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ATTN: City of Calgary Council and Mayor

RE: Letter of Support for LOC2019-0149 (1025 9 AV SE) September 14 Public Hearing

Dear Mayor and Council,

On the behalf of RNDSQR, I am writing in support of Landstar's Land Use Redesignation application (LOC2019-0149) that will be heard at the September 14 Public Hearing. We support this application for the same fundamental planning reasons that RNDSQR found Council's support for our own mid-scale mixed-use building application along the 9 AV SE main street. We support this application because we support 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 an extensive multi-year review and stakeholder engagement effort led by The City.

It is not every site along the 9 AV SE main street where mid-scale buildings should be developed, but it's at key intersections and underdeveloped nodes with transit-oriented adjacencies where increased scale and growth is an imperative. Inglewood has incredible potential and has for too long been an underdeveloped low-density inner-city neighbourhood. In recent years, The City 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. RNDSQR, Hungerford, Landstar and others in industry with active development applications, are following The City's lead. Council needs to support the private sector investment that builds Calgary's communities.

RNDSQR encourages Council to support this application, uphold the goals of the MDP for our Established Areas and follow the strategic growth policy direction of the June 2020 draft HEC LAP.

Thank you for your consideration.

Best,

ALKARIM DEVANI
PRESIDENT, RNDSQR



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Your File No.: 89055.1

September 8, 2020

VIA EMAIL – *PublicSubmissions@calgary.ca*

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE, PO Box 2100 Station Main
Calgary, AB T2P 2M5

Attention: The Honourable Mayor Nenshi and Members of Council

Dear Sirs/Mesdames:

**Re: Item 18: LOC2019-0149 Land Use Amendment and Policy Amendment (Inglewood)
Address: 1025 and 1139 9th Avenue SE (the "Site")
Immediately Adjacent Landowner: J.D. Hill Investments Ltd., Owner of Atlantic Art
Block and South Bank Projects on 9th (Atlantic) Avenue**

We act for Mr. Jim Hill and J.D. Hill Investments Ltd., the owner of the two landmark projects immediately west/northwest of the Site, known as *Atlantic Art Block* and *South Bank*. Our clients' projects applied appropriate density/height (3 FAR/20m) to compliment adjacent sites, and to sensitively respect, preserve and enhance the unique character of 9th (Atlantic) Avenue.

What we have before us is not that level of commitment.

Firstly, what we have before us are massing models and a DC that purport to limit:

1. building height to 45m generally [section 9(1)];
2. building height to 22.5m within 3.5m of 9th (Atlantic) Avenue [section 9(2)];
3. building height to 22.5m within 24m of 10 Street SE (interface with *Atlantic Avenue Block*) [section 9(3)];
4. floor plates to 900sm and horizontal dimension to 37m [section 10];

but then allows for the relaxation of all of these limits in section 11 of the DC.

With all due respect, this eliminates the commitment and effectively kicks these issues down the line. It guarantees the parties will continue to fight about this at the development permit stage before the SDAB.

This is not a firm commitment at all to the community or adjacent landowners.

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Secondly, what we have before us is a DC that allows bonusing (Schedule C) to increase FAR from 2.0 to 6.5 for items that should be a required part of any standard quality development along a Main Street. In particular:

1. Publicly Accessible Private Open Space (Sch. C section 2). The suggested list includes publicly accessible private space, plaza or plaza-like space, canopy trees, bike racks, seating, general and feature lighting, and landscaping elements.

With respect, this is not a firm commitment to the community or adjacent landowners with anything other than what should be expected of a quality development situated along the oldest Main Street in the City of Calgary.

Finally, we wish to register to speak at the public hearing in this order:

1. Bonnie Anderson of Bennett Jones LLP; and
2. Jim Hill of J.D. Hill Investments Ltd.

Should you have any questions or concerns, please do not hesitate to contact myself or Mr. Jim Hill at andersonb@bennettjones.com.

Yours truly,

BENNETT JONES LLP



Bonnie J. Anderson

BJA:bj