood is currently dense enough. The further densification of Inglewood comes at the cost of further eroding the quality of life for the residence of Inglewood	5/26/2020 12:35 PM
35	No	5/26/2020 12:33 PM
36	Enough with the density. Only certain demographic groups want density, will give up their cars, will ride transit and don't want backyards. Most Calgarians don't want density. The City keeps approving low-density suburban community after low-density suburban community and then all of a sudden density becomes the most important planning consideration and inner-city communities such as Inglewood bear the brunt of this density drive. If you want density, densify 17th AVE in Forest Lawn, require density in outskirts of the city. Stop trying to cram density on small sites.	5/26/2020 12:10 PM
37	I am not against increasing density in our neighborhood, just the proposed building as it is designed for this location.	5/26/2020 12:06 PM
38	Too general a question	5/26/2020 11:53 AM
39	No	5/26/2020 11:52 AM
40	density can be reduced by a lower height solving the issue	5/26/2020 11:49 AM
41	This seems to be a focus of our alderman... I am not sure that he still understands the desires and wishes of the residents in his riding	5/26/2020 11:48 AM
42	How do you suggest this many people enter and exit the building into the community? Where does the car park enter the road way? Onto 12th which is already a high trafficked roadway and would be interfering with a turn lane as the tenants would exit the alleyway?	5/26/2020 11:43 AM
43	Yes, many ... but this is not the place for them.	5/26/2020 11:40 AM
44	no	5/26/2020 11:38 AM
45	no towers of any kind in Inglewood please	5/26/2020 11:35 AM
46	Keep to the current guidelines - build within the rules and I welcome you to the neighborhood.	5/26/2020 11:24 AM
47	None. We need it. I live on 8th Ave, on the same block as this proposed development. As a family, we are VERY supportive of it.	5/26/2020 11:16 AM
48	No!	5/26/2020 11:11 AM
49	This is too much for the neighborhood. I do not support this building	5/26/2020 11:09 AM
50	where are people going to park? In the neighborhood?	5/22/2020 2:14 PM
51	There is enough available land in Inglewood and Ramsay to supply decades of development requirements without destroying what made this the best neighborhood in Canada.	5/22/2020 12:43 PM
52	With density comes an increase in prices, affordability, and property and business taxes. This is not always a good thing for a community. How do current residents benefit from this increased density - it is a lot of additional stress on finite resources, unless additional funding and amenities are dedicated.	5/21/2020 7:06 PM
53	no	5/20/2020 9:40 PM
54	'	5/19/2020 10:52 PM
55	No	5/19/2020 10:05 PM
56	No	5/19/2020 8:06 PM

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Attachment 12

5/19/2020 4:05 PM

57	WHY DO WE HAVE TO KEEP DEFENDING OUR NEIGHBOURHOOD AGAINST THESE PROJECTS AND THIS BLOODY COUNCILLOR	5/19/2020 4:05 PM
58	no	5/19/2020 8:42 AM
59	No	5/18/2020 9:03 PM
60	Inglewood can support increased density but it should be done sensitively to the community. I do not support the 45m height and 6.5 FAR at this location	5/18/2020 10:01 AM
61	I am concerned that the community spends years working on a plan with the City to manage all these items and then the City seems to be fine with changing the rules any time	5/17/2020 7:03 PM
62	No.	5/17/2020 1:39 PM
63	No	5/16/2020 5:16 PM
64	If density is just going to end up being Airbnb's then no thanks	5/15/2020 8:58 PM
65	No.	5/15/2020 3:57 PM
66	I believe I stated my thoughts so far - density of this kind does not work in this community.	5/15/2020 2:44 PM
67	No	5/15/2020 12:48 PM
68	no	5/15/2020 11:50 AM
69	Is there a definitive target and if so what is the number?	5/15/2020 11:47 AM
70	Already answered	5/15/2020 10:24 AM
71	Please quit talking about density in your newsletters like its a bad thing. Density is needed in the City due to poor decisions in the past. It brings a lot of good to a community when done well (which I think this is doing).	5/15/2020 10:13 AM
72	Take it elsewhere or put it on the outskirts of the area, not right in the middle of our beautiful street.	5/15/2020 9:17 AM
73	no	5/15/2020 8:23 AM
74	Stay out	5/15/2020 5:46 AM
75	Please think about what Inglewood means to its people.	5/15/2020 1:05 AM
76	I feel the language of this survey was heavily slanted t towards a negative view of the proposal. I think it's excited and I look forward to it.	5/15/2020 12:07 AM
77	No concern, I welcome density.	5/14/2020 11:04 PM
78	No	5/14/2020 10:39 PM
79	nope. going now	5/14/2020 10:33 PM
80	This is one of three towering developments proposed along 9th Ave. The cumulative impact of these developments with respect to the character of the avenue, parking, and the tunnel affect can not be ignored	5/14/2020 10:26 PM
81	No other concerns.	5/14/2020 9:47 PM
82	No	5/14/2020 8:52 PM
83	Please don't do this	5/14/2020 8:07 PM
84	Density can only be supported if adequate parking is available.	5/14/2020 7:41 PM
85	please try to be collaborative and not so combative about these types of proposals. bring some new quality architecture to our community instead of giving away quality to keep to a height standard along the whole avenue. dont get me wrong i dont want tall buildings everywhere, but we should embrace some high quality developments to keep our little part of this city relative.	5/14/2020 7:17 PM
86	Too many ch density, prices will increase	5/14/2020 6:47 PM
87	We really need density in order to have our communities thrive and survive.	5/14/2020 6:40 PM

88	City Hall and developers seem to think that everything points to downtown. This kind of development with no space for cars, access to transit etc seems to fit the City mindset that everybody works downtown. We must build density close to downtown. Look at the greenline LRT. Get people downtown. Bike Lanes? funnel people downtown. Roads all lead to downtown. What is the vacancy rate downtown? What if oil does not come back to \$110 barrel? Downtown is done. Neither me or my wife work downtown. If Calgary and Alberta need to diversify the economy where are all the jobs going to be? Not downtown! Density should be added where it is needed, and it is not needed in the inner city. We are dense enough.	
89	No	5/14/2020 6:20 PM
90	No.	5/14/2020 6:09 PM
91	No	5/14/2020 5:25 PM
92	No	5/14/2020 5:06 PM
93	None	5/14/2020 5:04 PM
94	Density can be done in a strategic and thoughtful way. It isn't about jamming as many people into a square foot as possible. Again, this type of suggestion belongs downtown. We can still add things that are human scale and fit with our community, adding the density that makes sense.	5/14/2020 3:42 PM
95	Density is too high.	5/14/2020 3:37 PM
96	Put it in appropriate locations.	5/14/2020 3:08 PM
97	No	5/14/2020 2:42 PM
98	No	5/14/2020 2:30 PM
99	None.	5/14/2020 2:25 PM
100	Do you read these? or just choose the ones that support your decisions?	5/14/2020 1:33 PM

## Q33 Do you have any comments/concerns about the building's shadowing impacts?

Answered: 113 Skipped: 70

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
DATE Letter 19b

#	RESPONSES	DATE
1	The impacts seems excessive to the surrounding properties. Excessive and imposing.	6/8/2020 11:39 AM
2	I shall assume that the many drawings are fairly accurate	6/7/2020 1:11 PM
3	I am always suspect of the shadow studies submitted by the developer. Not matter when, it will impact shadowing on the neighbouring shops/homes.	6/7/2020 11:23 AM
4	Yes, lawn bowling and Rouge's garden.	6/6/2020 10:59 PM
5	The building shadows everything around it! The shadow is monumentally bigger than any shadow of any single building around it. My concern is huge shadows along 9th Av in the morning yearround, and the huge shadows to the Lawn Bowling club every single afternoon throughout the year.	6/5/2020 11:09 PM
6	yes	6/5/2020 1:43 PM
7	Yes.	5/31/2020 9:57 PM
8	to much shading	5/31/2020 9:16 PM
9	It's going to kill the Lawn Bowling club.	5/31/2020 1:34 PM
10	None	5/31/2020 9:36 AM
11	no I have already voiced my objections It appears as if this development will make major shading problems for present structures and traffic flow	5/30/2020 11:58 PM
12	Does not need to be discussed, as it is unacceptable.	5/30/2020 8:15 PM
13	yes there are way too many shadows being cast due to its 45m height	5/30/2020 9:11 AM
14	Very sad. A big reason to maintain height restrictions. Kills the inner city feel and gives it a downtown/batman feel. Looks corporate and money driven.	5/29/2020 2:23 PM
15	It will blot out the sun for any building to it's north.	5/28/2020 6:59 PM
16	Um ya!! Poor us. Sun is our one draw to Calgary	5/28/2020 3:58 PM
17	Nope.	5/27/2020 6:35 PM
18	Yes - already mentioned	5/27/2020 12:16 PM
19	no	5/27/2020 9:15 AM
20	Yes, as stated earlier, it will destroy the lawn bowling site and use.	5/27/2020 9:05 AM
21	Yes. It will adversely affect the feel and heritage of the Lawn Bowling venue	5/27/2020 9:02 AM
22	Yes, a building of that size creates too much shadowing	5/27/2020 8:47 AM
23	terrible, it ruins the lawn bowling experience	5/27/2020 8:43 AM
24	It will take an extra month for the lawn to thaw. Between 3:30 and 6:00pm during the entire warm months will be when the lawn is in the most shade. Right when people are using it after work .	5/27/2020 12:04 AM
25	Completely shades a public recreation facility.	5/26/2020 10:00 PM
26	Yes, ad earlier indicated	5/26/2020 9:00 PM
27	Yep. It'll darken the neighborhood.	5/26/2020 6:56 PM
28	A LOT OF CONCERN, WE DO NOT WANT TO BE IN A CONCRETE JUNGLE THAT GETS COLD IN THE SHADOWS. THEY SIGHT LINES ARE DESTROYED BY THE HIGHT OF THIS MONSTROSITY.	5/26/2020 5:22 PM
29	Too small for old eyes but thanks for trying. Sunshine is very important in the winter too, not just the lawn bowlers	5/26/2020 5:08 PM
30	I don't	5/26/2020 3:14 PM
31	Yes, it will be detrimental to surrounding businesses.	5/26/2020 2:52 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12

5/26/2020 2:08 PM

32	The shadowing impacts appear to be minimal and possibly welcome by some at the Bowling Club during the heat of the summer. Residential shadowing is only for a couple of hours a day and then only at the peak.	5/26/2020 2:08 PM
33	Not further to what I have already said.	5/26/2020 1:57 PM
34	As previously mentioned in the survey	5/26/2020 1:53 PM
35	No	5/26/2020 1:36 PM
36	It will create shade for a lot of the time at street level and make it a cold area that is not pleasant for pedestrians	5/26/2020 1:02 PM
37	Again, a project that lines the pockets of individuals unconcerned about the quality of life for the current residence of Inglewood. Creates Shadowing which degrades the enjoyment of property owned by residence of Inglewood	5/26/2020 12:58 PM
38	Yes. Anything North will be in shadow. The back lane will become dangerous. Big crime problems	5/26/2020 12:57 PM
39	No	5/26/2020 12:47 PM
40	I'd feel sorry for the Lawn Bowling club.	5/26/2020 12:46 PM
41	You've asked our concerns. Why are you asking again.	5/26/2020 12:40 PM
42	Yes	5/26/2020 12:33 PM
43	The building is too big and not appropriate for the site.	5/26/2020 12:11 PM
44	Evening when people want to use their yards in summer will be non- existent as there will be people looking down over yards and shadows are extreme. Especially in August. In addition - lawn bowling is generally an evening use venue	5/26/2020 11:56 AM
45	Yes. Don't build	5/26/2020 11:54 AM
46	the building is too tall creating too much shadow	5/26/2020 11:51 AM
47	I think the diagram speak for themselves... This is not a good or desired effect on the lawn bowling club or the surrounding shops or ninth Avenue	5/26/2020 11:50 AM
48	This buildings shadow in the morning and evening will effect numerous lots, not just the owners and users of lawn bowling, but also many of the surrounding owners who's morning and evening light will be occluded by the buildings' shadow.	5/26/2020 11:49 AM
49	I was unable to properly view the diagrams on this page ... however, intuitively, one would assume an appreciable impact.	5/26/2020 11:47 AM
50	everything a new infill or high rise goes up, we lose valuable light. It's important year round to help with depression as well as outside yard beauty.	5/26/2020 11:44 AM
51	No concerns and no comments	5/26/2020 11:38 AM
52	will destroy properties behind it	5/26/2020 11:36 AM
53	Yes - Too Shadowy because its too tall.	5/26/2020 11:26 AM
54	Yes. It creates a huge shadow over a main section of the neighborhood	5/26/2020 11:18 AM
55	Looks like the Lawn Bowling Club will be minimally affected by shadowing. That's great, but not a deal breaker.	5/26/2020 11:16 AM
56	Shadowing is never a good thing	5/26/2020 11:13 AM
57	The building is simply too massive!	5/26/2020 11:12 AM
58	This building is going to obliterate the natural light I get in my apartment.	5/23/2020 3:59 AM
59	yes, it will block the views, overshadow homes and will create a precedence for other developers to disregard existing DP requirements.	5/22/2020 2:16 PM
60	Obviously, there will be major impacts on many of the green spaces and patios in the community.	5/22/2020 12:50 PM

61	Well it's pretty apparent the LBC is going to be ruined. No one wants to bowl in the shade. This building will absolutely destroy this community gem. Summer is the high time for lawn bowling fun, bit not if there's no sun. And the shadowing along 9th in the summer months is also quite concerning. Again, summertime bus when people want to be out walking, shopping, enjoying the weather. People don't want to do that in the dark shadow of a massive building.	5/21/2020 7:19 PM
62	no	5/20/2020 9:46 PM
63	Yes	5/19/2020 10:53 PM
64	Yes, the greens of the lawnbowling club	5/19/2020 10:06 PM
65	Way too tall	5/19/2020 8:17 PM
66	The building is much too tall, as a result, too much shadowing!	5/19/2020 8:08 PM
67	if i was the lawn bowling club i'd be pissed	5/19/2020 4:06 PM
68	It takes away the afternoon and evening sun from the lawn bowling club throughout the lawn bowling season.	5/19/2020 8:45 AM
69	Yes too tall	5/18/2020 9:04 PM
70	Yes	5/18/2020 6:03 AM
71	Too bad for the Lawn Bowling Club in particular, pretty much full shade in their prime time hours, summer afternoons when I usually see people enjoying the space	5/17/2020 7:10 PM
72	It sucks that the shadow is reaching all the way into residential homes. One of the things I love about this area is the sunshine everywhere - the worst part of downtown is the shadowing. Don't bring that here.	5/17/2020 1:42 PM
73	Focus on the mass - shadowing goes hand in hand	5/16/2020 5:17 PM
74	The shadows cast by this building are a horrific intrusion upon the community.	5/16/2020 2:41 AM
75	Yes! Of course! All that shadowing on the lawn bowling club is insane!!	5/15/2020 11:57 PM
76	During prime time use it is shaded	5/15/2020 9:01 PM
77	Yah.. that annoying! Can't they reduce the height?	5/15/2020 3:58 PM
78	A building of this height is too much - but we already know this.	5/15/2020 2:46 PM
79	Yes, lots. A building this size is going to create significant shadow. Am especially concerned for the bowling club and also the fact parts of 9th will no longer see any morning sun	5/15/2020 12:51 PM
80	A lot of this could be alleviated with adhering to the existing height restrictions.	5/15/2020 11:51 AM
81	For sure	5/15/2020 11:49 AM
82	already answered this multiple times	5/15/2020 10:26 AM
83	Of course. It shadows integral parts of the community and takes so much away from the charm and aesthetics	5/15/2020 9:18 AM
84	It's not as bad as I presumed it would be. However, taking a few stories off would go along ways to improving the overall project proposal	5/15/2020 8:25 AM
85	It's too big and will ruin the games	5/15/2020 5:48 AM
86	9th avenue should be preserved with low structure limits to encourage foot traffic and exploration in the nice weather	5/15/2020 1:07 AM
87	It impressively avoids shading the bowling during their summer season.	5/15/2020 12:08 AM
88	Given Calgary's altitude, when the sun disappears behind a cloud you can feel the temperature drop almost immediately. Having a building this size generating long lasting shadows will leave areas much colder than they are now	5/14/2020 11:06 PM
89	No, it seems to mainly impact businesses, not residents.	5/14/2020 11:05 PM
90	Yes. I think that there's still a bit too much shadowing in June/July/August. A reduction in height	5/14/2020 10:42 PM

	of 5-10m would help. (9-10 story instead of 12?)	
91	Don't know. Such small print, couldn't read it...	5/14/2020 10:34 PM
92	the buildings shadowing of the lawn bowling club will be the death of the grass and probably the club. While there may be a solution with artificial turf this will kill the ambience of the club, just like it kills that of 9th ave.	5/14/2020 10:33 PM
93	I don't live nearby, but those who do lose their sun substantially	5/14/2020 10:03 PM
94	No.	5/14/2020 9:48 PM
95	It's a fact of life and really only an underutilized lawn bowling club will be effected.	5/14/2020 8:53 PM
96	Far to much shadow and a sense of looming over a mainly pedestrian street	5/14/2020 8:08 PM
97	Yes, the lawn bowling field being shadowed in the summer during use	5/14/2020 7:45 PM
98	Yes!!!!	5/14/2020 6:48 PM
99	No, but reducing overall height might be a viable compromise.	5/14/2020 6:45 PM
100	additional shadows for street and recreational/private areas	5/14/2020 6:31 PM
101	The bulk of these studies are at a time when the Lawn Bowling Club is not in use. What is prime time at the Club? 19:00-21:00?	5/14/2020 6:30 PM
102	No	5/14/2020 6:21 PM
103	Yes!	5/14/2020 6:10 PM
104	Yes, the shadow frequently extends over a block away.	5/14/2020 5:29 PM
105	Yes	5/14/2020 5:29 PM
106	Yes	5/14/2020 5:08 PM
107	No concerns	5/14/2020 5:05 PM
108	Height should be reduced to minimize shading	5/14/2020 4:51 PM
109	It belongs downtown at this height. There are impacts all around from the pedestrian scale. Go to the East Village and River Walk, you will see the impacts of shadows. If you spend any time as a cyclist or pedestrian, you will know that this height does NOT belong in this location at all.	5/14/2020 3:48 PM
110	Yes	5/14/2020 2:43 PM
111	Taking afternoon sun away from lawn bowling. Shadowing on to 8Ave SE @ 12 St SE properties. Their backyard gets screwed in summer.	5/14/2020 2:36 PM
112	None. Shadowing seems to have minimal impact on surrounding residential space, which should be the primary concern.	5/14/2020 2:27 PM
113	End of august the bowling center will be in shadow from 2pm till 6pm. Does that seem like an issue? I would also like to see a time lapse.	5/14/2020 1:36 PM

## Q34 Do you have any comments/concerns about the building's shadowing impacts specific to the Lawn Bowling Club?

Answered: 112 Skipped: 71

#	RESPONSES	DATE
1	It seems that the proposal is suggesting that there will be no shadowing of the club	6/7/2020 1:11 PM
2	It is a disgrace. The busiest times of use will be partly/totally shadowed.	6/7/2020 11:23 AM
3	It will wreck the grass at the lawn bowling club. Thus, destroying the club.	6/6/2020 10:59 PM
4	The impact will be heard throughout the bowling club. I imagine members will no longer want to lawn bowl in the summer when the sun is blocked from the entire site. That doesn't sound like a reasonable neighbour to me.	6/5/2020 11:09 PM
5	yes	6/5/2020 1:43 PM
6	Definitely. You can't have a lawn for lawn bowling without the sun. The Lawn Bowling club is a wonderful, unique feature of Inglewood and it shouldn't be harmed in any way	5/31/2020 9:57 PM
7	It's going to kill the Lawn Bowling Club. It's insulting the developer offered artificial turf...	5/31/2020 1:34 PM
8	None. It seems that the lawn bowling club is unused and empty for 90% of the year/	5/31/2020 9:36 AM
9	They will not get much sun at all	5/30/2020 11:58 PM
10	Does not need to be discussed, as it is unacceptable.	5/30/2020 8:15 PM
11	yes there are way too many shadows being cast due to its 45m height	5/30/2020 9:11 AM
12	Really sucks for them. A big part of it is about spending time outside in yhe sun. So yeah shade is bad news for them.	5/29/2020 2:23 PM
13	It will make the bowling area cooler, and since our summers seem to be getting cooler, it won't be as pleasant to lawn bowl in that location.	5/28/2020 6:59 PM
14	It will kill the club	5/28/2020 3:58 PM
15	If it kills the grass who foots the bill?	5/27/2020 6:35 PM
16	Yes - already mentioned	5/27/2020 12:16 PM
17	The shadow will impact the lawn bowling.	5/27/2020 9:15 AM
18	Yes. destroys it.	5/27/2020 9:05 AM
19	There is no good reason to steal the sunshine that falls on that particular property in the name of greed.	5/27/2020 9:02 AM
20	Yes..major concerns	5/27/2020 8:47 AM
21	see above	5/27/2020 8:43 AM
22	See above.	5/27/2020 12:04 AM
23	Yes. See previous comments.	5/26/2020 10:00 PM
24	Much concern	5/26/2020 9:00 PM
25	Yes, already mentioned in previous comments.	5/26/2020 6:56 PM
26	CRIMINAL. IT WOULD TOTALLY TAKE AWAY FROM THE CHARM.	5/26/2020 5:22 PM
27	Not a bowler so no	5/26/2020 5:08 PM
28	no.	5/26/2020 3:14 PM
29	Yes, as I've already mentioned, it is unfair and will negatively affect the quality of the patrons of the club.	5/26/2020 2:52 PM
30	No concerns. I do not see shadowing of any adjacent properties as at all significant. The Lawn Bowling club is impacted for small periods of the day during a short time of year.	5/26/2020 2:08 PM
31	I've already stated them.	5/26/2020 1:57 PM
32	It's horrible,e for the Club	5/26/2020 1:53 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b

33	No	5/26/2020 1:16 PM
34	It will take away from the pleasant sunny area	5/26/2020 1:02 PM
35	It ruins the whole experience especially for the handicapped people who use it	5/26/2020 12:58 PM
36	Yes. It's ridiculous .	5/26/2020 12:57 PM
37	Nop	5/26/2020 12:47 PM
38	See #33.	5/26/2020 12:46 PM
39	YES!! It's the wrong location for a building of this size. Please move to another neighbour!	5/26/2020 12:40 PM
40	YES!!!!	5/26/2020 12:33 PM
41	Lawn is in shadow at their most popular times.	5/26/2020 12:15 PM
42	I have concerns.	5/26/2020 12:11 PM
43	Lawn bowling in the shade on a sunny summer evening - no thanks.	5/26/2020 11:56 AM
44	Yes as above	5/26/2020 11:54 AM
45	I think this could be mediated	5/26/2020 11:51 AM
46	Yes I do. See my previous comments related to the lawn bowling club being an institution in our city	5/26/2020 11:50 AM
47	Afternoon lawn bowling will always be in shadow.	5/26/2020 11:49 AM
48	Unable to informatively comment (see above)	5/26/2020 11:47 AM
49	it's going to have problems staying viable.	5/26/2020 11:44 AM
50	No concerns and no comments	5/26/2020 11:38 AM
51	will destroy it	5/26/2020 11:36 AM
52	Yes - We want to be able to enjoy the sun without a big block of a building covering it up.	5/26/2020 11:26 AM
53	Yes. It will cover the lawn bowling club afternoon/early evening during summer when it is in high use	5/26/2020 11:18 AM
54	Life, progress... it happens.	5/26/2020 11:16 AM
55	No	5/26/2020 11:13 AM
56	Won't work!	5/26/2020 11:12 AM
57	As previously stated, I'm not a member of the LBC, it might be best to ask them.	5/23/2020 3:59 AM
58	yes I do. Don't think I would like to have family events there anymore	5/22/2020 2:16 PM
59	See above comments, if the desire was to annihilate the LBC, they couldn't have designed this better.	5/22/2020 12:50 PM
60	See above.	5/21/2020 7:14 PM
61	The shadowing studies are interesting and seem to be at odds to what one would expect for the size and height of the building	5/20/2020 9:46 PM
62	Yes	5/19/2020 10:53 PM
63	Yes, could kill the greens, and the club	5/19/2020 10:06 PM
64	No	5/19/2020 8:17 PM
65	Yes	5/19/2020 8:08 PM
66	I would not want to be there during full shadow	5/19/2020 4:06 PM
67	Yes. It takes away the sun throughout the prime season and time of day for lawn bowling	5/19/2020 8:45 AM
68	Yes takes away light	5/18/2020 9:04 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/18/2020 10:13 AM  
Letter 19b

69	The shadowing will be the demise of the clubs grass. The report shows that the club is closed in Mar/Apr/May but those are important, key months where we are open and maintenance has started to get the greens ready for the season. Also, weather permitting, the club is open in October.	
70	Not good	5/18/2020 6:03 AM
71	See last answer	5/17/2020 7:10 PM
72	They've been here for a long time. Don't stick them in shadows	5/17/2020 1:42 PM
73	Yes	5/16/2020 5:17 PM
74	I wish them the best of luck.	5/16/2020 2:41 AM
75	Yes!! The lawn bowling club appears mainly operational in the afternoons and evenings, where the mass of this proposed building completely over shadows them. What a shame! It will be devastating for that business that has been her FOR GENERATIONS!!	5/15/2020 11:57 PM
76	Yes to the lawn. Shade to sun in this city makes a huge difference	5/15/2020 9:01 PM
77	Bad for business	5/15/2020 3:58 PM
78	Summer is ruined	5/15/2020 2:46 PM
79	The club will be overwhelmed. They will find it hard to sell afternoon and evening events which is probably their most popular times	5/15/2020 12:51 PM
80	Yes definitely	5/15/2020 11:49 AM
81	already answered	5/15/2020 10:26 AM
82	Not really. The worst shadows occur when the club is closed anyway. Plus, the overall benefit to the neighbourhood outweighs one single, private, company.	5/15/2020 10:16 AM
83	See previous comment	5/15/2020 9:18 AM
84	Ya, it has a generally negative impact.	5/15/2020 8:25 AM
85	Yup already mentioned	5/15/2020 5:48 AM
86	It will make bowling and building community there seem muffled.	5/15/2020 1:07 AM
87	Not many	5/15/2020 12:08 AM
88	No concerns.	5/14/2020 11:05 PM
89	Yes, that's the main concern. No other worries.	5/14/2020 10:42 PM
90	Of course, DOES NOT BELONG IN THIS NEIGHBOURHOOD!	5/14/2020 10:34 PM
91	see aboe	5/14/2020 10:33 PM
92	No.	5/14/2020 9:48 PM
93	It's unfortunate, but it's not used enough to justify the net benefit to the common this development will have	5/14/2020 8:53 PM
94	As noted previously, it will keep the lawn bowling mostly in shade	5/14/2020 8:08 PM
95	N/a	5/14/2020 7:45 PM
96	It will kill the lawn bowling....	5/14/2020 6:48 PM
97	No. But I wonder if the lawn bowling site could be moved closer to Inglewood Pool so they can feed off each other (ie. become a centralized recreational hub).	5/14/2020 6:45 PM
98	does have certain times where shadows provide significant coverage but less than I orignally thought.	5/14/2020 6:31 PM
99	The studies are carefully selected to show minimal impact on the Club, which is pretty manipulative of the developer. Show us the worst case scenarios, if you dare!	5/14/2020 6:30 PM
100	For the people that use it, yes. Not personally.	5/14/2020 6:21 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b  
5/14/2020 5:10 PM

101	Some	5/14/2020 5:10 PM
102	Yes, it will ruin the appeal of their location to be entirely dwarfed and in shade.	5/14/2020 5:29 PM
103	Since it's mostly in use in the evenings, the shadow will cover a significant portion of that property. This is concerning	5/14/2020 5:29 PM
104	Yed	5/14/2020 5:08 PM
105	No concerns	5/14/2020 5:05 PM
106	the building should not negatively affect the bowling green in the months and times that the green is open.	5/14/2020 4:51 PM
107	I believe they will be impacted by this large scale building. It is too tall and makes those around it feel like ants. It would no longer have that unique feel of being a great event space in a community. It will be having towering, overlooking mass.	5/14/2020 3:48 PM
108	Most people are at the lawn bowling club at the time where there is the most shade. Not good.	5/14/2020 3:12 PM
109	Yes	5/14/2020 2:43 PM
110	Yes	5/14/2020 2:36 PM
111	None.	5/14/2020 2:27 PM
112	See above	5/14/2020 1:36 PM

## Q35 Do you have any other comments, questions, or concerns regarding shadowing?

Answered: 91 Skipped: 92

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
DATE Letter 19b

#	RESPONSES	DATE
1	No	6/7/2020 1:11 PM
2	No consideration given to the surrounding area.	6/7/2020 11:23 AM
3	No further	6/6/2020 10:59 PM
4	If you have to do a study on it, then the building is too high	5/31/2020 9:57 PM
5	no	5/30/2020 11:58 PM
6	Does not need to be discussed, as it is unacceptable.	5/30/2020 8:15 PM
7	yes there are way too many shadows being cast due to its 45m height	5/30/2020 9:11 AM
8	6 storeys please.	5/29/2020 2:23 PM
9	No	5/28/2020 6:59 PM
10	Need a redesign	5/28/2020 3:58 PM
11	No. I have to say that this survey is really excellent but far too long and there are too many repetitive questions. It begins to become annoying and I fear that many people will not have the patience to complete it.	5/27/2020 12:16 PM
12	no	5/27/2020 9:15 AM
13	-	5/27/2020 9:05 AM
14	It's just stealing sunshine from where it's historically fallen and compromising a heritage resource.	5/27/2020 9:02 AM
15	Building is too tall	5/27/2020 8:47 AM
16	It is toooo tall. It will impact the rouge garden, siting in the sun eating burgers at Inglewood Drive in.	5/27/2020 12:04 AM
17	The survey is too long and repetitive for my understanding of the situation.	5/26/2020 9:45 PM
18	Much concern	5/26/2020 9:00 PM
19	I don't want to live in or visit a dark, depressing neighborhood because there's a big ugly building blocking out the sun for a whole block.	5/26/2020 6:56 PM
20	IT LOOKS AS IF THE MODELLING IS NOT CORRECT. MOST LIKELY AS SECOND OPINION WOULD BE BENEFICIAL.	5/26/2020 5:22 PM
21	Silly & expensive preamble to make builders appear concerned but money talks, not seniors.	5/26/2020 5:08 PM
22	no.	5/26/2020 3:14 PM
23	No.	5/26/2020 2:52 PM
24	The building design appears to minimize any shadowing impacts. Good for the developer!	5/26/2020 2:08 PM
25	No.	5/26/2020 1:57 PM
26	None	5/26/2020 1:53 PM
27	No	5/26/2020 1:36 PM
28	With this high a building there will always be unpleasant shadowing	5/26/2020 1:02 PM
29	There is way to much shadowing coming from these new buildings.	5/26/2020 12:57 PM
30	No	5/26/2020 12:47 PM
31	Nope.	5/26/2020 12:46 PM
32	Does it really matter? Are you going to change the design? No, so why are you asking? Residence of this neighbourhood don't want this project or building.	5/26/2020 12:40 PM
33	No	5/26/2020 12:33 PM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
Letter 19b  
5/26/2020 11:15 PM

34	Would you support this level of impact on your own homes.....I doubt it?	5/26/2020 11:15 PM
35	No	5/26/2020 11:56 AM
36	Don't build	5/26/2020 11:54 AM
37	-	5/26/2020 11:51 AM
38	I think it would be pertinent to request a second study be done to see if results are comparable	5/26/2020 11:50 AM
39	Albeit much of the summer will be fine through mid day, the impact of an enormous tower in a suburban setting is off-putting not to mention overbearing. Instead of having open airspace surrounding you, it will be a giant tower looming over your recreation	5/26/2020 11:49 AM
40	"Who knows what evil lurks in the hearts of men? The Shadow knows." With apologies to Lamont Cranston.	5/26/2020 11:47 AM
41	No.	5/26/2020 11:38 AM
42	inappropriate for Inglewood	5/26/2020 11:36 AM
43	A building twice as tall as anything around it will always create a massive shadow in some direction. This is too tall of a building	5/26/2020 11:18 AM
44	None	5/26/2020 11:16 AM
45	No	5/26/2020 11:12 AM
46	no more comments	5/22/2020 2:16 PM
47	Inglewood is very narrow, only about five blocks across from rail to river - any building over 20 m. has critical impacts on the entire sunscape.	5/22/2020 12:50 PM
48	What impact does shadowing have on 9th Ave in the winter too? Dark, icy.	5/21/2020 7:14 PM
49	no	5/20/2020 9:46 PM
50	Yes	5/19/2020 10:53 PM
51	No	5/19/2020 10:06 PM
52	see above	5/19/2020 4:06 PM
53	No concerns about shadowing on 9th Ave or 12th St	5/19/2020 8:45 AM
54	No	5/18/2020 9:04 PM
55	Calgary has 2 seasons - winter and patio season. The shadowing on the lawn bowling club will have a negative impact on the participants at the club as it will be shaded during the most popular time periods. No one likes to play sports in the shade.	5/18/2020 10:13 AM
56	Every tall building naturally creates shadowing. Since we were told in City documents that there would be no buildings of this height I am very concerned that any property in the neighborhood may be next on the list to be shadowed by a huge structure	5/17/2020 7:10 PM
57	It will make walking down the street so much less enjoyable.	5/17/2020 1:42 PM
58	No	5/16/2020 5:17 PM
59	Ridiculous allocations being allowed for this building. How has development in Inglewood come to this in. Few short years?? I own property backing 9th ave and I am very concerned with the direction t his development is taking us!	5/15/2020 11:57 PM
60	No	5/15/2020 9:01 PM
61	The building is just TOO Tall.	5/15/2020 3:58 PM
62	no	5/15/2020 2:46 PM
63	No	5/15/2020 12:51 PM
64	Shadowing causes a cold environment. Is that really what we want to achieve?	5/15/2020 11:49 AM
65	already answered	5/15/2020 10:26 AM

RNDSQR Block - Development Permit (DP) Feedback Survey

SurveyMonkey

CPC2020-0587

Attachment 12  
5/15/2020 9:18 AM  
Letter 198

66	Many	5/15/2020 9:18 AM
67	no	5/15/2020 8:25 AM
68	It's too fricking big	5/15/2020 5:48 AM
69	Don't block the sun	5/15/2020 1:07 AM
70	Study looks decent.	5/15/2020 12:08 AM
71	No.	5/14/2020 11:05 PM
72	No	5/14/2020 10:42 PM
73	no	5/14/2020 10:33 PM
74	No	5/14/2020 9:48 PM
75	No	5/14/2020 8:53 PM
76	No	5/14/2020 8:08 PM
77	N/a	5/14/2020 7:45 PM
78	Too much height - too many ch ahadowing	5/14/2020 6:48 PM
79	No.	5/14/2020 6:45 PM
80	The taller the stick, the bigger the shadow. The best way to lower the impact of the shadowing would be to reduce the height of the building to match the maximum heights of the AVLI building.	5/14/2020 6:30 PM
81	No.	5/14/2020 6:21 PM
82	The street below (east and south).	5/14/2020 6:10 PM
83	No	5/14/2020 5:29 PM
84	?	5/14/2020 5:08 PM
85	No concerns	5/14/2020 5:05 PM
86	Again, this belongs downtown with the height. It is not human scale, and shadowing is a big deal. It makes the streets less welcoming and as a pedestrian it is not what works.	5/14/2020 3:48 PM
87	If the building was only 6 stories like the rest of 9th Ave, there would be no shadow issues	5/14/2020 3:39 PM
88	Reduce the height...reduce the shading.	5/14/2020 3:12 PM
89	If the height was lower, then there wouldn't be such a problem with shadowing.	5/14/2020 2:43 PM
90	It's too tall	5/14/2020 2:36 PM
91	Frustrated...	5/14/2020 1:36 PM

**From:** [Evan Goldstrom](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Bylaw 84D2020/LOC2019-0188 - SUPPORT  
**Date:** Monday, July 20, 2020 10:17:17 AM

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Hi there,

I'm writing to voice my SUPPORT for the rndsqr block in Inglewood. This is an example of exemplary architecture and will add much needed density to the community. The site is a key location in the community that deserves a landmark project as presented by the project team. Please fight to get this project passed in Council.

I also want to make mention of the engagement effort by the Inglewood Community Association. I find the engagement very MISLEADING - the images shown imply that heritage buildings will be destroyed as part of the project, when in fact the project will protect a heritage site. Similarly, the project will largely replace a surface parking lot, something the CA makes no mention of.

By implying that the project will remove heritage and character buildings I feel that they have completely misled the public, and that their engagement and petition should be viewed as such. An example of this - my partner signed the petition to stop the project as she thought it was about protecting heritage buildings. When I explained the project further to her, she changed her mind and regretted signing the petition.

Thank you for your time,  
Evan

**From:** [Corinne](#)  
**To:** [Ward1 - Christine Louie](#); [Ward2 - Gregory Hartzler](#); [Ward3 - Kimberly Jones](#); [Ward4 - Andrew Chin](#); [Ward5 - Stan Sandhu](#); [Ward7 - Cameron Yung](#); [Ward8 - Michael Mooney](#); [Ward10 - Patricia Fuentes](#); [Ward11 - Lindsay Seewalt](#); [Ward12 - Vincent Leon Musial](#); [Ward13 - Jessica Burkart](#); [Ward14 - Blair Cunningham](#); [Public Submissions](#)  
**Subject:** [EXT] Please SAVE Heritage 9th Avenue! LOC2019-0188  
**Date:** Monday, July 20, 2020 7:37:54 PM

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Dear City of Calgary Councillors,

I am a long time resident of Inglewood. Like so many citizens of Calgary, I highly value, and deeply love our vibrant community of Inglewood. **This is why I am looking to our City Councillors to show wisdom and leadership by opposing the current building development proposal (LOC 2019-0188) next to the CIBC on 9th Avenue.**

I have often heard our councillor, Mr. Carra, argue that development in Inglewood is inevitable. The Inglewood Community Association, the Inglewood BIA and thousands of Inglewood residents know this to be a fact too - and we have encouraged development that is appropriate and beneficial to our community. We are NOT a 'just keep it the same' community. In fact, I think that Inglewood has had some great developments over the years - many great decisions and developments have come to be with the help and forethought of our Ward 9 Councillor and the City of Calgary Planning Department. **The proposal for the site next to CIBC is NOT one of those great developments.**

I think it is important that we preserve our heritage CIBC frontage - but - the fact that the Planning Commission made a 'deal' to disregard the height restrictions in order to save the CIBC frontage is like cutting off your nose to spite your face. The HUGE building that is proposed will not only dwarf the CIBC building, it will shadow the surrounding areas and change the whole look and feel of our "Heritage Main Street." **This is where we need our City Councillors to show leadership. I do not understand why we have to "make a deal" with a developer when we have existing height restrictions in place. I do not understand why the CIBC building frontage has become a bargaining 'pawn.'** The CIBC store frontage is one of the integral pieces of our history - and is one of the 'jewels' in the crown of Inglewood. We have many other great places in our neighbourhood where a building of 65'+ would be appropriate.

Yes - development is inevitable - but we can shape how it takes place - and we should NOT have to sacrifice height restrictions or key historic buildings. The height and scale of this building is totally inappropriate and would have an extremely detrimental effect on our businesses, residents and visitors. **\*\*I want to be clear: I do NOT oppose modern architecture. I value good design with quality materials, and would not be opposed to a modern building of appropriate scale on this site.** Many argue that the best way to preserve heritage is to provide contrast, and I agree - but **the height and massing of this building is not a "contrast" but a 'colossal misfit' for our Heritage Main Street.** Please use your vote to have this developer stick to the existing height restrictions.

The total height of a building - not just the first two stories - most certainly affects the pedestrian experience, and there are many professional opinions and published documents that will say that keeping buildings to a "human-scale (4-5 stories, or 65' or less) is extremely important in creating a welcoming, safe, vibrant, enjoyable, and profitable space. It is not just Inglewood residents who know and love our vibrant Heritage Main Street, but many other

residents of our city. I do not see this development proposal as a “win-win,” but a big loss for all the residents of Calgary at large. **The un-biased report from Urban Strategies, a Canadian urban planning firm, does not support this development proposal.**

**Our Inglewood Heritage Main Street is a small, unique and precious little place in a big city - and it is enjoyed by hundreds of thousands of Calgarians and tourists. It is a rare place where we can still see, feel and experience a bit of our frontier history. I support development of good design with quality materials under 65’ for this site - not an over-scaled building that pays no respect to the situation on the avenue, nor the personality of the community, nor the needs of the businesses.**

I am encouraged to hear that our City Councillors must remain open to persuasion before this comes to a vote on July 27th. **Therefore, I am strongly urging you to vote against the current proposal for the site next to CIBC on 9th Avenue SE.** Please require this developer respect our current 65’ height without the demolition of our historic and important CIBC building.

Sincerely,  
Corinne Dickson  
1414 - 16 Street SE  
Calgary, AB, T2G 3P5  
Ph: 403-988-7088

**From:** [Zac](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020 / LOC2019-0188  
**Date:** Thursday, July 16, 2020 2:43:39 PM

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To City Of Calgary Councilors and the Mayor,

I am writing in support of Bylaw 84D2020 to accommodate a mixed use development while preserving the historic CIBC building.

It is my belief that this building will greatly benefit the neighbourhood. Through the exceptional blending of old and new, the historic qualities of Inglewood that we love, are preserved.

Neighbourhoods must change and develop to continue to grow, otherwise we risk being stuck in the past. With the continued housing growth, local businesses will flourish with the influx of new residents. As a mixed use building, this I imagine will come with new businesses all together. Again, providing residents of the area more opportunities to shop locally and support our neighbourhood economy.

As I understand concerns over preserving the historic nature of Inglewood's main street, instead I urge you to consider how buildings like this can become future landmarks. Groundbreaking architecture and design will no doubt garner interest, and thus Inglewood benefits by being placed on a larger cultural map. The importance of history is as such exemplified by the combined usage of the historic CIBC building. I doubt the historic significance of the used car lot in this current space, will not be missed.

Thank you for your time, and consideration.

Zac Armstrong  
Inglewood Ramsay resident.

**From:** [Eldon Lew](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Jul 27 Public Hearing re: Bylaw 84D2020 / LOC2019-0188  
**Date:** Thursday, July 16, 2020 2:44:19 PM

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City Councillors and Mayor,

In light of some recent opposition I have heard, this note is in SUPPORT of Bylaw 84D2020.

Projects such as this are working to positively enhance the Inglewood area by bringing investment to the area via a HIGH QUALITY and distinctive project such as this proposal.

This project in particular, from what I can see, will transform an eye-sore parking lot into a community-focused central focus of Inglewood, add a variety of uses all the while preserving the vital history of the area.

Projects such as this are vital for the future of Calgary and it would be a shame to lose a valuable enhancement such as this proposal.

Thank you for your consideration,  
- Eldon Lew

Mailing Address:  
#2505 1111 10 St SW, Calgary, AB T2R 1E3

eldon | [eldonlew@gmail.com](mailto:eldonlew@gmail.com)

**From:** [Chris Fedyna](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] RE: July 27 Public Hearing: Bylaw 84D2020 / LOC2019-0188  
**Date:** Thursday, July 16, 2020 3:11:07 PM

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To the Mayor and City of Calgary Councillors,

I am writing in opposition of Bylaw 84D2020 / LOC2019-0188. Although this application is preserving the historic CIBC building, the scale of the proposed development is not at all suited for the community of Inglewood. On a streetscape where the average height is 3 or 4 storeys, to increase it to 12 is excessive. I believe a 6 storey building would be a healthy compromise.

I am also fearful that the developer may not be able to fulfill the idea presented in the renderings. This is an expensive undertaking and from conception to construction this development will not look as it is presented before you. It is an expensive endeavor to ensure that the proposed development meets building and energy code requirements without sacrificing it's architectural beauty.

I caution any decisions made based off of the stunning artistic renderings and understand that this 12 storey mixed-use glass and wood building may turn into a multi million dollar eyesore on a beloved streetscape.

Thank you.

Chris Fedyna  
Architectural Technologist  
1904, 1010 6 Street SW  
Calgary, AB T2R1B4

**From:** [Colin Cheng](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] Jul 27 Public Hearing re: Bylaw 84D2020 / LOC2019-0188  
**Date:** Thursday, July 16, 2020 3:11:25 PM

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To City of Calgary Councillors and the Mayor,

I am writing to you in **SUPPORT** of Bylaw **84D2020** to accommodate a mixed use development while preserving the historic CIBC building in the community of Inglewood.

The future of Inglewood will depend on the community's ability to sustain a vibrant residential population with a successful mainstreet that supports local businesses. I believe that this mixed use project achieves both objectives by bringing in a higher density population, while also filling in this large void on 9th Avenue.

This project will also have the benefit of preserving the historic CIBC building through the economics of developing this currently underutilized site. The building pays respect to the heritage of this building through the contrast of its modern and innovative design. I am excited by this new development and look forward to the loss of the existing eye-sore of a parking lot, which has been both hostile and disruptive to anyone walking along 9th Avenue.

Thank you for your consideration and I hope that you will vote in support of this development.

Regards,  
Colin Cheng

Mailing Address:

714, 626 - 14th Avenue SW, Calgary, AB T2R 0X4

**From:** [Sean Kollee](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] RE July 27 public hearing bylaw 84D2020/LOC2019-0188  
**Date:** Thursday, July 16, 2020 11:55:10 PM

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Greetings Calgary Council and Mayor

I am asking that you support Bylaw 84D2020 to approve the rnsqr block project on 12th St in the heart of Inglewood. For too long Inglewood has had a used car dealership place holding this strategic corner. Now we have before us a tremendously innovative design and a company willing to invest, not just in a new building, but also the retention of a heritage structure and a mixed use publicly available amenity accessed from three sides. This is a huge positive for the community and the city as a whole. While there have been complaints raised regarding the height of the building, I think that some fair compromise is in order. To enable the private investment in a project that can do so much for the energy and vitality of Inglewood, the developer must be enabled to actually build something with enough revenue to justify the major improvement to the public realm. The block project is a very fair balance and I urge you to show the political courage to proceed with the land use change.

As an inner city resident and infill home builder, I am desperately concerned with what a negative vote on this project could do in term of discouraging future developers from taking a chance on unique sites and advancing costly creative work. This city is enabling green field development at the expense of making the process more accommodating for landmark projects in established areas. I am planning new detached homes in Inglewood right now, and I would love for my future clients to have this exciting project built within walking distance of their new homes.

Sincerely  
Sean Kollee  
Jennifer Morin + family

**Please note:**

**An opinion poll with 25,276 individuals' names and their locations was provided with this submission, with respect to Report CPC2020-0587, Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1230 and 1234 - 9 Ave SE, LOC2019-0188.**

***As no Freedom of Information and Protection of Privacy Act statement to collect personal information with the intent of reproducing it in an Agenda was included, the opinion poll will not be made part of the public Agenda, but the list of names and locations will be provided to Council by a confidential attachment, not to be released further.***