

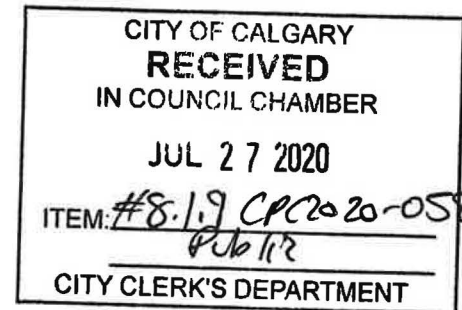
Palaschuk, Jordan

From: Carra, Gian-Carlo S.
Sent: Monday, July 27, 2020 1:33 PM
To: Council Clerk
Subject: Fwd: [EXT] Item # 8.1.9 This is about "the How" - LOC2019-0188/CPC2020-0587 PROPOSED BYLAW 84D2020

To add to public record please and thanks.

Gian-Carlo Carra
Councillor, Ward 9
City of Calgary
1-403-875-7409

Begin forwarded message:



From: "chris@cbstudioarch.com" <chris@cbstudioarch.com>
Date: July 27, 2020 at 12:04:13 PM MDT
To: "Carra, Gian-Carlo S." <Gian-Carlo.Carra@calgary.ca>
Subject: [EXT] Item # 8.1.9 This is about "the How" - LOC2019-0188/CPC2020-0587 PROPOSED BYLAW 84D2020

Gian-Carlo,

I am being frank, but I have to speak from my heart.

I want to reiterate that I, as well as the community, are not development adverse. The question is how we develop responsibly, and this is not the solution, nor is it genuine place making.

"Fit where You Live" - The City needs to ask themselves whether strong partnerships with Developers are more important than a strong partnership with a community. In this case we have a developer championing a brand, "Fit where you Live" that has no place in Inglewood, and will potentially be enabled by this proposed bylaw. This proposal speaks more to displacement and arrogance, rather than integration. I recall that the project team described their intent on providing AirBnB style living and not apartments, and that concept alone does not "Fit".

"Place making" - Place making is more than just checking off a box, making sure that amenity space is publicly available. The fact that this was even discussed indicates to me an initially insincere proposition, which unfortunately remains so. This project has not addressed the potential for a more vibrant public realm, and the arbitrary valuation of additional 2.0 FAR for a 10mX10m PPA is beyond absurd. Ego has displaced sincerity.

"Heritage" - Heritage value goes beyond any single building described as a heritage asset. It is about contextual and spatial relationships between adjacencies within an historical context. This project is hardly sensitive at all to the contextual fabric. Also, I'd like to point out that the Heritage Conservation Tools and Incentives report indicates that Administration has evaluated potential new policy tools, and encourages an increase in potential Tax Credits, that designated properties can apply for. It makes it clear to me that there City uses two currencies to incentivize developers, FAR and Tax credits. This is incredulous.

Additionally, there is an RFP that has been circulated by the city "Heritage Analysis and Conservation Tool Development", which closes today.

I point to this as an indicator that no clear "tool kit" is in place, yet this project has already been arbitrarily granted 2 FAR for heritage designation.

Christopher Brett, Senior Designer

[cbstudio architecture inc.](#)

1532 9th Avenue SE, Calgary, AB T2G0T7

c 403.968.1957

e chris@cbstudioarch.com

www.cbstudioarch.com

