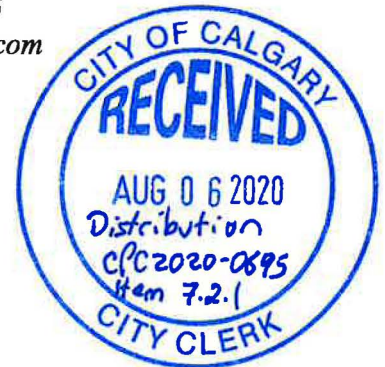




INGLEWOOD COMMUNITY ASSOCIATION

1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9

PHONE: 403-264-3835
EMAIL: info@icacalgary.com



August 4, 2020

Attention: Calgary Planning Commission (CPC) Members:

Re: LOC2019-0149, 1025 – 9 Avenue SE

The Planning Committee (PC) would like to provide some updated comments concerning the final draft of the Direct Control (DC) District for the above noted application.

It is our view, by the way the DC for this application has been drafted, the bonus provisions and bonus system outlined are extremely ambiguous making it very difficult to understand what bonus items would be completed (and to what extent) by the applicant to build up to the maximum density.

Per the DC, “in order to develop above the maximum density (FAR 2.0) and up to the bonus maximum density (FAR 6.5), developments must provide one or more bonus items in exchange for a defined amount of additional density.” The main problem being the DC does not actually define which combination of bonus items, all of which were proposed by the applicant to the City, will be used to “earn additional density” but indicates that it will be calculated at the development permit approval stage.

In our view, it should be clearer in the DC what the community can expect if the applicant builds up to the maximum density (FAR 6.5 and 45.0 metres) in terms of bonus items. It is also unclear why the publicly accessible private open space has been made mandatory in relation to the other three discretionary items. Why has this one bonus item been singled out (as a mandatory item if they want to build above the current density permitted) and what is the significance/value of this item?


Based on this DC, the community would have to assume the development will range from FAR 2.0 to FAR 6.5, a maximum height ranging from 20.0 metres to 45.0 metres, will likely include a publicly accessible private open space (but only if they build over 20.0 metres), and may or may not include public art, affordable housing, or a contribution to the heritage incentive reserve fund (if they want to build higher than 20.0 metres (FAR 2.0).

These additional observations concerning the DC’s lack of clarity concerning bonusing reinforce our original position of non-support of this application.

We also wanted to express the importance of any members of the Commission who may find themselves in a conflict of interest, pecuniary or perceived, recuse themselves from discussion of this application.

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee



Erin Standen, Chair

