



INGLEWOOD COMMUNITY ASSOCIATION

1740 24TH AVE SE

CALGARY, ALBERTA

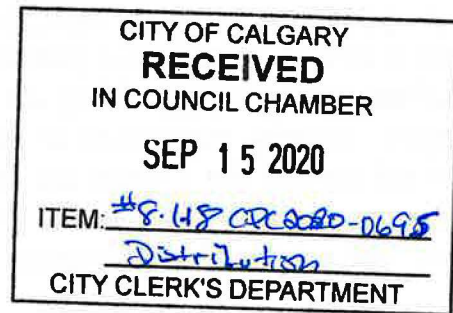
T2G 1P9

PHONE: 403-264-3835

EMAIL: info@icacalgary.com

September 11, 2020

Policy and Urban Development
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5



Dear Councillors:

Re: LOC2019-0149, Item 8.1.18

The Inglewood Community Association wishes to comment on the proposed LOC2019-0149. Since December, Council has chosen to approve two over-height buildings, over the legitimate concerns of not only the community, but the BIA, local historians and by thousands of Calgarians either in person or via a completed card. These undemocratic approvals were motivated by money: specifically, the projected future tax revenue from the up-zoned properties. Those decisions were risky ones because they presume that those properties will actually be built. In fact, we have been told by City Administration that it is their belief that those properties will be “flipped” instead, now that Council has enhanced the bottom line for the developers. This may or may not be true but what guarantee does Council really have that any development will occur?

- There are no strings to the new zonings other than vague wording in the LOC for “public amenities” that the public did not ask for.
- The land use changes (LOC) and development permit (DP) are not concurrent, so if flipped, the buildings may not generate the revenues projected for years.
- The buildings to be heritage designated as part of the deal for getting the up-zonings are not on this year’s (Monday’s) agenda for heritage designation, so one may infer a lukewarm commitment to doing so.
- Net guaranteed revenue to the City: ZERO.

Council glossed over facts set out by the opponents that specified actions that could be taken to add certainty to future development:

- The BIA has provided an excellent independent professional study, done irrespective of catering to individual developers, that lays out a comprehensive development plan for the entire community for the future. It will ensure that existing tax revenues will continue from existing small businesses - the life blood of Inglewood - without compromising its heritage.

- The City has refused to implement density bonussing fees that would have guaranteed millions to the city and ensured that developers had some "skin in the game" to actually build.
- The City refused to listen to the statistics from Luke Azevedo, Commissioner of Film, TV & Creative Industries when he said that millions of dollars in film revenue contributed to Calgary's economy (a good portion filmed in Inglewood). Much of this will could be lost with a changed streetscape.
- Net potential/guaranteed revenue lost: MILLIONS.

The proposal before you for the Landstar development is the same story over again. As we have already said in our position letters, there is insufficient wording in the LOC to guarantee what kind of building will be built or if it will be built at all. The risks have not changed. Equally, the upside of receiving guidance from the Urban Strategies report is that it will nurture the existing tax stream, and enhance the future invaluable asset that Inglewood currently represents. This is a no-cost opportunity. We fervently hope that Council will avail itself of that opportunity instead of going for a third strike.

After the less than respectful feedback received at its last Council presentation, the ICA has determined (for the time being at least) that the returns gained from an in-person appearance at Council do not justify the investment of time and effort by its volunteers.

Yours very truly,
INGLEWOOD COMMUNITY ASSOCIATION



Phil Levson
President

From: [Andrew Roop](#)
To: [Public Submissions](#)
Cc: [Ryan Medlicott](#); rmoskovitz@landstarcommunities.com
Subject: [EXT] Louis on 9th (LOC2019-0149)
Date: Monday, September 14, 2020 11:20:13 AM
Attachments: [image001.png](#)

To Calgary Planning Commission:

I'd like to express my support for this proposed project. My office is located in the National Hotel building and has a view of the development site.

While I have some concerns regarding construction impact of dust and noise and possible impact on the access to our surface parking lot, this impact will be relatively temporary in nature.

I do like the proposed concept where the entire parcel will not be filled with a 12-14 storey building. The building height setbacks along 9th avenue, 10th and 11th streets are positive, and the proposed concept respects the adjacent buildings and shadow effect of the apartment tower. The architect and developer have done extensive engagement/consultation with stakeholders and adjacent residents. The proposed commercial uses should be in keeping with the character of Inglewood business district and avoid franchise establishments in particular. This development is also consistent with other approved projects in the Inglewood community.

Sincerely,

Andrew Roop, A.L.S., B.C.L.S.(N/P)

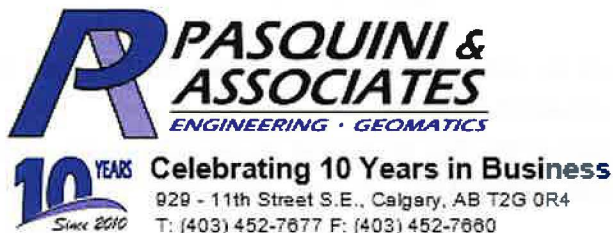
Principal | Manager, Geomatics

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Yours very truly,
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A handwritten signature in cursive script that reads "Phil Levson".

Phil Levson
President



Inglewood Business Improvement Area
2nd Floor, 1419 9th Avenue SE
Calgary, Alberta
T2G 0T4

Phone: 403.266.6962
Email: info@calgary-inglewood.com



@inglewoodyyc



@inglewoodcalgary



www.inglewoodyyc.ca

Re: LOC2019-0149

Landstar DP

Dear YuPing,

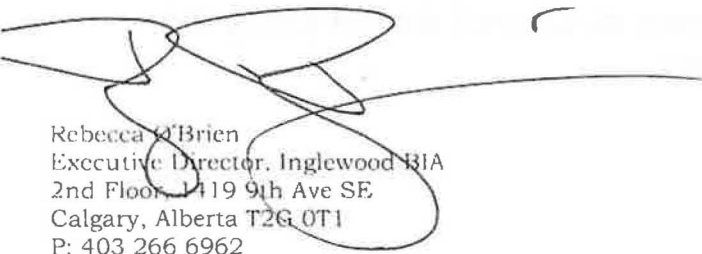
September 14th, 2020

Regarding the Landstar development LOC2019-0149, the Inglewood BIA defers to the conclusions of the peer review of the Area Redevelopment Plan by Urban Strategies. The interim report can be found at www.inglewoodyyc.ca and specifically at <http://inglewoodyyc.ca/wp-content/uploads/2020/07/9thAveReport-07-172020.pdf>.

The BIA has opted to marry its opinion to the conclusions of this objective report as it relates to all projects within the 9th Avenue heritage corridor. Please consider this report with sincerity.

If you have any questions, please contact our board chair Dan Allard at 403.305.6288.

Sincerely,



Rebecca O'Brien
Executive Director, Inglewood BIA
2nd Floor, 1419 9th Ave SE
Calgary, Alberta T2G 0T4
P: 403 266 6962





Sept 12, 2020

Attn: Councillor Gian-Carlo Carra

Re: Land Use Amendment LOC2019-0149 at 1025 and 1139 – 9 Avenue SE (Landstar Development Corporation)

Dear Councillor Carra,

As the owners of the National Hotel, adjacent to the above development site, please accept this letter on behalf of myself and my parents, John and Oreal Kerr.

As you are aware, The National Hotel sat empty and derelict for many years prior to myself and my parents spending 4 years and millions of dollars restoring this provincially designated heritage asset. This was a very challenging and rewarding endeavor, adding vibrancy to this part Inglewood and preserving a piece of history for generations to follow.

When the initial massing drawings proposed for this Land Use Amendment were presented to me by Landstar Development in 2019, I was extremely upset to see how the proposal related to The National Hotel, essentially blocking it from view from 9th Avenue. I was also deeply concerned about how this initial iteration would have dramatically reduced the value of the developable land on our site, essentially shadowing and blocking views of 9th Avenue and the River on any future development.

I was very pleased that George Mylonas of Landstar met with me after initial comments and sought to collaborate as neighbors to find a mutually acceptable alternative. The current proposed built form, with the height concentrated in a uniquely positioned tower while keeping the height of the remainder of the development similar to that of the National Hotel, reflects these discussions.

It is critical that assurance is provided that what has been presented in the current massing drawings is in fact what will be built. A detailed, comprehensive Direct Control designation is essential to ensure that this happens.

Sincerely,

Jane Kerr