



Business Improvement Area Letter

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Dear Lourdes and Srimal

April 14th, 2020

The BIA would like to see wording in the DC that establishes the parameters discussed in our meeting and shown in your massing diagram.

The concerns we would like addressed in the DC guidelines are the following:

1. The height of the tower at 55m remains an issue for the BIA; the BIA argues that the economics of the street are based on its presentation as a historical district, and the golden nugget is the human scale height of 20 metres. The height and setbacks of the podium in relation to the historical Nash building along 11th Street. (ie, same height as the Nash and setbacks for upper floors).
2. The height of the podium along 9th Ave in relation to the height of the Art Block.
3. The angled set back on 11 Street we find respects the heritage asset of the National Hotel to our satisfaction.
4. An absence of discussion about public realm improvements and -community benefits that need to be addressed. The new ARP looks to establish a community wish list that new developments can contribute to, such as the Streetscape Master Plan and the shared street concept (Woonerf) being discussed for 10th Street and 10th Ave. Any conversation about height must include an investment in the public realm.

Respectfully,



Dan Allard

Chair of Inglewood BIA Urban Development Committee

Cc: Breanna Harder, Planner, the City of Calgary; Gian Carlo, Ward 9 Councillor; ICA Redevelopment Committee; Dan Godin, Urban Strategies.