

**Public Submission**

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Pete

Last name (required)

Hind

What do you want to do?  
(required)

Submit a comment

Public hearing item (required -  
max 75 characters)

Hungerford on 17th - CPC2021-0896/LOC2019-0194

Date of meeting

Jul 26, 2021

Comments - please refrain from  
providing personal information in  
this field (maximum 2500  
characters)

Please include my attached letter to the written record for this meeting.

July 6, 2021

Dear Council

I am an Inglewood resident writing to you to express my serious concerns with the Hungerford development proposal on 17 Ave SE near the proposed Green Line station as it is being rushed through the planning process with minimal consultation between residents most affected in our community and City planners. It would seem obvious to an outside observer that revenue generation is driving this proposal and not the opportunity to preserve and enhance one of Canada's best communities.

I have lived in Calgary all my life and watched for many decades as car culture dominated planning with more roads and urban sprawl being priorities. Now planners have decided their last fifty years of work has not created the best result so we must quickly change to public transit and move everybody to tall residential structures. Generally that seems to be a better approach and necessary in light of climate change but it needs to be thought through fully with more consideration of the impacts to current residents of long established city communities who deserve to be partners in the process rather than collateral damage from the new plan.

Spending billions on the Green Line (truly a train to nowhere at this point) and then hoping to recover the investment by changing the whole face of communities along the line with huge skyscrapers is a massive gamble with no guarantee of ultimate success. In the case of Inglewood the charm and character of this neighborhood as an inner city community built to human scale with virtually all local businesses and very much a sense of sharing and caring is at risk of being lost if huge new towers arrive that will forever change the entire neighborhood. This is very different from redeveloping the East Village as there was no residential community to preserve there and everyone moving there has already chosen to live among high rise towers. Here we have many people with deep roots in Inglewood who have fought for many years to preserve the things everyone in Calgary comes to our community to enjoy and the entire City is better for that effort which makes it well worth preserving into the future.

From discussions with neighbors and our community association I truly believe that very few people here oppose development outright but we should have input into the scale of that development to help insure that the community and the city overall are both made better in the process. Every study shows that excessive building heights and massing are detrimental to a pedestrian friendly atmosphere that is the main draw for Calgarians and visitors. Please consider delaying approval of this project until there is a proposed plan that will not overwhelm the residential areas of our community that the City has long promised to preserve. Tax revenue generation must not be your first priority in the planning process.

A Concerned Citizen

Pete Hind



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First name (required) Jacqueline

Last name (required) Forrest

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) CPC2021-0896/LOC2019-0194

Date of meeting Jul 26, 2021

We are writing in response to the proposed land use change at 1390 and 1401 – 17th Avenue SE (Hungerford on 17th). The community and residents have been surprised after finding out on that this application is targeted to go to CPC in mid-June. We are strongly opposed to this proposed development based on the following:

The excessive height and density being proposed should not outweigh the destruction in the quiet enjoyment of the property of surrounding residents, impacts on property values, the loss of privacy, an increase in traffic congestion, a substantial increase on parking pressures in surrounding streets, significantly reduced sunlight, among many other factors.

Hungerford failed to meaningfully engage the community on a development that exceeds the height of every single building in the community of Inglewood.

The City failed to hold Hungerford accountable to provide meaningful engagement with the residents that will be most impacted by this project. The City found postcards in the mailbox acceptable in terms of engagement for a project of this size and significance.

This application progressed with very little community or resident awareness between December 2020 and June 2021, and we were led to believe by the City through the ICA that it was unlikely that the development would proceed at the height and density proposed (mainly due to access/egress concerns). The last minute "solution" commu-

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Jul 5, 2021

8:54:22 AM



## Public Submission

City Clerk's Office

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licated in June 2021 makes the lack of engagement seem intentional on the part of Hungerford and City Administration.

The voices of the community seem to continue to fall on deaf ears with City Council (and Administration) with each major development application the City has received for Inglewood with this current application being the 5th project headed to Council in the last four (4) years.

We are strongly opposed to the land use redesignation of 1390 and 1401 – 17th Avenue SE and the proposed development for that land (Hungerford on 17th) and we ask that the CPC not recommend supporting moving this application forward to City Council and strongly consider a delay of decision.

## Palaschuk, Jordan

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**Subject:** FW: [EXT] Re: FW: Submit a comment  
**Attachments:** Land Use Redesignation\_Hungerford on 17th - J. Dormaar.docx

**From:** Janelle Dormaar  
**Sent:** Wednesday, July 07, 2021 11:45 AM  
**To:** Public Submissions <PublicSubmissions@calgary.ca>  
**Subject:** [EXT] Re: FW: Submit a comment

Hi Jordan

Thank you for reaching out. Please find attached my full letter.

Janelle

On Wed, Jul 7, 2021 at 11:35 AM Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good Morning Janelle,

Looking at the attached PDF, it does look like a portion of your comments were cut off (there is a word count limit when using the online submission form). If you want, you can reply to this email with a Word document of your comments and we can have that included with the July 26 Agenda.

Thank you,  
**Jordan Palaschuk**  
Legislative Advisor  
Governance & Protocol Services | City Clerk's Office  
City of Calgary | Mail code: #8007  
E [jordan.palaschuk@calgary.ca](mailto:jordan.palaschuk@calgary.ca)  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5  
ISC: Protected  
**\*\*Working remotely\*\***

-----Original Message-----

From: [noreply@calgary.ca](mailto:noreply@calgary.ca) [mailto:[noreply@calgary.ca](mailto:noreply@calgary.ca)]  
Sent: Monday, July 05, 2021 11:02 AM  
To: Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
Subject: Submit a comment

Public hearing item: CPC2021-0896/LOC2019-0194

Name: Janelle Dormaar

Email:

Date: 2021-07-26

JANELLE DORMAAR  
304, 1212-13 STREET SE  
CALGARY, ALBERTA T2G 5R3

To Whom It May Concern:

We are writing in response to the proposed land use change at 1390 and 1401 – 17<sup>th</sup> Avenue SE (Hungerford on 17<sup>th</sup>). The community and residents have been surprised after finding out on June 4, 2021 that this application is targeted to go to CPC in mid-June. **We are strongly opposed to this proposed development** based on the following:

1. Failure to Engage

- Hungerford failed to conduct any meaningful engagement with affected residents, with only drops of postcards in the mailboxes of surrounding residents. The only resident engagement was led by the Inglewood Community Association (ICA).
- Three (3) information sessions held in late November/early December 2020 by Civic Works after the land use change application was submitted and were for information purposes only. There was no follow-up following the information sessions with any Inglewood stakeholder.
- The applicant made no further attempts to meet with the ICA or affected residents beyond an offer extended by the ICA Planning Committee in December that they declined to attend.
- The community was not consulted on any of the community amenities proposed to allow for Hungerford to increase the height and density of their development, they were all put forward by the applicant who drafted the DC with the City.

2. Out-of-Context

- This application was revised from an earlier application filed by Hungerford at 13 storeys which is now at 20 storeys, which coincidentally aligned with increases in height in subsequent drafts of the Historic East Calgary LAP/ARP.
- There is no building in the entire community of Inglewood at a height of 65 metres (let alone three (3) buildings each at 65 metres in height) and with a 6.5 Floor Area Ratio (FAR).
- The project is insensitive to the height and scale (primarily single-family homes) of the surrounding area, specifically homes on 11<sup>th</sup> and 10<sup>th</sup> Avenues between 12<sup>th</sup> and 14<sup>th</sup> Streets.

3. Impacts on Surrounding Residents

- The applicant has not addressed any resident concerns including privacy/overlooking, traffic, parking (and parking enforcement), noise, shadowing, impacts to property values, etc.
- There have been no updates shared with residents regarding these concerns since the information sessions in December 2020 which were not intended for collecting feedback.

4. Traffic Disruptions and Parking Concerns

- Impacts on the public lane between two homes on the south side of 11th Avenue SE have not been addressed. No traffic calming has been proposed or was planned (per one of the December 2020 information sessions).
- No details have been provided concerning the third access being created going onto 12th Street SE which has unknown impacts to safety (as an example) in consideration of a recent pedestrian fatality

occurring close to the proposed development along 12<sup>th</sup> Street, following which a crosswalk was recently installed.

- The significant parking relaxation expected concerns the development's surrounding neighbours, who believe the building's residents and visitors will spill over into the surrounding streets.

The excessive height and density being proposed should not outweigh the destruction in the quiet enjoyment of the property of surrounding residents, impacts on property values, the loss of privacy, an increase in traffic congestion, a substantial increase on parking pressures in surrounding streets, significantly reduced sunlight, among many other factors.

**Hungerford failed to meaningfully engage the community** on a development that exceeds the height of every single building in the community of Inglewood.

**The City failed to hold Hungerford accountable** to provide meaningful engagement with the residents that will be most impacted by this project. **The City found postcards in the mailbox acceptable in terms of engagement for a project of this size and significance.**

This application progressed with very little community or resident awareness between December 2020 and June 2021, and we were led to believe by the City through the ICA that it was unlikely that the development would proceed at the height and density proposed (mainly due to access/egress concerns). The last minute "solution" communicated in June 2021 **makes the lack of engagement seem intentional on the part of Hungerford and City Administration.**

The voices of the community seem to continue to fall on deaf ears with City Council (and Administration) with each major development application the City has received for Inglewood with this current application being the 5<sup>th</sup> project headed to Council in the last four (4) years.

We are **strongly opposed to the land use redesignation** of 1390 and 1401 – 17<sup>th</sup> Avenue SE and the proposed development for that land (Hungerford on 17<sup>th</sup>) and we ask that the CPC not recommend supporting moving this application forward to City Council and strongly consider a delay of decision.

Thank you for considering our viewpoint expressed above.

Sincerely,

Janelle Dormaar



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First name (required) Leanne

Last name (required) Ellis

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Inglewood LOC2019-0194

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see the attached letter of opposition to this application. Thank you.





Your Community, Your Association, Your Voice

July 8, 2021

Re: LOC2019-0194

Dear Mayor Nenshi and City Councillors:

It is not our practice to respond to development applications outside of our community. This is the second time we have chosen to provide input in many years. The first time was in response to an application in another Heritage district in our City. We are responding to this application for the same reason—it has the potential to negatively impact a key Heritage district which is valued by many Calgarians.

We are **opposed** to a development in Inglewood which would see 3 towers at a height of 65 m in this Heritage district. These towers would not only be insensitive to the current residents in the area, they would be out of context with the community as a whole.

Three 65 m tall towers would create significant massing and overshadowing for the existing development in the area. They would not be to a pedestrian scale and would detract from the historical vignette created on 9<sup>th</sup> Avenue.

It is our understanding that there has been a breakdown in terms of meaningful engagement between the developer and community residents. This appears to be a theme echoed recently by a number of communities throughout the City. Given that this application will have a huge impact on the community, we are hoping that it will be denied, and that the developer will make further arrangements to connect with residents and modify the application. It would also appear that anything provided by way of density bonusing should be something the community would consider an asset, rather than something the developer sees fit to include.

We have also noted in recent applications throughout the City that if a site is not developed in a timely fashion, the developer is expecting significant height and/or density increases after sitting on a property for several years. Given that communities have been working with the City to add moderate/sensitive density where it is appropriate, this practice feels disingenuous and undermining. We hope that the next Council will look to address this concern.

We are **opposed** to this application which would allow for three 65 m towers in this Heritage district. Thank you for your time and consideration.

Leanne Ellis

RPCA VP Development and Traffic



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First name (required)

Donna

Last name (required)

Dupuis

What do you want to do?  
(required)

Request to speak, Submit a comment

Public hearing item (required -  
max 75 characters)

CPC 2021-0896/Los 2019-0194 Hungerford on 17th

Date of meeting

Jul 26, 2021

Hungerford on 17th – Letter of opposition

From: Donna Dupuis  
204-1212 13 St SE  
Calgary AB T2G 5R3

To all who read this:

I am a resident of Inglewood, living at the corner of 17 Ave Se and 13 St SE. I have been a resident for 10 years. I would like to bring to your attention some grave concerns I have, as well as concerns vocalized by my neighbours, regarding the development at 1390 and 1401-17 Ave SE, Calgary Alberta.

Please be advised that myself and some neighbours attended one on-line zoom meeting with Hungerford where they shared their drawings and spoke to their intentions for this land use. There were a number of questions vocalized by the people (including myself) at this meeting and we were expecting a response to some of our concerns. In fact, Hungerford representatives responded to some answers by stating they would need to obtain further information regarding some questions and would have another meeting. This never happened. Imagine my shock, as well as my neighbours when we were advised last week that the project has been approved when we were waiting for

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Jul 13, 2021

10:16:58 AM



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responses to some valid issues.

The Problem ( or a few of the problems):

I have put in point form some of my concerns:

1. When a small group met with Hungerford in the winter (via zoom) they were initially speaking of 3, 10 story units. How did it get to 20 without consulting the community? How can an organization DOUBLE the size of the project without anyone in the neighbourhood hearing until it has been possibly approved! See below for concerns regarding the 20 stories.

2. Traffic. This is a huge issue. The Hungerford people spoke to how the building is designed mostly for the future residents to use the Green Line. As we all know there is no definite date now for the Green LRT line and this line is not expected to be running through Inglewood/Ramsay for possibly some years to come even though it has recently been approved for funding by the Federal and Provincial governments (extremely recent announcement. The underlying rationale for building 3, 20 story buildings was directly related to the imminent presence of the Green Line. There is absolutely no guarantee that this line will be built within the next 5 years. This means that 20 stories with 10 units on each floor is 200 persons (at a minimum) if only one person occupies each apartment. Times 3 buildings is a minimum of 600 new people. Hungerford suggests 1,200 projected residents. Again ,this is a min



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First name (required)	Bruce
Last name (required)	Williams
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2019-0194
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Mayfair Bel-Aire Community Association shares the concerns of the Inglewood Community Association about the redesignation application which went to the CPC on June 17th. The process seems to have been intended to prevent reasonable comment or engagement by residents of Inglewood on a property development which has serious implications for that community. With the City initiating LAPs for areas throughout the city in the next few years this specific behaviour on an important land change application does not bode well for having a transparent respectful process and only can increase concerns by Calgary residents that their voice carries little weight with the city and its bureaucracy who appear to be acting in a very cavalier manner regarding this proposed land change (Hungerford on 17th)



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First name (required)	Wayne
Last name (required)	Howse
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2019-0194
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>RE: LOC2019-0194</p> <p>Mayor and Council,</p> <p>The Banff Trail Community Association (BTCA) shares the concerns detailed and provided to you by the Inglewood Community Association (ICA) regarding various troubling aspects associated with this application. As such the BTCA supports the ICA's opposition to LOC2019-0194 and recommends that Council (including and especially our Ward 7 representative) NOT support LOC2019-0194.</p> <p>Thank you, The Banff Trail Community Association</p>
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First name (required) Claire

Last name (required) Fern

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC-0194 Hungerford Development 17th Ave SE, Calgary

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello. I stood up the Inglewoodinthedark group as a result of poor community engagement by Hungerford, and request that the topic of approving land zoning for 3 20-storey towers adjacent to hundreds of 2-storey homes either be rejected or deferred until after the election in October. Residents are not being heard by council, which appears to be a city-wide concern, and a refresh of administrators will allow for a more collaborative approach to density and development while retaining Calgary's attractions, such as historic Inglewood. To quote from the Calgary City Council web site: 'Its role is to ensure The City of Calgary provides services Calgarians need and want.' and 'It represents individual Calgarians as well as the city as a whole, gathering information and balancing the wants of individual citizens with the needs of the entire community.'. While there are some councilors who adhere to these commitments, many others are tone-deaf to the citizens of Calgary and seem fixed on their agendas. The web site also calls for accountability and ethical behaviour, hence this appeal. Thank you for your time.

**Re. LOC-0194-Hungerford on 17<sup>th</sup>, 1390 17<sup>th</sup> Ave SE, Calgary**

**11 July 2021**

Dear Sir/Madam,

I represent a group of Inglewood and Ramsay residents (Inglewood in the Dark), and we are appealing to the Calgary City Council's commitment to be duly responsible to the public, transparent, accountable, and impartial. Perhaps you live in a suburb and may not be able to envision 3 20-storey towers being drop-shipped across the street from your previously quiet, sunny, private and safe home, but that is what we are now facing in Inglewood and Ramsay. Hungerford is proposing exactly that structure on 17<sup>th</sup> Ave SE, immediately adjacent to, and surrounded by, hundreds of 2-storey homes. Note that by law, the maximum allowable height according to the Local Area Development Plan is 6 storeys.

We understand that this proposal is being reviewed by council on the 26<sup>th</sup> of July, 2021, and respectfully request that consideration of this proposal be either voted against, or deferred until after Calgary's election on the 18<sup>th</sup> of October 2021 for the following reasons:

1. At least six members (almost half) of the current council, including Mayor Nenshi, have chosen to not run for council and will not be part of the administration that will be accountable for this monumental decision if it is approved at this time.
2. Hungerford's community engagement and communications have been deceptive and sparse at best, and businesses and hundreds of residents who will be negatively affected by this development have not been effectively informed. For example, and not exclusively:
  - a) The limited communications that have occurred have concentrated on the 17<sup>th</sup> Avenue address of the warehouse that would be replaced with the three towers. 17<sup>th</sup> Avenue is parallel and adjacent to 11<sup>th</sup> Avenue, which is unusual, and most residents on Avenues 8 through 11 and Streets 12 to 15, not to mention the Ramsay community and 17<sup>th</sup> Avenue itself, have not been told and/or would not be aware of the proximity or impact of the proposed development to their properties based on address alone.
  - b) CivicWork's/Hungerford's deadlines have been unrealistic. For example, December (Christmas) 2020 'inform' meetings were understandably poorly attended and residents were expected to submit comments by 4 January 2021.
  - c) We understand that Hungerford was required to provide an additional access route to the towers after the December proposal however, residents have not been informed of the new design, which was surprisingly approved by the City Planning Commission in June.

The Inglewood Community Association (ICA) has tried to engage the affected community, and all associated communication from the ICA and residents have been disregarded by Calgary's File Manager, the Ward 9 Councillor, the Calgary Planning Commission, CivicWorks and Hungerford. We are not opposed to density and understand the City's incentive to approve this rezoning quickly however, we would like the opportunity to properly engage the current community and create a more inclusive plan with developers and the City.

I have included letters written by both the President and Vice President of the ICA, unacknowledged by the above recipients in the past, and appreciate your consideration of this request.

Respectfully,

The Inglewood in the Dark community

Inglewoodinthedark@gmail.com



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Lauren
Last name (required)	Mazuryk
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2019-0194
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to bring forward concerns regarding the proposed land use amendment LOC2019-0194 to redesignate the land from I-E to DC. As a resident of Calgary and an adjacent property owner I have several concerns to bring forth with the proposed development:

1. Process. Since the inception of this development it has been a series of steps that appear to be more about checking off boxes and placating the public to push a development through. The word engagement was used to for these sessions but they were only one-way communications and not productive. The City, Hungerford and Civicworks have not been interested in addressing any of the concerns brought forth by the community.
2. Height. The proposed height of this development to be 20 stories next to single story homes is beyond excessive. It will overshadow not only our place, but all the residents on 11th and 10th Avenue. The shadow studies highlight this. Instead of seeing the sun when I walk into my back yard, I will see a 65m wall.
3. Historic Community. The building is not even attempting to fit with the fabric of the neighbourhood. It will not only dwarf the surrounding homes that have been here over 100 years, but it will also be an eyesore for the entire community. I am not opposed to higher density, but feel like this could still be accomplished without three 20 story high rises next to a residential street. Inglewood has been regarded as one of Canada's greatest neighbourhoods, but I fear that developments on this scale will negatively impact the community.

I am strongly opposed to the land use redesignation of 1390 and 1401 – 17th Avenue

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Jul 18, 2021

10:04:15 AM





## FORM TITLE

Header text

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SE and the proposed development for that land (Hungerford on 17th) and ask that council does not approve this application.



## FORM TITLE

Header text

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) George

Last name (required) Ferzoco

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC-0194 - proposed Hungerford development

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

When my wife and I chose to move to Calgary, we decided to live in Inglewood. In good part this decision was made because we have seen in many other parts of the city a surprising disregard for community sentiment and especially a lack of respect by planners and council for the history and spirit of an area. The proposed Hungerford development would be hilarious were it not so pathetically driven by profit. By all means, let us not be a museum, but let us not lose our identity and common sense. There can not be anyone who thinks this development is even remotely in keeping with what Inglewood is and what Inglewood needs. I need to note as well that there is a common feeling, among the neighbours and friends we have come to know over the past few months, that the ward and the city seem to be in the pockets of developers. I will be watching this matter closely, in order to determine for myself how true this may be.



## FORM TITLE

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Catherine

Last name (required) Purdy

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Inglewood - Proposed Hungerford Development

Date of meeting

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom It May Concern,

We are writing in response to the proposed land use change LOC-0194. We are strongly opposed to this proposed development based on the following:

1. Height of the Development
  - The height of 20 stories or 65 metres is excessive for this historical area.
  - The project is insensitive to the height and scale (primarily single-family homes) of the surrounding area.
  - The shadow impacts of 3 buildings this height extends past 9th Ave. This affects the residents and anyone that comes to enjoy the shops and restaurants that make Inglewood a destination for all Calgarians and visitors to our city.
2. Lack of meaningful engagement
  - Hungerford failed to conduct any meaningful engagement with affected residents. Any meetings held were done to communicate to residents, not to address any issues or concerns brought forward.
  - The voices of the community seem to have not been heard by City Council. The examples are numerous, but most recently there was a decision by the CPC to not include 50 resident letters to be submitted to council with the proposal.
3. Community Impact
  - Inglewood is recognized for being a great neighbourhood with community, recreation, restaurants, and thriving businesses. We are not against density and are supporting larger developments, but ask that they do so in a manner that we can keep being a great historic neighbourhood.

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Jul 19, 2021

10:28:04 AM



## FORM TITLE

Header text

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We are strongly opposed to the land use redesignation of 1390 and 1401 – 17th Avenue SE and the proposed development for that land (Hungerford on 17th) and we ask that council does not approve this application.

I sincerely hope our neighborhood concerns are heard. I am also extremely disappointed that our city councillor has not listened or supported us at all.

Thank you for your time and considering our viewpoint as expressed above.

Sincerely,

Catherine Purdy



## FORM TITLE

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First name (required)	Simonetta
Last name (required)	Acteson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2019-0194
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please note my strong opposition to LOC2019-0194 - Hungerford on 17th. I strongly support the opposition to this development by the Inglewood Community association for their listed reasons. When will Council begin to listen to the people it governs? You are categorically ruining parts of our City that are historic, special and meaningful, not just to its residents but to all Calgarians. Inglewood has long been a focal point and destination for Calgarians and visitors alike. The continued destruction of this neighbourhood and disregard for the voices that have risen up in opposition is shameful. Stop Hungerford on 17th.



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First name (required)	Jeff
Last name (required)	Marsh
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Policy Amendment and Land Use Amendment in Inglewood (Ward 9) at 1390 – 17
Date of meeting	Jul 26, 2020

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The development being proposed for this location is NOT at all sensitive to the current or future context of the community and despite residents and the Inglewood Community Association bringing this to the City's attention it has failed to listen. Of even more importance as a result of modifications to the application along the way there has NOT been adequate engagement undertaken. Due to these procedural irregularities it is imperative that Council defer this matter back to the Planning and Development and insist that a transparent and open engagement process be undertaken prior to its consideration of this matter. Communities and residents must be adequately consulted redevelopment and their voices must be heard. In my capacity as Director, Land Use for the HHBH Community Association I understand the plight of the Inglewood Community Association in this regard and our Community Association supports Inglewood Community Association's position on this matter and implores Council to not only take its submission into account but to act upon the concerns it raises with respect to this redevelopment.



## FORM TITLE

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First name (required)	Margo
Last name (required)	Coppus
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2019-0194
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter of opposition
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July 19, 2021

To: Mayor, Councilors, City Clerk

**Re: July 26 Council Meeting – Inglewood LOC2019-0194**

Dear Mayor and Council:

As a concerned citizen, I would like to express our opposition to land use redesignation LOC2019-0194 in Inglewood.

It seems that all inner-city communities are under attack lately. Developers are getting away with inappropriate development proposals too many times.

Below are just a few of the issues with this development:

### **1. Lack of public engagement**

- Hungerford failed to conduct any meaningful engagement with affected residents, with only drops of postcards in the mailboxes of surrounding residents. The only resident engagement was led by the Inglewood Community Association (ICA).

### **2. Impact on surrounding residents**

- The project is overwhelming insensitive to the height and scale of the single-family homes to the north of the proposed development. There is no building in the entire community of Inglewood at a height of 65 metres (let alone three (3) buildings each at 65 metres in height) and with a 6.5 Floor Area Ratio (FAR).
- The project will forever change this quiet neighbourhood and impact the enjoyment of private amenity spaces, property values, the loss of privacy and sunlight. (which are all identified in the MDP as points to consider when proposing infill developments)

### **3. Traffic and Parking Concerns**

- An increase in traffic congestion, a substantial increase on parking pressures in surrounding streets.



I am **strongly opposed to the land use redesignation** of 1390 and 1401 – 17<sup>th</sup> Avenue SE and the proposed development for that land (Hungerford on 17<sup>th</sup>) and we ask that the CPC strongly consider a delay of decision.

Thank you for taking my views in consideration.

Sincerely,

Margo Coppus  
Concerned Citizen



## FORM TITLE

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)

Nick

Last name (required)

Tumu

What do you want to do?  
(required)

Request to speak

Public hearing item (required -  
max 75 characters)

LOC2019-0914 Hungerford land redesignation in Inglewood

Date of meeting

Jul 26, 2021

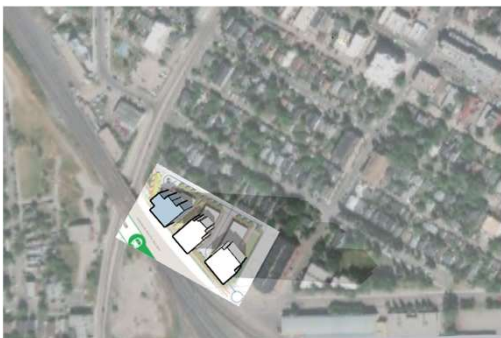
Comments - please refrain from  
providing personal information in  
this field (maximum 2500  
characters)

The height of this proposed development is completely out of character for the neighborhood. Refer to the attached sketchup shadow study using the plot plan proposed by Hungerford at 65m height. The first page shows the extreme shadows cast across 9th avenue and stretching to the river in winter. The second page recreates the shadow study provided by Hungerford in their public submissions. The Hungerford study was either at a lower height or intentionally misleading by underestimating the shadows.

I also disagree with the density bonus gifted to this development for stairs which only serve the development.

I am pro density near the green line which falls in line with the rest of the neighborhood at 5-6 stories of height.

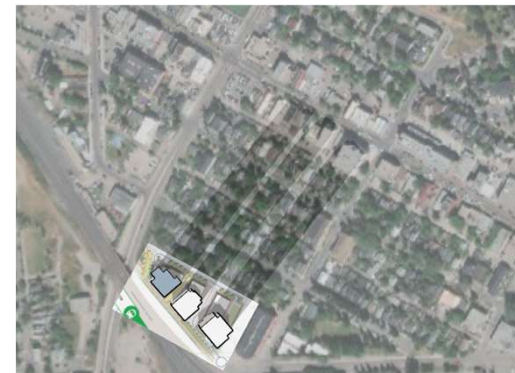
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5pm



Jan 1  
2pm



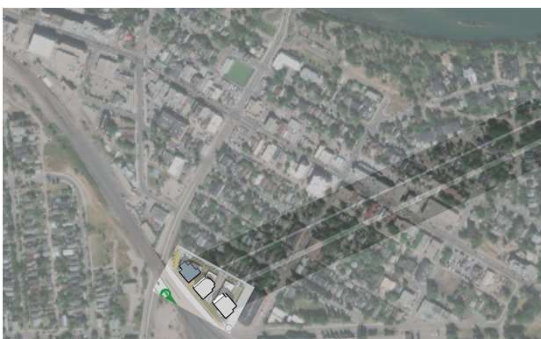
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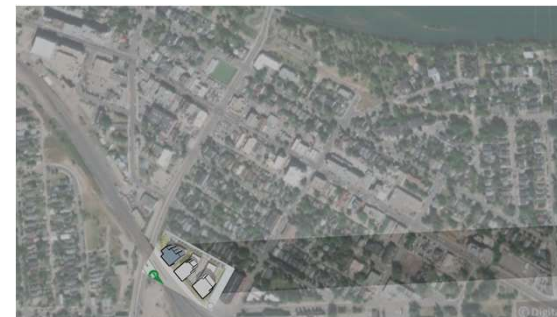
Feb 21  
7am



Feb 21  
4pm



Sept 24  
5pm



Dec 20  
2pm



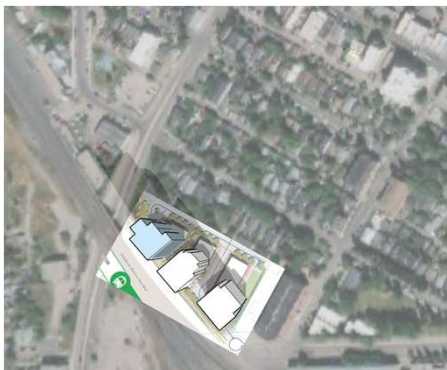
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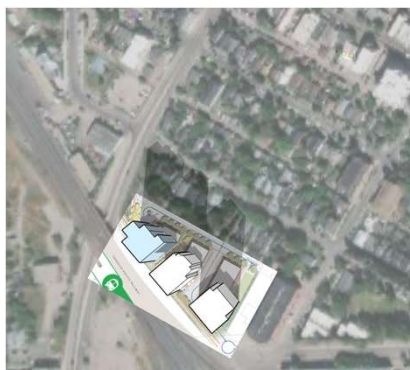
Oct 20  
3 pm



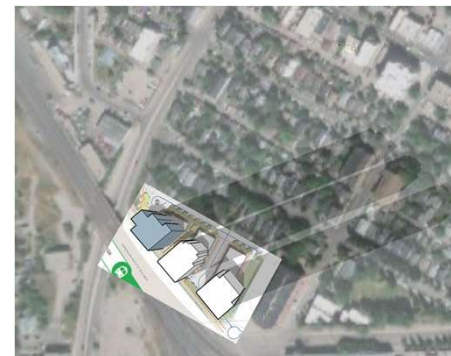
March 20  
10am



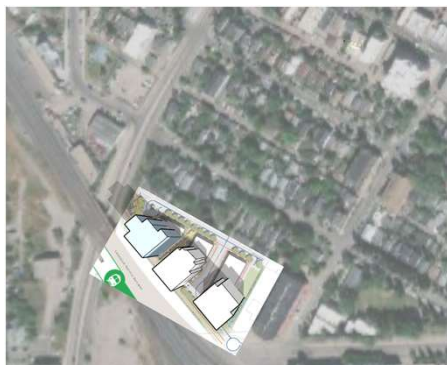
March 20  
12pm



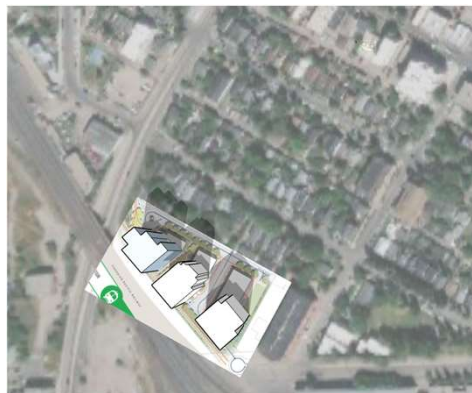
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4pm



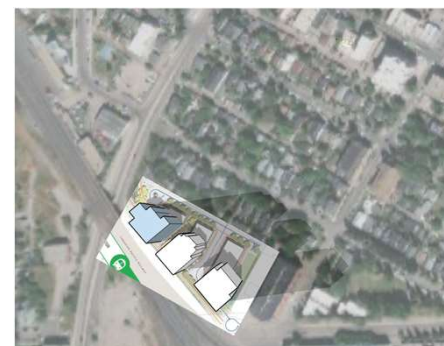
June 20  
10am



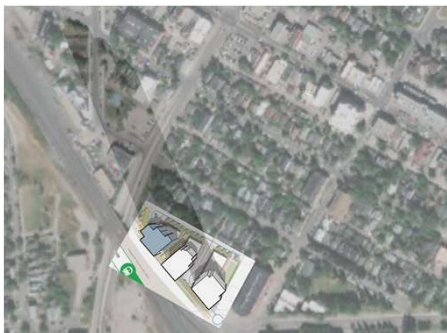
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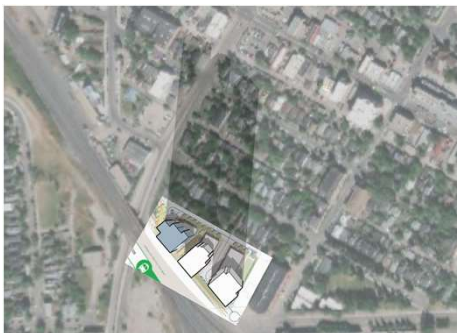
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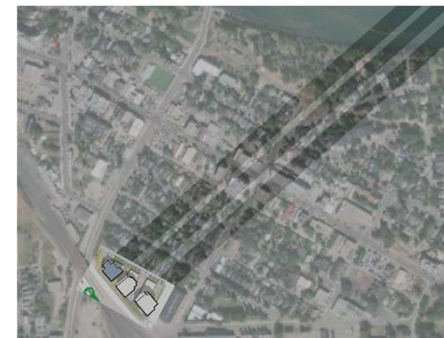
Dec 20  
10am



Dec 20  
12pm



Dec 20  
4pm





INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)

January 9, 2021

Dear Brad Bevill:

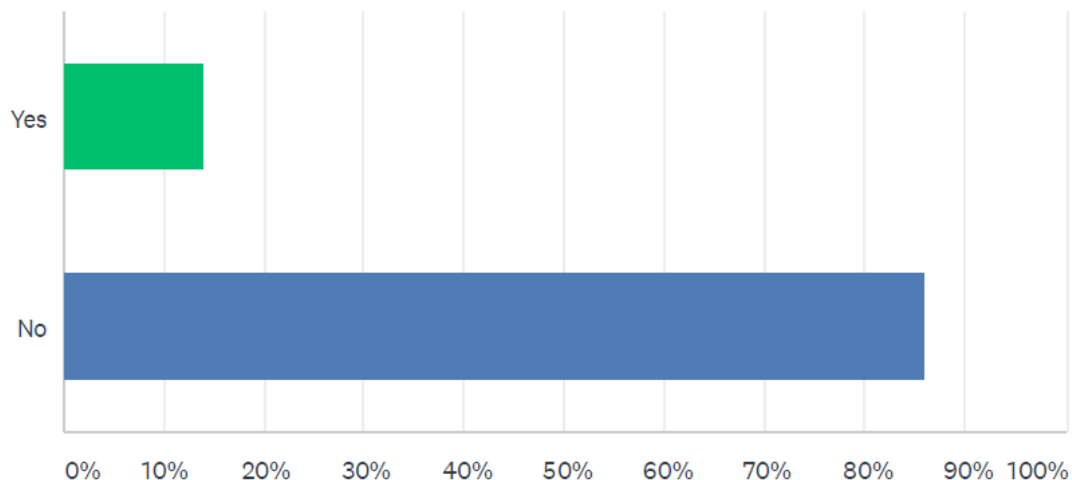
Re: LOC2019-0194, 1390 – 17 Avenue SE

A survey concerning *Hungerford on 17<sup>th</sup>* was distributed electronically through the ICA's E-Blast and the Inglewood Neighbours Facebook page on December 13, 2020. The survey, which closed on January 3, received 262 responses with 74% of respondents identifying as living in Inglewood with some representation from Ramsay (17%).

Individual question summaries were generated to provide evidence of a lack of community support for the *Hungerford on 17<sup>th</sup>* project. Survey respondents were particularly opposed to the building's height/density and how the proposed buildings relate to and would impact the quality of life of residents to the north of the project in addition to the surrounding area. Respondents felt the building being proposed is overwhelmingly out of context with the community and many are confused how this site came to be up-zoned so significantly... this application is increasing the proposed height from 38 metres (14 storeys) to 65 metres (20 storeys) – almost doubling what was proposed in their initial application in December 2019.

## Q26 Do you support this development as proposed?

Answered: 165 Skipped: 97



Extreme disappointment was also expressed concerning the applicant's decision to engage with the community AFTER the revised land use application was submitted. The ICA received the revised application from the City on November 12, 2020 and Hungerford's agent (Civic Works) did not reach out concerning the revised application until November 19, 2020. There was no contact or reaching out by Hungerford or their agent between when the application was initially submitted in December 2019 and this November 2020 revised application.

Three (3) digital engagement sessions were held the week of November 30, but to many the sessions fulfilled an "inform" function as opposed to a "consult" function as they were meeting with residents following the application's submission which seems overwhelmingly insensitive given the significant scale and magnitude of this proposed development. This type of "engagement" felt completely ingenuine and counterintuitive for a developer who purports to value a relationship with the community.

Summary feedback concerning specific topics/themes has been provided below and includes actual responses from survey respondents.

### Building Relating to Surrounding Area

- Most of the survey respondents did not feel the new buildings related well to the surrounding area, particularly those residents living along 11<sup>th</sup> and 10<sup>th</sup> Avenues, whose quality of life many felt would be severely impacted.
- Survey respondents provided comments including:
  - It is very tall relative to surrounding buildings, access does not look great in and out of the area, and the showing shown on the graphic looks extremely conservative given our latitude.
  - This is an inappropriate height for this heritage neighbourhood. It will cast a huge shadow upon properties which were purchased based on a low-density community. This is a blatant commercial opportunity with little consideration for the community at large. Shameful.
  - The very issue of ultra-high massing has proven to be a bad design for community. Density can easily be achieved at a lower rise. The impact of the towers is starkly inconsistent with the Inglewood ARP (past and present), and the current build of any type in Inglewood or Ramsay. Density is great to have, but the shadowing of the homes to the North and NE will sterilize the area and prepare the neighbouring properties for purchase, land-use amendments, and finally more high-density towers.

### Building Height

- None of the other three (3) large-scale, high density projects already approved for Inglewood (including Hungerford's first project along with RNSQR and Landstar) exceed 50 metres in height. However, this second Hungerford project is proposing three (3) 65 metre towers for the site.
- Survey respondents provided comments including:
  - I am not opposed to density, but the height is excessive for the historic community and being adjacent to residential homes.
  - Once you allow that height it opens higher and higher heights!
  - I understand the benefits of densifying, but 20 stories is beyond reason in this location. Something 10 stories or less would be much more appropriate.

### Building Height (Specific to 11th Avenue SE)

- Respondents were asked to comment on the height of the structures relative to the homes along 11<sup>th</sup> Avenue. Additional comments were provided from residents along 10<sup>th</sup> Avenue that also felt they would be significantly affected. Respondents identified concerns related to privacy, shadowing, quality of life. Some of the proposed heights for a development on this site ranged from 3-10 storeys.
- Survey respondents provided comments including:
  - I live on the north side of 11th Ave and any height above the height of the current warehouse raises significant concerns related to privacy, peace and quiet (foot & car traffic), sunlight, property value, and many more. This is an atrocity for our standard of living and quality of life and I realize we are in a David and Goliath situation where David truly doesn't have a chance. This is a dark side of humans that I hate having so see in person. The only part of this proposal that's interesting to me is the underground parking (although I worry about the impact to the river that runs below us) and maybe one ground level ... for parking.
  - My home is one of the homes backing up to the North end of this proposed development, and my concern is that my sunlight will be blocked by these massive 20 story towers, thus creating a less desirable living situation.
  - 20-storey monoliths adjacent to the one and two-storey single family homes on 11th Ave. is unthinkable. Residents on 11th Ave. would have zero privacy in their yards. Is goal to drive-out single-family homeowners, making way for the Hungerfords of this world to re-develop Inglewood into another empty East Village?
  - If the people who live there are against it, I support them.

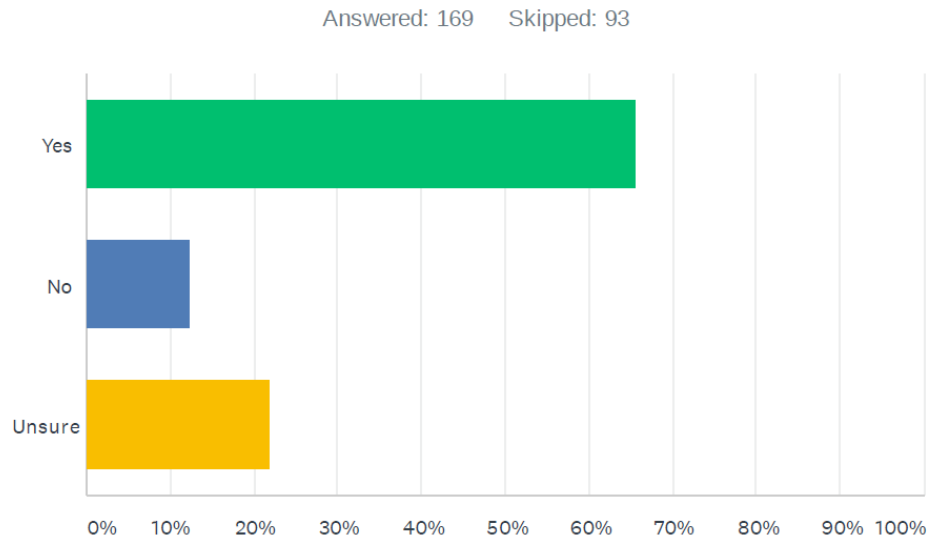
### Impacts to Surrounding Neighbours

- Respondents spoke to impacts to residents along 11<sup>th</sup> and 10<sup>th</sup> Avenues who will be significantly impacted by the building's shadowing and are extremely concerned about the traffic/parking pressures associated with these three (3) towers. Concerning whether or not a parking relaxation for residents of the buildings would be supported given the development's proximity to existing (MAX Purple) and planned transit infrastructure (Ramsay/Inglewood Greenline Station), over 60% of those who responded indicated they were not supportive of this relaxation.
- Survey respondents provided comments including:
  - This will increase traffic and noise significantly. There is a park on the street and adding more traffic becomes a safety concern. These buildings would additionally cause strain on parking that is already very limited
  - 17 Avenue SE - can it actually handle that many more cars of a proposed 1,000 more people?
  - Cars speed down 17 avenue all the time ignoring the playground zone (Calgary Police Service could make a large pot of money with a radar sitting at the playground), 13 street is a dead end, does it make sense to have one access road for that large of a development?
  - The building MUST have sufficient parking for residents and a small number of visitors. East Village is a prime example of expectation versus reality. The streets are overcrowded with parked vehicles because of lack of parking in buildings.
  - Do not allow any street parking and make sure the city constantly enforces the rules. The city is very lazy at enforcing parking violations in the neighbourhood.

Concerns regarding traffic (via the lane on 11<sup>th</sup> Avenue between two homes)

- The primary entrance to the site is proposed along 17<sup>th</sup> Avenue SE however another access to the site is available, down a public lane between two 11<sup>th</sup> Avenue homes. Per a question asked at one of the digital information sessions, the applicant is not planning for any traffic calming for the public lane and hope their design (e.g., location of entrances to parking garages) will encourage residents to use the 17<sup>th</sup> Avenue entrance over the 11<sup>th</sup> Avenue lane.
- Survey respondents provided comments including:
  - Yes!! I am one of those houses and we don't need any more in/out traffic which would make any outdoor activities feel overpowered by a thoroughfare for me or the other neighbours.
  - This is ridiculous. Someone's home is right there and now would be a feeder road. I would be very upset by this proposal if I lived there.
  - You mean the small, single lane alley between two houses that will feed 3 20-story towers? Is this a trick question?
  - Yes, that must be closed off or it will drive traffic through the residential area. 9th Avenue & 13<sup>th</sup> Street is already a bad corner. 17<sup>th</sup> Avenue can be the only way in.

Q16 Would you support traffic calming/restrictions for the public lane between the two homes on 11th Avenue?





### Overlooking and Privacy Concerns

- These concerns are particularly relevant for the homes along 11<sup>th</sup> and 10<sup>th</sup> Avenues between 12<sup>th</sup> and 14<sup>th</sup> Streets, but also surrounding residential homes who are going to be impacted by the building's density/height, pedestrian traffic, etc. Many residents, including those living in areas outside this affected "zone" of residents made suggestions for mitigation including canopy trees for 11<sup>th</sup> Avenue, construction of a privacy/safety wall on either side of the public lane, etc. Some respondents also made comments concerning the overlooking/privacy concern not being actionable and that SDAB has historically been unsupportive of a homeowner's right to privacy.
- Survey respondents provided comments including:
  - Yes, this will not be ideal for families enjoying time in their backyards. For those who spend the money purchasing a home with a backyard, it feels they have the right to enjoy it without others looking down on them - especially in this neighborhood, where the expectation was never that this might actually be the case. When we purchased in Inglewood ten years ago, we selected the neighbourhood for its small town feel and obviously character, and feel it is unfair to impose the metropolitan downtown structures and sensibilities on us.
  - No resident along 11th Ave. will have any yard privacy and will need to keep their window coverings closed for any privacy within their homes.
  - Yes. I have no idea how many people three 20 story building contain, but all of them in North end will be able to see directly in my yard. In addition, I'm concerned about the pedestrian traffic on the west walkway.
  - The residents will have none. I don't agree with having all eyes in their yards and lives. Although, with no sunshine, I guess they will never go out.
  - The only hope for those houses to ever sell in the future would be to another developer looking to tear them all down and build more density. Nobody is going to buy there to live there. Nobody wants a sunless backyard on display to hundreds of overlooking apartment dwellers.

### Benefits Associated with Additional Density

- Respondents recognized there are benefits associated with adding additional density to this site such as supporting local businesses, increased vibrancy, more people in the community, increased visitors to the area, etc. Others felt the structure would have an extremely negative impact on the community, some commenting concerning vacancies in the East Village and other TOD locations, traffic issues and parking concerns for surrounding residents are going to be significant, and some saying the area does not need any more condos.
- Survey respondents provided comments including:
  - Increased foot traffic will make businesses in the area more viable and desirable. The increased demand could also draw business to the area. Increased foot traffic will make the area a destination for visitors as well.
  - I do see benefits to adding density in Inglewood. I would like it to be thoughtful and contribute to our community being a great place to live, shop, work and socialize based on its community feels and the historic fabric that has made it so successful.
  - Adds local residents that will support local business and add to the long-term vibrancy of the community. Adjacent to LRT station to promote use of public transit with attendant environmental and public infrastructure benefits.

Public Benefits & Public Realm Improvements

- There appears to be a disconnect between the public realm improvements desired by residents and those being offered by the developer. Other respondents commented on the failure of the offered improvements/amenities to offset the damage and costs incurred by the community should this project go forward as presented with one respondent commenting that “there is no amount of funding that could compensate for allowing developments of this magnitude.”
  - Survey respondents provided comments including:
    - The public benefits are superficial at best. Public art has been a bit of an eyesore and waste of space and money so far. Very little is meaningful to Inglewood.
    - I would absolutely like to see the style of the building have beautiful architecture to either fit in with the heritage feel of Inglewood or complement it - modern is fine, but something of this size, please consider design as a very important factor. make it a focal point, but do not make it dull and boring. It would be great if it could provide benefits to the entire community and not just future condo residents. Public spaces that can be shared and benefits that would reach to the homeowners being affected.
    - I would love to see funding available to heritage buildings in both Inglewood and Ramsay. The connection between both communities should also be fully funded by the developer upon approval of design by the communities. The streetscape should also be designed as a Woonerf (Gian-Carlo would love this), also fully funded by the developer. All additional costs to the infrastructure needed for this building should also be fully paid by the developer without subsidy by The City. That includes water, sewer, and electrical, including all downstream needs to accommodate the scale of development.
    - It seems they would only benefit the occupants of the building. What reason would I have to go visit their stairs and paved roadways? It may also lead to problematic people loitering in this area as it will be near the new LRT station.
    - Their use of the word “public” should be replaced with “tower residents”. Very little of it, if any, is in the interest of the current Inglewood residents. If you’re going to put an eyesore up and a flood traffic in, at least contribute to infrastructure that will minimize the impact and contribute to the community. The proposal is only in the interest of the developer and their ability to sell units. If the developer is not going to play within the rules, be prepared to participate and contribute or look elsewhere.
    - Doesn't have an impact...it's like trying to buy your way into a community because your development will not be supported.
-

In summary, Inglewood is Calgary's oldest neighbourhood and this development, as proposed, does not respect the community's historical context, unique character, or heights supported by the community.

Inglewoodians (and the ICA) support development on this site – adjacent to rail, adjacent to the future Ramsay/Inglewood Greenline Station – many residents support the need for density in this area. However, we encourage thoughtful, creative, high-quality development that enhances Inglewood's rich character and reflects its values such as walkability, liveability, and community. However, most of Inglewood is opposed to this completely out-of-place development that will again not provide any commensurate benefit to the whole community in terms of what Inglewood will be losing.

There is an understanding that this project would be considered a transit-oriented development (TOD) due to proximity to the MAX Purple route and the future Ramsay/Inglewood Greenline Station. We understand this site is prime for redevelopment but what the City lacks is a comprehensive TOD policy that would address proper assessments for neighbourhoods and an understanding that community-specific TOD planning is sometimes warranted. The community continues to be inundated with applications for projects, both small- and large-scale multi-family developments, pursuing massive parking relaxations granted in the name of TOD.

Do the benefits of a project such as this outweigh the significant sacrifices, impacts to privacy and quality of life, along with property values for the residents along 11<sup>th</sup> and 10<sup>th</sup> Avenues (and beyond)? Why does the developer get to propose the public benefits/amenities being offered without consulting the community?

Approval of this project as presented including its height, density, and scale will demonstrate how expendable and insignificant community residents and voices are to developers, City Administration, and City Council. The disregard and disrespect has also been on display by the near unanimous approval of all three (3) prior large scale, multi-family projects in Inglewood over the past year including *Hungerford on 9<sup>th</sup>*, *RNDSQR*, and *Landstar*.

Regards,

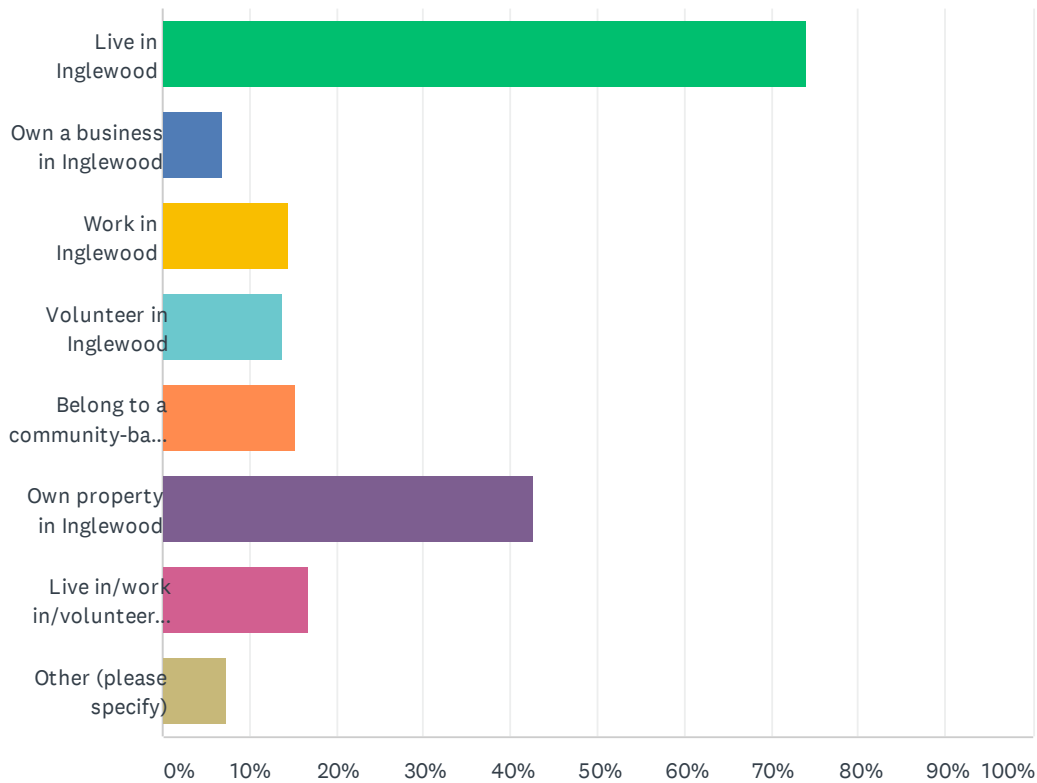
INGLEWOOD COMMUNITY ASSOCIATION

Phil Levson, *President*

Erin Standen, *Vice-President & Planning Chair*

# Q1 What type of stakeholder within Inglewood do you represent? (choose all that apply)

Answered: 262 Skipped: 0



ANSWER CHOICES	RESPONSES	
Live in Inglewood	74.05%	194
Own a business in Inglewood	6.87%	18
Work in Inglewood	14.50%	38
Volunteer in Inglewood	13.74%	36
Belong to a community-based organization in Inglewood (e.g. Church, Community Association, etc.)	15.27%	40
Own property in Inglewood	42.75%	112
Live in/work in/volunteer in Ramsay	16.79%	44
Other (please specify)	7.25%	19
Total Respondents: 262		

## Q2 If you live in Inglewood, how long have you lived in Inglewood?

Answered: 226 Skipped: 36

ANSWER CHOICES	RESPONSES	
Years	96.90%	219
Months	47.35%	107

#	YEARS	DATE
1	22	12/29/2020 1:06 PM
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3	12	12/26/2020 11:35 PM
4	10	12/24/2020 1:43 PM
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6	10	12/23/2020 2:46 PM
7	4	12/23/2020 11:31 AM
8	8	12/23/2020 9:52 AM
9	16	12/22/2020 4:22 PM
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36	3	12/16/2020 6:41 PM
37	15	12/16/2020 2:39 PM

Hungerford on 17th - Land Use Change Feedback Survey

SurveyMonkey  
Attachment 8

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69	15	12/15/2020 10:12 AM
70	1	12/15/2020 10:03 AM
71	26	12/15/2020 9:56 AM
72	3	12/15/2020 9:49 AM
73	4	12/15/2020 9:41 AM
74	3	12/15/2020 9:37 AM
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Hungerford on 17th - Land Use Change Feedback Survey

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Attachment 8

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Hungerford on 17th - Land Use Change Feedback Survey

SurveyMonkey  
Attachment 8

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SurveyMonkey  
Attachment 8

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Hungerford on 17th - Land Use Change Feedback Survey

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Attachment 8

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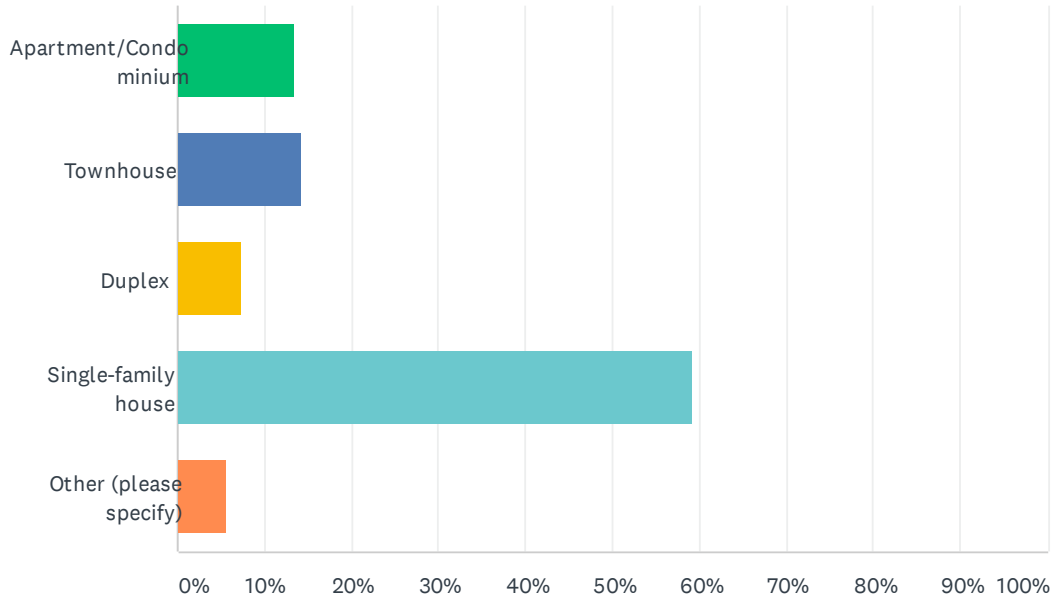
Hungerford on 17th - Land Use Change Feedback Survey

SurveyMonkey  
Attachment 8

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105	8	12/13/2020 12:50 PM
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### Q3 If you live in Inglewood, what type of housing do you live in?

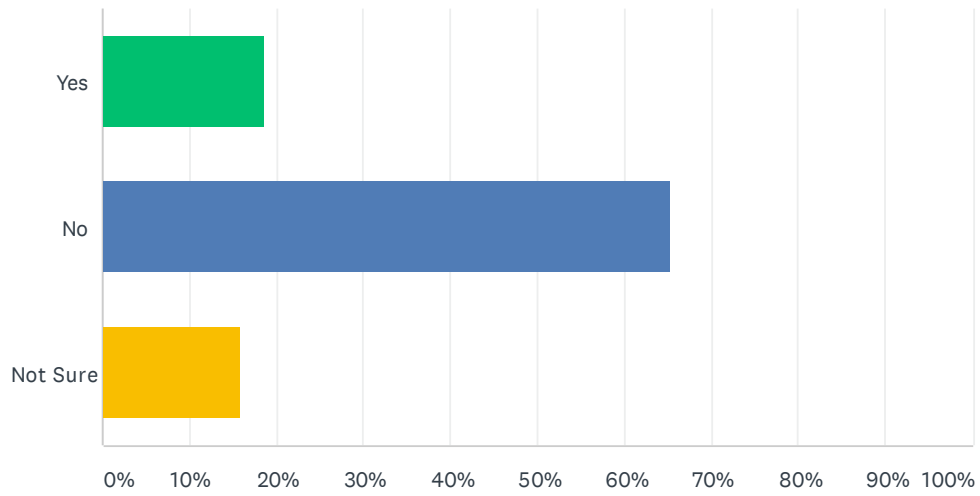
Answered: 231 Skipped: 31



ANSWER CHOICES	RESPONSES	
Apartment/Condominium	13.42%	31
Townhouse	14.29%	33
Duplex	7.36%	17
Single-family house	59.31%	137
Other (please specify)	5.63%	13
<b>TOTAL</b>		<b>231</b>

## Q4 Do you remember seeing a notice board on the side of the building this fall?

Answered: 257 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	18.68%	48
No	65.37%	168
Not Sure	15.95%	41
TOTAL		257



**Q5 How do you think the development relates to its surrounding area including being sensitive to the visual impact of height, density, and shadowing?**

Answered: 210 Skipped: 52

#	RESPONSES	DATE
1	I think development is good for the community but the height is unrealistic and does not take into consideration the historic value and look this community has struggled so hard to preserve. What draws people to the community to begin with is being destroyed and the voices of the people are being devalued by a council who seems to be more concerned about collecting property taxes. 35,000 people voted against the 16storey high rise on 9th Ave and yet was pushed through by a council voted in by the community. And now the city wants to push through a 20storey highrise. The look and feel of our community is being destroyed one property at a time.	12/29/2020 1:29 PM
2	It is going to severely hamper the sunlight and exposure on my backyard. It will increase density of an area that is already quite busy with local cars and unwanted foot traffic.	12/26/2020 11:45 PM
3	I don't think it's considering any of that.	12/24/2020 1:49 PM
4	It is not sensitive to the residential area on 11th ave and North. This seems better suited to downtown, the Beltline, etc. where towers exist. Having these large towers will reduce the character and literally overshadow the history that people love so much about Inglewood.	12/23/2020 3:40 PM
5	It's massive. Way too big for the area	12/23/2020 2:48 PM
6	It's very tall relative to surrounding buildings, access does not look great in and out of the area, and the showing shown on the graphic looks extremely conservative given our latitude.	12/23/2020 11:39 AM
7	I think it is out of place. Based on the height on the land in that area (much higher than the neighbouring houses & 12 Street) it will be a looming over everything. It will cast shadows across a huge part of the neighbourhood to the north & west, not just 11 Ave. Density: the use of this land would be great, but vehicle access will create alot of congestion. Both sides of all the surrounding streets are usually filled with parked cars and makes it difficult to pass oncoming cars - adding a substantial amount of vehicles will make that even harder. Access out onto the main roads (12 street & 9th Ave) is already congested, as there are no lights and lots of traffic, so more cars concentrated in this area will compound that issue.	12/23/2020 10:05 AM
8	It is in direct contrast to the surrounding area and while height, density and shadowing have been discussed by the builders, they have not been acknowledged as an impediment to the neighbourhood. In other words, no sensitivity at all.	12/22/2020 4:51 PM
9	I live a block away from the proposed development. At that height, with three buildings, the development will shade parts of 12th Ave. for long periods of time in the winter, when we need the light the most. It will createA huge amount of traffic on 13th St.	12/22/2020 4:26 PM
10	All the houses north will be in shade, there privacy will be gone.	12/22/2020 7:44 AM
11	I think the size of the proposed building is excessive for being adjacent to residential one- two story buildings. I'm a resident on 11th and based on the shadow studies feel that it will leave us and the other residents in darkness	12/21/2020 9:35 PM
12	This would be detrimental to the area. This would be directly in my current view from front porch and balcony.	12/21/2020 4:03 PM
13	This building is not even remotely contextually appropriate. It's height will limit my personal view, potential shadowing (even being streets away) and the road traffic for that many residents being 3 out of 4 roads going into culdасacs on the north side is going to be outrageous. The traffic my house will experience is going to be significantly impacted that my children likely will no longer be safe to play with their neighbouring friends outside.	12/21/2020 2:42 PM
14	i think this type of density is appropriate next to the future Green Line transit station and that development of former industrial sites is valid	12/20/2020 11:57 PM
15	Visual impact of height is minimal due to location. Good spot for it actually if you can convince people to live beside the tracks. May shield some noise. Some concerns about shadowing as it will impact my house but not significant. Biggest concern is about traffic access and adequate parking.	12/20/2020 4:14 PM
16	Very overpowering in all aspects. Shadow impact will affect many properties of single family homes for gardening and in-house light. Significant impact on quality of life.	12/20/2020 2:49 PM
17	Overpowering structures that are obtrusive to the surrounding area. They will diminish any	12/20/2020 1:54 PM

	sunshine to every house to the north of the structures	
18	It doesn't!	12/20/2020 1:35 AM
19	This is an inappropriate height for this heritage neighbourhood. It will cast a huge shadow upon properties which were purchased based on the a low density community. This is a blatant commercial opportunity with little consideration for the community at large. Shameful.	12/19/2020 7:04 PM
20	Poorly, far to tall contextually.	12/19/2020 4:10 PM
21	High density housing near proposed Green Line LRT station is an appropriate long term land use.	12/18/2020 9:03 PM
22	It doesn't relate at all. I think it's a good location fir some density but how about 5-9 storeys. They are not being sensitive to neighbours at all. Another question is who will all the residents access these buildings in terms of driving?	12/18/2020 3:53 PM
23	The layout and building placement/massing looks appropriate for the space, but the height is ridiculously out of proportion with the surrounding area. If there is underground parking then density would not be a concern. The high solid wall backing on to 11 street should be reconsidered to soften the transition between old & new.	12/18/2020 2:14 PM
24	Too tall, too dense, too much	12/18/2020 8:08 AM
25	I think it will ruin the landscape and fast heavy shadow in the neighborhood	12/17/2020 10:48 PM
26	It's doesn't relate at all. It's like an apple in a bag of oranges.	12/17/2020 6:11 PM
27	It is completely out of sync with the neighbourhood. Assuming a potentially 6 units per floor, at 20 stories the increase in density will be enormous and is not sensitive to the increased traffic a development of this size will create. A development of this height is also not sensitive to the shadowing and privacy of the single family homes on 11 Ave SE.	12/17/2020 5:55 PM
28	The buildings are extremely high considering their proximity to small, mostly bungalow, single resident detached homes on its North side. It will block ALL sunlight for the home owners and residents.	12/17/2020 1:42 PM
29	The very issue of ultra-high massing has proven to be a bad design for community. Density can easily be achieved at a lower rise. The impact of the towers is starkly inconsistent with the Inglewood ARP (past and present), and the current build of any type in Inglewood or Ramsay. Density is great to have, but the shadowing of the homes to the North and NE will sterilize the area and prepare the neighbouring properties for purchase, land-use amendments and finally more high density towers.	12/17/2020 11:31 AM
30	It is too big. Will tower over single family homes on 11th	12/17/2020 9:22 AM
31	It looks out of proportion. What are the giant walls at the bottom?	12/17/2020 8:37 AM
32	The height of the towers don't seem to be a good fit with neigboring buildings.	12/17/2020 7:00 AM
33	Will be devastating to the community from a historical, visual and volume of people perspective	12/16/2020 7:50 PM
34	It will have a large impact on the community in many ways. I am not convinced that we have the infrastructure in that area for the increased traffic and parking. 20 stories is too high and the density is too high. 8 -10 stories for the three buildings would be more appropriate.	12/16/2020 7:47 PM
35	to visual sensitive due to building 20 storey high and beeing built on a ridge will cast shadow on homes on 10 and 11 Av and cause a massive increase in car and pedestrian trafic	12/16/2020 7:33 PM
36	This building will be completely out of character for the neighborhood due to the proposed height and will clearly dominate this entire portion of the community and not in a good way	12/16/2020 6:58 PM
37	not at all. This is too big and too high. This completely disregards the community and its residents. I am completely opposed to this project.	12/16/2020 2:44 PM
38	This development does NOT relate to ANYTHING ANYWHERE in Inglewood. Three side-by-each 20-storey monoliths would be an overbearing concrete canyon wall, the 400-500 residential unit development is unprecedented in "small town" Inglewood and the resulting shadowing would negatively affect not only the residents on 11th Ave. but the residents on	12/16/2020 2:30 PM

10th Ave. as well. And that shadowing would be amplified in winter months, making sunlight a thing of the past for 7 months of the year.

39	The only connection is to the developer and architects pocketbook, there is zero sensitivity	12/16/2020 1:25 PM
40	The blocking of sunshine is my primary concern. I have a south facing backyard and enjoy the sun throughout the year. Additionally, the visual impact doesnt not fit in with the neighbourhood. The popularity of the inglewood area has greatly increased traffic and pedestrians over the last few years. I suspect that the addition of so many new residence will have a negative impact for current residence (but may be beneficial for businesses).	12/16/2020 1:16 PM
41	I am not against increasing densification in Inglewood but would like to see a plan that shows improved services, access, planning.	12/16/2020 12:24 PM
42	It's too high and will impede on the surrounding area	12/16/2020 5:13 AM
43	This development does NOT relate to its current surrounding area. This development would be undesirable in relative to the current and future desirable historical neighbourhood that needs to remain historically relative	12/16/2020 2:24 AM
44	The height is significantly out of line with the surrounding area. There is a significant lack of infrastructure to support the density proposed. 3 towers at this height is outrageous.	12/16/2020 12:02 AM
45	I believe the shadow image is way off on the pic. The height is, well, monstrous, however we do need the density. Is there any way to lower it at all?	12/15/2020 10:23 PM
46	Not at all, terrible idea	12/15/2020 9:34 PM
47	i think its too tall and will impact shadowing severely.	12/15/2020 9:31 PM
48	It is way way too high. It will cast a long shadow . I understand the benefits of 'densifying' but this much density will create more issues than benefits.	12/15/2020 8:55 PM
49	jarring.	12/15/2020 8:48 PM
50	I love the design and I'm a fan of the site re-development but I don't like how tall the buildings are	12/15/2020 8:08 PM
51	It looks beautiful and will enhance an ugly area	12/15/2020 7:21 PM
52	I don't suppose they really care... how were the shadow studies? Run everyone out like in Vic Park?	12/15/2020 6:57 PM
53	Too much shadowing over the houses to the north of it.	12/15/2020 6:44 PM
54	20 story buildings have no business being this close to houses. they will devalue all the single family homes nearby.	12/15/2020 4:33 PM
55	Too tall	12/15/2020 3:03 PM
56	-it does not fit in the neighbourhood -will shade the housing backing onto the building -will affect privacy of those homes -will affect landscape for homes across the street	12/15/2020 1:45 PM
57	does not relate at all. Heights are all wrong for relation to 9th ave	12/15/2020 1:43 PM
58	Doesn't fit with the height of the area and will certainly cause a lot of new shadows in the area	12/15/2020 12:59 PM
59	It doesn't relate at all.	12/15/2020 12:46 PM
60	Love EVERYTHING except the height	12/15/2020 12:36 PM
61	I think it's far too tall and will cast too much shade to the surrounding houses. I also do not feel it fits the identity of Inglewood at that height. Should be max of 4/5 stories like others buildings in the area.	12/15/2020 12:35 PM
62	great place to add density in inglewood. the podium should be townhouse style unit that fit in with the lower density neighbours and the towers should be set back to maximize privacy. i dont see a shadow study here but tower separation and height should both be mitigated to ensure 3 season sunlight reaches the backyards of the houses on 11 AV.	12/15/2020 12:11 PM
63	The houses on 11 ave are going to be in the shadow of these buildings, not good.	12/15/2020 11:59 AM

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Spicy Monkey  
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64	I'm worried it will take away from what's in Inglewood. It will be an eyesore	12/15/2020 11:52 AM
65	It's completely incongruent with its surroundings	12/15/2020 11:40 AM
66	Once again it's too tall. How are these win the building going to react to the loud noises from the trains? Parking and the impact of the increase in traffic to those narrow streets.	12/15/2020 11:26 AM
67	COMPLETELY out of context. Not only that, the houses to the north will be in shadow for a significant time of the year with such tall buildings. BIG mistake in my view for the above reasons.	12/15/2020 11:19 AM
68	Too high	12/15/2020 10:43 AM
69	It will completely swallow & obstruct sunlight to those backyards on 11th ave. Destroy all sense of privacy. It will create shadowing to Edith Pink residence and will be visible from the park on 11th. Its insensitivity to those living meters away will destroy the value of those homes. People choose Inglewood for its quaint small town vibe. There are countless of vacant properties in TOD designated areas available to build highrises. Voices of the community have fallen on YYC deaf ears, not one or twice but with every single development application the city has received. GGC no longer has the neighbourhoods interest at heart. Complete sell out. Insulting and a right out of former BC premiers Gordon Campbells Playbook. I remember distinctly his invite to city hall several yrs back. The City knows the reasons this project is not welcome, for all the same reasons The Grid was not welcome. Yet here we are a couple yrs later playing the same wasteful song and dance. Traffic would be a nightmare for Edith Pink residence, park going kids, Cold Garden patrons and their dogs and for those walking to the station. My landlord couldn't sell their house last year, it wouldn't fetch enough \$. It will be almost unsellable now, property taxes will escalate and tenants will be hard to find to cover those increases. Inglewood is a very expensive neighbourhood already. So much for affordability. Finally risk of liability to the developer and the city. The bsmt of the cottage I lived in experienced a crumpled wall during the drilling for the zoo bridge. I can only imagine what may happen with this development.	12/15/2020 10:31 AM
70	Once again another negative development in this area. Like the monstrosity that is being developed on the corner of 12th and 9th, this is inconsistent with the rest of the neighbourhood. Buildings in this area should be capped at 6 stories as to avoid changing the light during the day in the neighbourhood and the skyline of the small communities here. This sort of massive development is best left in the East Village and VicPark, where there already multiple developments of condos no one wants under way.	12/15/2020 10:23 AM
71	Non related, looks dispersed and within the vibrant area of small local business and historical homes. Building brings no benefits and clearly distorts the view of the community. The building would be a fit in the core or belt line area	12/15/2020 10:10 AM
72	No I don't- the impact on the north side; noise, traffic, shadowing will be enormous & tragic!	12/15/2020 10:00 AM
73	I'm mainly worried about shadowing as they are south of the houses	12/15/2020 9:41 AM
74	Too tall blocks south sun from residential area. Looks way out of scale for the area.	12/15/2020 9:37 AM
75	Might be a little tall but I guess there is already some sky scrapers on 9th ave.	12/15/2020 9:21 AM
76	The shadowing would be limited as its built beside train tracks. Its great for community access to the greenline. Density could really help out the community and add a lot to the neighborhood, with more people walking and attending local restaurants and businesses. Its a wonderful step in the right direction.	12/15/2020 9:11 AM
77	Negatively. Jamming a bunch of people into an already restricted residential area is a horrible idea. There's already traffic access issues to this neighbourhood.	12/15/2020 9:04 AM
78	The development looks very large to scale	12/15/2020 9:03 AM
79	Too tall for the neighborhood. Too much shadowing	12/15/2020 8:46 AM
80	It's a small neighbourhood. People who have bought homes will be dwarfed and the feeling will change. Density is good but the burn block is a good example of what Inglewood density should look like. Other developers met the zoning rules and did not add many extra floors. These developers should do the same.	12/15/2020 8:43 AM
81	The buildings are way to tall	12/15/2020 8:35 AM

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Supay Monkey  
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82	To big for the area, does not fit in with heritage community.	12/15/2020 8:35 AM
83	Ridiculous	12/15/2020 3:22 AM
84	It is MASSIVE - TOO massive, and it will dwarf all buildings near it. It needs to stay within the ICA height guidelines at the least !	12/14/2020 10:50 PM
85	Creates a divide/wall with such height	12/14/2020 10:30 PM
86	The proposed development is not sensitive at all to the surrounding area. It is ridiculously tall to be next to two story houses, far taller than anything else in Inglewood or Ramsay. The shadowing will be horrible for the surrounding community. This proposal is ridiculous and horrible	12/14/2020 8:39 PM
87	I think it looks great!	12/14/2020 6:31 PM
88	Shadowing and overlook are certainly a downside to this proposed development. It's a bit out-of-scale but not by much.	12/14/2020 5:54 PM
89	its going to stand out like a sore thumb	12/14/2020 4:41 PM
90	I think it respects it	12/14/2020 4:39 PM
91	The surrounding streets will not be able to accommodate the traffic from this many homes in one location. Can the small community school accommodate that many more children from this many residences?	12/14/2020 3:20 PM
92	It is 110% not sensitive to its surrounding area, particularly the residents on 11th Avenue... these towers will be peering into their backyards and the backs of their homes. The height is completely ridiculous and out of context for the area... I get that it is close to transit, but seriously, explain why it went up from 38m to 65m? What kind of deal did you make with the City?	12/14/2020 12:36 PM
93	I am happy to support density. High density is important to keep Our business is viable. The location is next to a rail track and a green line station. This is a good use of infrastructure. I feel that counsel needs to support projects like this to make Calgary a viable city. I Believe a 20 story height is OK. I appreciate most of the people in the neighbourhood or against the change... But I disagree and support this development	12/14/2020 12:31 PM
94	Doesn't fit!	12/14/2020 11:17 AM
95	Much too high.	12/14/2020 10:57 AM
96	It's good.	12/14/2020 10:20 AM
97	I think Inglewood needs development to be relevant in this city. Residential condo's and more retail amenities like groceries are welcome.	12/14/2020 10:17 AM
98	It's a giant encroachment. I think think this is already a happy neighborhood why would you introduce this harm to all of the existing neighbors there that are tax paying home owners.	12/14/2020 10:11 AM
99	Too tall. Very invasive to neighboring properties	12/14/2020 9:32 AM
100	The building would be an eyesore monstrosity! Most people in the area have extensive gardens, which would be made impossible to grow due to shadowing. Those houses on the north of the building will decrease significantly in property value as well. This us NOT ok!!!	12/14/2020 9:10 AM
101	This is definitely too high for the character of the neighborhood.	12/13/2020 11:38 PM
102	I understand and support the need for development however feel the buildings should be limited 6 stories or less	12/13/2020 11:27 PM
103	This design does not look appropriate to the aesthetic in inglewood to me.	12/13/2020 11:07 PM
104	It doesn't relate in any way - height. Shadowing or density	12/13/2020 10:20 PM
105	Too high	12/13/2020 10:18 PM
106	This is totally inappropriate to the area. Visual impact of height, density, and shadowing to the surrounding area will be completely negative.	12/13/2020 10:14 PM
107	When planning new projects near streets of single family homes, I believe that there needs to	12/13/2020 10:11 PM

be buffer buildings that are 5 storeys or less. Buildings 10 storeys or higher will significantly change Inglewood, especially when placed on streets that currently are single family homes. Some kind of transision is necessary.

108	Insanely too big!?! The land is already raised higher there than the rest of the tracks, and to go 200' up would be a huge change in the neighbourhood	12/13/2020 10:07 PM
109	This does not belong here.	12/13/2020 9:37 PM
110	The height goes far and above any current or proposed ARP, completely ignoring the contextual relationship with adjacent properties.	12/13/2020 9:26 PM
111	Building as huge as this will steal the beauty and neighborhood feel and look of Inglewood.	12/13/2020 9:19 PM
112	Not sensitive to the surrounding properties. Those poor single family homes on 11th will be dwarfed. Plus this is on a hilltop, which isn't clear from these renderings. So the massing will be even more oppressive to the surrounding community.	12/13/2020 9:18 PM
113	Looks great, looking forward to the developement	12/13/2020 8:55 PM
114	It is not appropriate. It will tower over a charming residential area. Twenty stories is greedy and inconsiderate. Why not 6 or 8 storeys tall?	12/13/2020 8:49 PM
115	Does not fit	12/13/2020 8:41 PM
116	It will be completely out of place. No relationship to the area and community. If looking to build near the Green Line, there are probably other suitable locations near a train stop.	12/13/2020 8:32 PM
117	I think if you make an exception for this development it won't give you the opportunity to say no in the future. If the point of the height restrictions is to keep the character and uniqueness of the neighborhood then the answer should be a simple no. It just takes one.	12/13/2020 8:07 PM
118	This looks like you're plunking down 3 Godzilla buildings in a tiny village. It looks ridiculous and negatively changed the feel of Inglewood.	12/13/2020 8:06 PM
119	It is NOT being sensitive to impact of height and shadowing. I'm not sure the impact of increased density will be felt as much as the other two.	12/13/2020 7:59 PM
120	It does not. It's too high and way too dense.	12/13/2020 7:51 PM
121	I don't think the development fits with the current surroundings. I'm supportive of growth, but such a large structure will impede the feel and aesthetics of the area.	12/13/2020 7:23 PM
122	20 stories is pretty high but this space is far more appropriate than 9th Avenue and the sites the city has rimmed down our throat . This developer is arrogant so between the alderman, the city and the developer I'm very very doubtful this will make any difference	12/13/2020 7:03 PM
123	Doesn't fit in with the neighbourhood aesthetic and history. Too tall!	12/13/2020 7:00 PM
124	Given the proximity to the train tracks, the location won't affect the surrounding area significantly.	12/13/2020 6:36 PM
125	It sticks out and does not fit the community's aesthetic and feeling. It will create massive shadows for those living near the proposed towers, and increase traffic along already narrow routes	12/13/2020 6:26 PM
126	The first of many given the new let station. Looks great	12/13/2020 6:17 PM
127	It's too tall/large for the area. It will stick out in an unpleasant way.	12/13/2020 6:17 PM
128	It doesn't relate at all. There's no structure even slightly approaching this size anywhere in the neighbourhood. Neighbouring houses will be completely overshadowed.	12/13/2020 5:57 PM
129	Being next to the planned Green Line station and along CP rail is the perfect place for adding density like this. 20 storeys might be a little high for for Inglewood and impact shadowing for nearby residents but I'm supportive of this type of development at that location.	12/13/2020 5:57 PM
130	Extremely very super duper way too high!	12/13/2020 5:50 PM
131	This structure does not fit in with existing residential design. 20 stories is 12 stories too high	12/13/2020 5:50 PM
132	The impact of the height and shadow are highly detrimental to the aesthetic of the	12/13/2020 5:47 PM

	neighbourhood, not to mention the houses surrounding.	
133	it is far from sensitive, at this height it will shadow not only the immediate neighbours but i suspect all the way to 9th Ave.	12/13/2020 5:41 PM
134	In that area specifically it would be fine.	12/13/2020 5:40 PM
135	I think it is out of place and will cause tremendous shadowing of properties right up to 9 Ave . It will block out most of the southern view from my home on 10 Ave.	12/13/2020 5:26 PM
136	It will have a huge impact on the community. The traffic, the aesthetic, the shadowing.	12/13/2020 5:24 PM
137	I think that 20 stories is NOT sensitive to the single family area that surrounds it. Even though we are in Ramsay, these buildings directly in front of my 10 th street home	12/13/2020 5:14 PM
138	It backs on single family homes...20 stories is WAY WAY too high. Being on the north side of those homes, 20 storey towers will block too much sun, and they do not integrate at all with the height of the surrounding buildings. The density will put added stress on neighbouring services, amenities, and parking (yes, residents WILL have cars, even if they live beside a transit stop...our transit system does not work well in a city with Calgary's area).	12/13/2020 5:12 PM
139	Poorly, too tall by double.	12/13/2020 5:10 PM
140	I feel these are far too tall.	12/13/2020 5:09 PM
141	It does not fit with the historic nature of the area way to high and will impact the sunlight for the residences on 11 Ave	12/13/2020 5:05 PM
142	It doesn't. The height is excessive for the area	12/13/2020 5:03 PM
143	Overwhelming for the area, just like the 9th Ave building - too much. I support density but would prefer these new towers be maximum 12 storeys	12/13/2020 5:02 PM
144	Completely ignores the surrounding area. Ignores traffic and access issues. Ignores heritage district.	12/13/2020 4:59 PM
145	It's abysmally out of place.	12/13/2020 4:30 PM
146	It does not fit well within the neighborhood. If I lived close to this I would be concerned about shadow and a massive increase in traffic, with minimal access improvements	12/13/2020 4:25 PM
147	I think it doesn't suit or respect the history	12/13/2020 4:18 PM
148	The visual impact of height is out of portion with the surrounding buildings. Does it need to be that high?	12/13/2020 4:09 PM
149	Potential negative impact due to height on surrounding area.	12/13/2020 4:06 PM
150	Not sensitive at all to surrounding area	12/13/2020 4:01 PM
151	Does NOT fit in to the nostalgia of Inglewood. Also, with a vacancy rate of ability 30% downtown, who the HELL is going to move into these massive buildings?? Its a travesty that any council man/woman thinks this is going to improve Inglewood. Shame on you!	12/13/2020 4:01 PM
152	Take away from the authenticity of the neighbourhoos. Overcrowd the infrastructure. Visually impact the neighbourgood. Devaluate the houses surrounding the development.	12/13/2020 3:52 PM
153	Looks ridiculous. Like communist towers.	12/13/2020 3:48 PM
154	It doesn't relate at all. This is a stupid question. Height, density and shadowing will all have MAJOR negative impact.	12/13/2020 3:38 PM
155	Seems ridiculous to build that size of project in a historic neighborhood. Doesn't fit at all	12/13/2020 3:35 PM
156	This development will negatively impact the community in all ways. The structures are much too tall and do not fit at all in a historic neighborhood where buildings are rarely taller than 5 stories. Most structures around the site are single family homes. Many would have their city views lost and their yards in full shadow, diminishing property values and people's enjoyment of their own homes. Traffic will also be a huge issue, as the current quiet residential streets will be the only access point for hundreds of new residents.	12/13/2020 3:33 PM
157	Way too tall. I support adding density but that it way too tall by comparison.	12/13/2020 3:26 PM



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SurveyMonkey  
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158	I think that development is a good thing for the community and density and shadowing are not an issue. We are right next to downtown. That's the nature of the beast.	12/13/2020 3:22 PM
159	I think it's way too tall, we don't need larger structures in this area, the last thing we need is for downtown to creep into residential neighbourhoods. The oldest one in the city at that	12/13/2020 3:16 PM
160	This will destroy Inglewood's commitment to being a heritage community, ruin views that many people have paid for, and bring much more unnecessary density to the community	12/13/2020 3:01 PM
161	The height is significantly out of place and well beyond anything else in Inglewood. A building like this would destroy Inglewood's character. Density is also an issue - parking, traffic, and strain on aging utilities infrastructure are already problems in the neighbourhood.	12/13/2020 3:01 PM
162	Totally out of place at 20 stories. With the amount of development the district is rapidly running out of parking.	12/13/2020 2:53 PM
163	It will be hideous	12/13/2020 2:46 PM
164	Very concerned about shadowing. The visually the buildings will stick out and change the look of Inglewood.	12/13/2020 2:45 PM
165	I think it's very oversized and will cause homes to be in darkness as well as create traffic and parking issues. Shading any gardens	12/13/2020 2:41 PM
166	I think it doesn't fit. It is too tall and doesn't go with the neighborhood general style.	12/13/2020 2:32 PM
167	I think it will cast a huge amount of shadow over existing properties, and look like an eye sore in a community that is almost exclusively low rise buildings. It will also create a huge jump in popularity density which will overwhelm the traffic infrastructure in the small community. It will also hugely change the feel of the historic community that Inglewood is known for.	12/13/2020 2:31 PM
168	Looks fine	12/13/2020 2:30 PM
169	It's a good break and sound barrier for the existing community next to the tracks. It should be stepped in height to tie into adjacent existing residential development.	12/13/2020 2:30 PM
170	It's is far too tall and the design does not fit the style of the neighbourhood.	12/13/2020 2:29 PM
171	This is the wrong location for this height. Shadowing will be an issue for many as well as privacy. Not to mention the overall feel of a residential neighbourhood. It is not downtown. Again, stick with something that would help the community and not be over shadowing.	12/13/2020 2:28 PM
172	I don't think it is consistent with the historical environment of Inglewood. I don't agree with buildings higher than six stories in Inglewood.	12/13/2020 2:26 PM
173	It doesn't belong in Inglewood and a number of homes will be impacted	12/13/2020 2:23 PM
174	I don't think it relates at all. It's too big	12/13/2020 2:21 PM
175	Concerned about shadowing	12/13/2020 2:20 PM
176	Does not relate at all! No building is this high in Inglewood	12/13/2020 2:17 PM
177	Completely insensitive besides not fitting in with the historical nature of the community, it is far too large and will cast too much shadow in neighbouring homes. Reduces what makes the community special.	12/13/2020 2:17 PM
178	I think the development would be detrimental to the feeling of the residential nature of the community. I feel the residents of 11th and 10th avenues would be adversely affected by the construction of and then the existence of high rise towers south of their homes due to increased traffic and noise, reduced visibility, increased foot traffic and population density, higher demand on existing services, and change to the neighbourhood appeal and character.	12/13/2020 2:16 PM
179	Way too big. Massive compared to everything else in the region.	12/13/2020 2:11 PM
180	It doesn't relate at all, and sticks out like a sore thumb. I would hate to live near it, and I believe that the residents to the north would lose most of their direct sunlight.	12/13/2020 2:11 PM
181	I think this location is better than the location on 9th Avenue	12/13/2020 2:05 PM
182	Absolutely against it, I think it's atrociously large	12/13/2020 1:50 PM

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183	Heritage is not being respected.	12/13/2020 1:49 PM
184	I think it is far too high! Inglewood is a quaint area known for the feel. Adding this will change that as well being such high volume residential with the green line so close parking will be a nightmare for current dingle family residents.	12/13/2020 1:49 PM
185	It does not relate to the neighbourhood or the surrounding architecture	12/13/2020 1:43 PM
186	Far too tall. This will be a major impact on the residential houses to the NORTH.	12/13/2020 1:38 PM
187	These 3 buildings are too tall.	12/13/2020 1:38 PM
188	No	12/13/2020 1:38 PM
189	I think the height proposed is very out of context with the neighbourhood and surrounding area. It will look like a wall!	12/13/2020 1:34 PM
190	Horrible. Giant gentrified towered will be a stain on this historic neighbourhood. There already is limited services in Inglewood. Increasing population in this quiet, tight knit neighbourhood would violate the very thing that makes it so special. Visually, will destroy the heritage of this part of Calgary.	12/13/2020 1:30 PM
191	Visual impact: out of synch with the heritage of the area Density: too much Shadowing: yes!!! We live in a northern region. The sun is never directly above us.	12/13/2020 1:27 PM
192	Looks good away from residences seems like a fair proposal for otherwise ugly land	12/13/2020 1:25 PM
193	It doesn't. The plan show varying shadow lengths even though the perspective view shows towers of equal height. This deliberately misleads the impact of shadowing on the single family housing to the north. For much of the morning and afternoon, either sun to the SE or SW, all three buildings would have one massive combined shadow. There would only be gaps between the shadows of the buildings for a portion of the day on either side of noon when the sun is mostly south (SSE to SSW). This would severely restrict access to sunlight to the single family houses directly north of this proposal. There are no buildings anywhere in Inglewood that compare in height so they definitely are not sensitive in height to the single family houses they are closest to. The number of units in this proposal is huge compared to anything within kilometres of the site. It is not being in anyway sensitive to the density of that immediate neighbourhood, let alone the impact on surrounding access and collector routes. Parking is always a challenge around projects this dense. It would be overwhelming for any close neighbours. Residents and visitors to the proposed towers will park wherever they want. That's what happens around high density projects. Residents of the towers don't always purchase the associated parking stall because they are close enough to downtown to walk to work. At, on average, \$25,000 additional cost to purchase a parking stall when purchasing a unit, MANY stall do not get purchased by the residents, or if they do, they rent them to commuters living farther away to park there and walk to downtown. The local community will be inundated with traffic.	12/13/2020 1:24 PM
194	It doesn't; why do we want to look like Kensington?? Inglewood is a walking neighborhood and this is not in the style of what our main streets look like	12/13/2020 1:17 PM
195	Too tall - very incongruent.	12/13/2020 1:15 PM
196	Don't care for anything that's already been done. If I wanted to live in a high rise valley I'd have bought downtown.	12/13/2020 1:13 PM
197	It is TOO TALL! & Not human scale friendly for a village type historical neighbourhood. We have too many higher scale proposals along main Street 9ave & a tall Southbank condo my residential house is behind- where there is increased shadowing and lack of privacy on my property due to increased windows etc. It took away the feel of the neighborhood character and cannot even rent the bottom floor businesses but only one close to one month. Oversupply of condos and lots of need for business in downtown. Why the need for such a tall building here when there's these city issues.	12/13/2020 1:13 PM
198	I love that it's right on the green line. But this is only helpful if it's low income housing for people who use transit... It will cast so much shadow and be very odd looking behind the historic buildings. I hope adequate and affordable parking and living spaces are incorporated as well as thoughts about traffic during stampede.	12/13/2020 1:12 PM
199	A poor fit to the area and awfully disturbing for the poor folks who live just to the north and now	12/13/2020 1:11 PM

	will be in constant shadow.	
200	Way too high for the area. Would dwarf all other buildinga	12/13/2020 1:06 PM
201	It will block downtown views of existing property and make the streets darker	12/13/2020 1:05 PM
202	The development is out of scale with the neighborhood and surrounding properties and will overshadow the properties along 11 ave	12/13/2020 1:05 PM
203	Absolutely no sensitivity to the existing area at all.	12/13/2020 1:04 PM
204	Inappropriate	12/13/2020 1:02 PM
205	I am ok with it.	12/13/2020 1:01 PM
206	It's a good change that is welcomed in the neighborhood!	12/13/2020 1:00 PM
207	I like that they have placed the buildings closer south to the train lines. The height of these buildings will lead to significant shading to the buildings north of them, especially in winter. I'd like to see shorter buildings with less of an impact for shade, perhaps with more teiring on the north side to still allow for a large number of units in a shorter building. Building one could be the tallest, with 2 then 3 the shortest to help minimize the shade on the houses to the north. The location near the future green line stop will be great to have some high density housing close to it.	12/13/2020 12:59 PM
208	it is completely inappropriate	12/13/2020 12:55 PM
209	The rendering seems to minimize the impact (through a false perspective) of a building immediately adjacent to the residences that is at LEAST 6.5 times their height. One is left to imagine the impact of shading (since none is shown) but it must be massive. Residents were promised by the City that TOD towers would NOT be built.	12/12/2020 7:51 AM
210	e	12/11/2020 11:13 PM

## Q6 What are your comments/concerns on the height of the development relative to the homes along 11th Avenue?

Answered: 205 Skipped: 57

#	RESPONSES	DATE
1	20 storey highrise does not belong in a single family residential community	12/29/2020 1:29 PM
2	As mentioned above, exposure to the elements will change and sun, rain, sleet, snow will now be unknown and irreversible once developed.	12/26/2020 11:45 PM
3	Too tall!	12/24/2020 1:49 PM
4	Besides reducing the resale value of the homes, no one feels happy in the shadows of towers. They will block sky and sunlight. It has been well documented that sunlight and nature have numerous benefits to mental health, but feeling overshadowed by towers and having one's sun and sky blocked out will surely do the opposite.	12/23/2020 3:40 PM
5	Too tall and creates a huge shadow zone	12/23/2020 2:48 PM
6	I think there may be some shadowing concerns for the homes along 11th, especially in the winter months. Also, it seems out of context for the area currently, although I do encourage growth.	12/23/2020 11:39 AM
7	I thinks its a ridiculous proposal. The topography in this area already creates a height difference shadowing these homes. Based on the Avli development and the darkness the homes North of that development are in all winter, this development would be no different and it would probably cast shadows to 10th ave as well.	12/23/2020 10:05 AM
8	I live on the north side of 11th Ave and any height above the height of the current warehouse raises significant concerns related to privacy, peace and quiet (foot & car traffic), sunlight, property value, and many more. This is an atrocity for our standard of living and quality of life and I realize we are in a David and Goliath situation where David truly doesn't have a chance. This is a dark side of humans that I hate having so see in person. The only part of this proposal that's interesting to me is the underground parking (although I worry about the impact to the river that runs below us) and maybe one ground level ... for parking.	12/22/2020 4:51 PM
9	Way too high. Much higher than anything else in the neighborhood. The entire street is single and two-story homes that will be dwarfed by this proposed development	12/22/2020 4:26 PM
10	It sucks. Would you like to have a bunch of apartments viewing you and your family in your "private" backyard?	12/22/2020 7:44 AM
11	In addition to the comment above I am concerned about the height/density in relation to privacy of us and all out neighbours.	12/21/2020 9:35 PM
12	I live on 11th ave. This proposed development would be directly in my view. It would obviously be the tallest structure, by far, and wouldn't fit the current vibe in the neighbourhood.	12/21/2020 4:03 PM
13	This is very inconsiderate to those who live on 11th, and even myself on 10th. When building our home we absolutely considered the impact of our development to our neighbours - the reality is that homes in Inglewood are beyond disproportionate in price to the same dwelling in another area. Those who choose to reside in Inglewood do so based on the additional community factors that is largely considerate to the contextual design and density factors. A community like East Village is very different than Inglewood - both offer their good and bad qualities but as a home owner I made decisions on such qualities. The city also has a responsibility to consider such qualities in permitted developments.	12/21/2020 2:42 PM
14	none	12/20/2020 11:57 PM
15	I live on 10th so no personal concerns. Obviously backyard sunlight will be impacted for residents on the south side of 11th.	12/20/2020 4:14 PM
16	As before and also impact of multiple neighbours overlooking, transport and foot traffic. Necessity for further densification in Inglewood is moot point as we lack the sustainability for. Any areas of service to increased population such as parking, noise attenuation....	12/20/2020 2:49 PM
17	Don't like the idea. Then what height is next, up higher?	12/20/2020 1:35 AM
18	It totally ruins their properties. Density at any cost is not moral!	12/19/2020 7:04 PM
19	10x doesn't sound contextual. Drop in privacy for all surrounding	12/19/2020 4:10 PM
20	Given the location next to the railway tracks that limit the value of the specific land for any	12/18/2020 9:03 PM

	other use and the proposed LRT station, the height of the buildings is an excellent use of the land.	
21	The vast contrast is too much. There is a way to have more density and still relate too snd be part of the community.	12/18/2020 3:53 PM
22	It's out of proportion	12/18/2020 2:14 PM
23	I am against the height of this development	12/18/2020 8:08 AM
24	It is not in keeping with the tone and feel of Inglewood. I believe it will overshadow physically and metaphorically, all the houses surrounding it as well.	12/17/2020 10:48 PM
25	It's way too high and will be an eye sore.	12/17/2020 6:11 PM
26	They will negatively impact privacy and reduce sunlight for the homes along 11th Avenue. They will also fill the entire view from all windows in the back of the homes on 11th Avenue.	12/17/2020 5:55 PM
27	My home is one of the homes backing up to the North end of this proposed development, and my concern is that my sunlight will be blocked by these massive 20 story towers, thus creating a less desirable living situation.	12/17/2020 1:42 PM
28	See above comments.	12/17/2020 11:31 AM
29	It is too big. Will tower over single family homes on 11th	12/17/2020 9:22 AM
30	It will ruin the experience of living for those people. Block sun, with a massive wall.	12/17/2020 8:37 AM
31	Loss of privacy, loss of sunlight, loss of property value, loss of sense of community	12/16/2020 7:50 PM
32	Traffic would increase immensely and would not be easily manageable.	12/16/2020 7:47 PM
33	visual, shadow and trafic on 10 and 11 Av, the same as the above qestion	12/16/2020 7:33 PM
34	My home is on the east end or 11 Ave SE at 13 St. When we began our plans to build our new home we checked the area redevelopment plan and were assured that the maximum building height would be four storeys along 12 St and step down to standard residential heights with low density at our end of the street. Our decision to build was based on that information from City Planning. If this rezoning is approved I fully expect more will follow until we are surrounded by multi storey structures	12/16/2020 6:58 PM
35	Disgusting. This is not fair the current residents of 11th Ave. This must not happen.	12/16/2020 2:44 PM
36	20-storey monoliths adjacent to the one and two-storey single family homes on 11th Ave. is unthinkable. Residents on 11th Ave. would have zero privacy in their yards. Is goal to drive-out single-family homeowners, making way for the Hungerfords of this world to re-develop Inglewood into another empty East Village?	12/16/2020 2:30 PM
37	I am more concerned about them ruining the brewery area in terms of sunlight which will disappear	12/16/2020 1:25 PM
38	The loss of sunlight will be dramatic. Also having residences of the new development being able to look directly down into backyard seems like a loss of privacy.	12/16/2020 1:16 PM
39	If the people who live there are against it, I support them.	12/16/2020 12:24 PM
40	It will block all the sun and cast shadow over existing homes	12/16/2020 5:13 AM
41	No building within Inglewood/Ramsey areas should be taller than 4-6 stories MAX	12/16/2020 2:24 AM
42	There will be significant shadowing on the homes, but the impact goes beyond the immediate neighbours. The chance in landscape is significant. It will continue to set precedence for more developments of this size dramatically changing the community and its core values.	12/16/2020 12:02 AM
43	Privacy will be removed, shadows will be an issue. Again, we need the density and need to strike a balance between old and new, and that will definitely include taller structures.	12/15/2020 10:23 PM
44	Doesn't fit the style of the neighbourhood, increased traffic. Terrible idea.	12/15/2020 9:34 PM
45	Way too much for this historic neighbourhood. Please don't ruin the charm!	12/15/2020 9:31 PM
46	I believe it will reduce their property value and forever change the benefits that the	12/15/2020 8:55 PM

	homeowners have enjoyed.	
47	block views and obstruct privacy	12/15/2020 8:48 PM
48	This is so incredibly out of place for the neighbourhood. I like that it can be redeveloped adjacent to the c-train station but these towers seem to be 10 stories too tall	12/15/2020 8:08 PM
49	From ground level it's likely will make no difference if it was taller than the original plan	12/15/2020 7:21 PM
50	anyone who lives in there is going to get bulldozed... developers on the loose!	12/15/2020 6:57 PM
51	Too much shadowing over the houses to the north of it.	12/15/2020 6:44 PM
52	3 stories should be the limit that close to existing homes	12/15/2020 4:33 PM
53	Too tall	12/15/2020 3:03 PM
54	-too tall for those homes -affects shading and privacy	12/15/2020 1:45 PM
55	all wrong...too high for placement on a mainstreet	12/15/2020 1:43 PM
56	The adjacent houses will be in eternal shade.	12/15/2020 12:46 PM
57	Pretty... pretty... pretty high.	12/15/2020 12:36 PM
58	See comments above - this will be a sore thumb visually in an otherwise low scale historic area.	12/15/2020 12:35 PM
59	no specific concerns with height as long as the podium is appropriate. more height should be considered in exchange for slim tower design with larger separation.	12/15/2020 12:11 PM
60	See above	12/15/2020 11:59 AM
61	That's all you're going to see	12/15/2020 11:52 AM
62	Too much traffic, and too much inconsistency with the single family homes around it	12/15/2020 11:40 AM
63	Once again these are too tall and the houses will lose the sun. This was an issue with the building by the same developer on 9th. Do they have a special in with the city? With our councilor?	12/15/2020 11:26 AM
64	See above. I am glad I do not live on the block, or the 10th ave block to the north. I suspect their property value would decrease significantly living in shadow. Also, traffic. 11 ave will be inundated with a major influx of traffic.	12/15/2020 11:19 AM
65	Too high	12/15/2020 10:43 AM
66	See above. Complete loss of privacy. Huge shadowing particularly in winter when the sun actually helped reduce ice packing on backyard patios and helped heat the cottages. Loss of enjoyment for gardening, existing trees and vegetation would struggle. My neighbours wouldn't be able to use their hottub without looks from above. Kitchen windows at night at 1321 are so large you can see every detail of inside including access to the bathroom from that site. Property tax will increase causing landlords to jack up rents. Some rental already sit empty for months at a time, as these are older and very modest homes but they're yards are what attract pet owners. The ground excavation will cause damage to foundations of the homes on 11th. Some homes only have a dug out. I experienced wall collapse with the drilling of the zoo bridge. That's a big concern!!!! The height is so out of context and character of the existing neighbourhood. And would be a detriment to those living in said condos. The CN train noise is beyond loud, now add the Ctrain, this will cause a rebound up effect for those living in those units being so close. It will shadow the outdoor spaces at Cold Garden in late afternoon particularly in the non summer months. This is worse than the Grid. Every concern for the Grid is now the same for this project. Same song and dance. Same deaf ears at YYCCC.	12/15/2020 10:31 AM
67	Way, way too high. 6 stories max.	12/15/2020 10:23 AM
68	Defined impacts the existing real estate market by removing the view, bringing more crowd to use the same parking and road access, removing also peace and quiet from the area. Pollution among others .. I would not consider to buy any of the existing homes on 11 ave to avoid the building crowd and the problems with it	12/15/2020 10:10 AM
69	See above	12/15/2020 10:00 AM

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70	20 story is too high but 5, the appropriate height, wouldn't work... so not sure	12/15/2020 9:41 AM
71	See 5	12/15/2020 9:37 AM
72	I don't think it should really matter. Might block the sun a bit but there's already buildings to their south.	12/15/2020 9:21 AM
73	I don't really have any concerns its a ways back and could really limit noise from the trains. Its wonderful to have development with the green line. It would add a lot of value to the neighborhood.	12/15/2020 9:11 AM
74	This will turn Inglewood into the same shadowy sterile neighbourhods that we already have in Calgary, Kensington and Marda-Loop are forever ruined by this sort of development.	12/15/2020 9:04 AM
75	Shadowing is first concern, privacy and traffic flow is a very big concern.	12/15/2020 9:03 AM
76	Far too tall for the neighborhood	12/15/2020 8:46 AM
77	It's a wild difference and will completely change the family feel. It will change it from a neighborhood to just another collection of buildings	12/15/2020 8:43 AM
78	It will overtake the beauty if this historic area	12/15/2020 8:35 AM
79	Over shadowing, to big, parking concerns.	12/15/2020 8:35 AM
80	Parking, blocking of sun to 100 year old properties	12/15/2020 3:22 AM
81	This height proposal is a death knell to winter sunlight, for blocks of Inglewood residents, including myself. It's directly to the south of a longstanding community of historic homes.	12/14/2020 10:50 PM
82	These homes will be overly shadowed and the scale is drastic from single family to proposed new towers	12/14/2020 10:30 PM
83	The homes adjacent to this building will lose all value and the quality of life for those people will be destroyed. They will always be shaded by this ridiculous monstrosity, they won't be able to see anything else.	12/14/2020 8:39 PM
84	I feel that height of the development is fair	12/14/2020 6:31 PM
85	It's a significant contrast. The single-family housing certainly displays an inefficient use of land. The multi-family housing that is proposed contributes much more to the community and uses much less land. I'm looking forward to more extensive intensification of Inglewood Ramsay.	12/14/2020 5:54 PM
86	way too high	12/14/2020 4:41 PM
87	No concerns	12/14/2020 4:39 PM
88	So much taller it may cause significant shadowing on neighbours yards	12/14/2020 3:20 PM
89	Completely unacceptable, 38m was bad enough.	12/14/2020 12:36 PM
90	Height is required to enable density. Although the height will affect adjacent properties, I feel there is significant benefit to density that outweighs the effects on adjacent properties for the community as a whole. I am happy to support counsel with inner city densification as opposed to urban sprawl.	12/14/2020 12:31 PM
91	About half as tall or even shorter would be better.	12/14/2020 11:17 AM
92	4-5 stories.	12/14/2020 10:57 AM
93	No. We live in the centre of the city.	12/14/2020 10:20 AM
94	No concerns.	12/14/2020 10:17 AM
95	same as q5 above.	12/14/2020 10:11 AM
96	Just said. Invasion of privacy	12/14/2020 9:32 AM
97	Shadowing, eyesore, traffic both pedestrian and vehicular - there is already too little street parking, adding that level of density adds to an aging infrastructure, too, of sewage, water, etc. Not to mention the capacity of local schools and playgrounds to handle the number of children in the area. It's just way too much!	12/14/2020 9:10 AM



98	I think it's fine, and will create jobs and bring more people to Inglewood.	12/14/2020 7:07 AM
99	Terrible to put the neighbourhood hood in the shade like that. This is too high.	12/13/2020 11:38 PM
100	Doesn't fit in with the development around. Possible over loading of municipal services	12/13/2020 11:27 PM
101	This proposed building(s) is too high. I do not agree with the height.	12/13/2020 11:07 PM
102	It is far to high to blend within a neighborhood of primarily homes and low industrial buildings	12/13/2020 10:20 PM
103	Will cause too much shade	12/13/2020 10:18 PM
104	Overshadowing, lack of privacy.	12/13/2020 10:14 PM
105	Shading certainly. But also a complete change of dynamic. The increased density will have an immediate impact on the current residents.	12/13/2020 10:11 PM
106	Way too high.	12/13/2020 10:07 PM
107	Inappropriate for the area. Too high, all homes will be in shadow and have zero privacy	12/13/2020 9:37 PM
108	It will destroy property values on 11th Ave. It will completely block out the sun. It will damage that street for decades. If the city and developer think that this project will spur development, they need to understand the type of density that would support this height is not possible for at least 20 years.	12/13/2020 9:26 PM
109	Far too big and high. They should be looking at a different neighborhood that newer and not steal the beauty of Inglewood..	12/13/2020 9:19 PM
110	It's beyond ridiculous to propose this kind of height backing on to residential single homes. How is this even allowed to be proposed to the city? A 20m height like we currently have along 9th would be reasonable at this location. But 20 stories??? Seriously, what the hell.	12/13/2020 9:18 PM
111	None	12/13/2020 8:55 PM
112	It is not remotely to scale. I own a house on 10th avenue and these buildings will have a negative impact on the quality of life at my house.	12/13/2020 8:49 PM
113	Will dwarf the houses	12/13/2020 8:41 PM
114	The height is greater than what is consistent to Inglewood and Ramsey. These buildings will detract from the neighborhood. These buildings would make more sense on a major artery like Blackfoot Trail. Lastly the East Village development is close enough to this proposal without impacting the Inglewood Community.	12/13/2020 8:32 PM
115	People buy homes with the promise of living in a neighborhood with restrictions. Why have them if they aren't enforced?	12/13/2020 8:07 PM
116	Way too tall! A 6 story building is more in scale with the existing buildings. Even then, you're placing these towers (plural) in the middle of 1-2 story homes.	12/13/2020 8:06 PM
117	It is clear that building height is a slippery slope. At risk of being a NIMBY let tall buildings be erected in areas of the city that are less treasured and unique than Inglewood and Ramsay. The character of this part of the city is a precious asset.	12/13/2020 7:59 PM
118	Height increases number of people which increases traffic on small streets.	12/13/2020 7:51 PM
119	The height is excessive. It will impact views and cast shadows on those close by.	12/13/2020 7:23 PM
120	I think it's to high but the location next to the tracks is a good spot for higher buildings	12/13/2020 7:03 PM
121	The height is completely at odds with the character of the neighbourhood, and the homes on 11th.	12/13/2020 7:00 PM
122	A few homes near the development will be affected by the height such as the shadows from the building being positioned to the south.	12/13/2020 6:36 PM
123	Too tall. Will cast shadow homes and businesses in the area	12/13/2020 6:26 PM
124	Great sound barrier	12/13/2020 6:17 PM
125	Views throughout the neighborhood of Ramsay into Inglewood will be blocked by these	12/13/2020 6:17 PM

	buildings. Shorter buildings that suit the age and character of the neighborhood would work.	
126	Homes will be absolutely dwarfed. All sunshine will vanish, and parking and traffic will necessarily be terrible in an already dense area.	12/13/2020 5:57 PM
127	I would hope there would be some kind of accommodation for shadowing and privacy. From the images shown it looks like there is some decent space between the development and the residential homes. So that's good. Would need to see a shading study to know for sure.	12/13/2020 5:57 PM
128	All listed above. Shading, privacy, neighbourhood character. There are lots of better places in the area for a tall building than literally in people's backyards.	12/13/2020 5:50 PM
129	Besides being grotesque to look at, these buildings will impact degree of light as well privacy.	12/13/2020 5:50 PM
130	I'm extremely concerned, this is not with the feel of Inglewood as a neighbourhood.	12/13/2020 5:47 PM
131	shading and privacy are totally compromised	12/13/2020 5:41 PM
132	It shadows them, would suck for the people who owned them	12/13/2020 5:40 PM
133	It is ridiculous, those homes will be in complete shadow year round and feel like they are in a hole	12/13/2020 5:26 PM
134	They dwarf everything, there are lovely character homes and single families living in the area. Huge density in that area isn't ideal.	12/13/2020 5:24 PM
135	The 11 avenue residents will have 20 stories massing in their back yards and will have shadowing issues in the summer thus disrupting their peaceful enjoyment of their properties.	12/13/2020 5:14 PM
136	Way too high for single family residential. Should be no higher than 7-8 stories, but we all know that the city won't support that, so then no higher than 12. In fact, here we go again...ask for community input, and then go ahead and do what YOU want...what a waste of time.	12/13/2020 5:12 PM
137	Shadows this will be like Mordor. Too many units lack of parking	12/13/2020 5:10 PM
138	It's a very drastic difference.	12/13/2020 5:09 PM
139	way to high and removes any privacy into their backyards and homes	12/13/2020 5:05 PM
140	Far too tall. This should be brought in line with the height of existing buildings with a small increase in height rather than being 5x the height	12/13/2020 5:03 PM
141	I would hate to be next door to 20 storey towers in my heritage home! Way out of proportion to the area.	12/13/2020 5:02 PM
142	It is completely Unnecessary. We already have too many vacant Calgary condos and stalled towers. Don't build this.	12/13/2020 4:59 PM
143	We read the existing plans for the area before we purchased our home. There was nothing near this overwhelming scale zoned or discussed. The plans looked like we would get density without downtown-scaled high rises.	12/13/2020 4:30 PM
144	These will overshadow the homes and definitely have a negative impact on their property values	12/13/2020 4:25 PM
145	Blocking the sun.	12/13/2020 4:06 PM
146	Shadowing, lack of privacy, destruction of heritage context	12/13/2020 4:01 PM
147	What happened to the restrictions on how high you could build developments a few years ago, ie: the Avli building. People were up in arms because that building was just over the requirements, and now, all of a sudden a 20 story building can be approved. Disgusting!	12/13/2020 4:01 PM
148	Visual concerns and devaluating the properties and privact of thz surrounding houses.	12/13/2020 3:52 PM
149	The scale makes them look foreign, it will completely block the sun from the homes, which will eventually turn the entire neighbourhood to rental .	12/13/2020 3:48 PM
150	Again stupid question. The surrounding houses are no higher than the retail floor. Complete shadowing for most of the day	12/13/2020 3:38 PM
151	Way too tall. Will eclipse all the residential domains	12/13/2020 3:35 PM

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152	It is much to high. Nothing in the area is even remotely close to 20 stories. It will be an eyesore, will create huge shadows, and will forever ruin the historic look of the neighbourhood.	12/13/2020 3:33 PM
153	It permanently alters the look and feel of the area.	12/13/2020 3:26 PM
154	I don't think it's an issue	12/13/2020 3:22 PM
155	^ too tall. Doesnt fit the community or lifestyle	12/13/2020 3:16 PM
156	This will destroy Inglewood's commitment to being a heritage community, ruin views that many people have paid for, and bring much more unnecessary density to the community	12/13/2020 3:01 PM
157	I assume they would never see the sun again so probably not an ideal situation.	12/13/2020 3:01 PM
158	Way to tall for the district. There is no mention of 100% onsite parking	12/13/2020 2:53 PM
159	No buildings are that high in inglewood. It will be an eyesore that takes away from the history and the charm of our community	12/13/2020 2:46 PM
160	Privacy (backyards), and shadowing	12/13/2020 2:45 PM
161	Aesthetic as well as looming above the surrounding buildings	12/13/2020 2:41 PM
162	The other building destroyed the neighborhood vibes. It went against the visual and this one is even taller and different than the neighborhood aesthetic	12/13/2020 2:32 PM
163	It will cast a lot of shadow over 9th avenue, as well as be much closer in height to the flight path, likely causing noise complaints for the airport authority.	12/13/2020 2:31 PM
164	No concerns. If anything it will act as a sound barrier for the homes for railway noise	12/13/2020 2:30 PM
165	Fine.	12/13/2020 2:30 PM
166	It is far too tall.	12/13/2020 2:29 PM
167	They will have no privacy and way less of a sky view. It will be dominating and shadowing. All those eyes will be on their homes and yards. Good luck having enjoyment in their yards.	12/13/2020 2:28 PM
168	It will look out of place, obstruct views of current surrounding buildings, cause traffic conversation and parking issues. Overall it will take away from the charm of Inglewood and housing and condo prices will drop even more than what they have due to the economy.	12/13/2020 2:26 PM
169	It would stick out like a sore thumb, this is way too high and why are there zoning laws in place of you are just going to allow anyone to try and break them. This doesn't match the community, build this downtown where it belongs. The people who own these homes have been here for years and don't deserve to have their property affected	12/13/2020 2:23 PM
170	It's way too big for this community	12/13/2020 2:21 PM
171	12 stories would be preferable	12/13/2020 2:20 PM
172	Blocking any chance of a view, sunlight	12/13/2020 2:17 PM
173	To large, obnoxious to view, does not match surround area, causes shade on neighbouring homes and reduces appearance of community	12/13/2020 2:17 PM
174	It ia far too high.	12/13/2020 2:16 PM
175	Doesn't make any sense. Inglewood is appealing because of the heritage buildings. Doing this devalues the rest of the neighbourhood.	12/13/2020 2:11 PM
176	Why does this continue to happen? There are many places in Calgary where this type of height would be acceptable, and not detract from the feel of this neighbourhood	12/13/2020 2:11 PM
177	Shadows/sunlight access is important especially if they have gardens or landscaping. Also privacy in their homes/yard may be affected	12/13/2020 2:05 PM
178	We have set a dangerous precedent in which developers are drastically changing the landscape of our neighbourhood	12/13/2020 1:50 PM
179	Inglewood is based on its charm and these new buildings are ruining why people bought here to begin with.	12/13/2020 1:49 PM

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180	Far too high...3-4 stories is more suited for the surrounding area	12/13/2020 1:49 PM
181	It is to high	12/13/2020 1:43 PM
182	Far too high and not aligned with community plan.	12/13/2020 1:38 PM
183	Too many stories. The land use seems ok but bring the height down to at least half, 10 stories	12/13/2020 1:38 PM
184	Wrong type of development for Inglewood.	12/13/2020 1:38 PM
185	The homes will be dwarfed and overshadowed for much of the year. The height is extremely inappropriate for the area.	12/13/2020 1:34 PM
186	Very concerning and I am not on board. The height will be an eyesore, overcrowd the quaint neighbourhood resources, and just spoil the overall spirit of Inglewood.	12/13/2020 1:30 PM
187	The people living along 11 Avenue will have lost any/all privacy previously experienced in their yards.	12/13/2020 1:27 PM
188	Seems fine will be taller than those now but that's probably a good thing	12/13/2020 1:25 PM
189	All the privacy those homes currently enjoy vanishes. They will have hundreds of new neighbours overlooking into their yards and back windows. The restriction to sunlight will be depressing. Currently sunlight is unlimited throughout the day. It may make it into their yards for 3-4 hours a day over the lunch hour if their home lines up with one of the gaps between towers. Just as the sun gets high enough to reach their yards in the morning, it will disappear behind the towers until it reaches one of the gaps. In the afternoon the sun won't be visible until it is almost set, if then, depending on the sun angle and time of year.	12/13/2020 1:24 PM
190	It's too tall, and the materials are not within the same style as long term established buildings	12/13/2020 1:17 PM
191	Very tall - but I do t have a specific opinion.	12/13/2020 1:15 PM
192	So much for backyard privacy.	12/13/2020 1:13 PM
193	Its TOO TALL!	12/13/2020 1:13 PM
194	It will stick out like a sore thumb. 20 stories is a LOT. I'm fine w taller buildings behind historic 9th Ave but not this tall.	12/13/2020 1:12 PM
195	The homes will have a total lack of privacy and sunlight	12/13/2020 1:11 PM
196	I would be devastated if a tower like that went up across from my house! Totally destroys the residential and neighborhood appeal	12/13/2020 1:06 PM
197	It is far too tall and will overshadow the properties taking away any privacy and pleasure of utilizing the back yards along 11 ave	12/13/2020 1:05 PM
198	This is a residential neighborhood with a large number of single family homes 2 stories or less, complimented by apartment w/condos under 7 stories, which permit densification, but allows the neighborhood to retain it's identity AS a neighborhood. 20 stories is an egregious over-reach that will destroy that social fabric. I am horrified that the City continues to entertain the desires of these developers at the expense of the existing, vibrant community.	12/13/2020 1:04 PM
199	Not complimentary to the community.	12/13/2020 1:02 PM
200	I am ok with it	12/13/2020 1:01 PM
201	No concerns	12/13/2020 1:00 PM
202	Too much shading with the height of the buildings, shorten them please (see my comments number 5)	12/13/2020 12:59 PM
203	it sets a terrible precedent and isn't sensitive to the residents on 11th	12/13/2020 12:55 PM
204	There is no info on the number of units but the immediate loss of privacy of overlooking units from three buildings will be huge.	12/12/2020 7:51 AM
205	m	12/11/2020 11:13 PM

## Q7 Do you have any comments/concerns about the building's shadowing impacts?

Answered: 193 Skipped: 69

#	RESPONSES	DATE
1	20 storeys would cast shadowing for blocks.	12/29/2020 1:29 PM
2	As above, I don't want sunlight being reduced in my backyard which is south facing and has excellent sunshine year round. Added industrial lighting and effects will impact the evening experience.	12/26/2020 11:45 PM
3	Yes	12/24/2020 1:49 PM
4	Yes, as above.	12/23/2020 3:40 PM
5	The houses north of that development will be very shadowed by this new project.	12/23/2020 2:48 PM
6	As noted above, the shadowing in the graphic presented appears to be fairly conservative, nearby resident should be made aware of seasonal differences and scenarios in regards to shadows.	12/23/2020 11:39 AM
7	See previous answer.	12/23/2020 10:05 AM
8	I am a sun junkie and follow the sun around my south-facing house all year, as do my immediate neighbours. In fact, on the occasional fall/winter evening where the sun is pounding down on our front porches, we collectively gather on the front lawn of whichever property has the most sunlight and relish in our good fortune for our beams of heat. Health professionals continually tell us that we need the benefits of sun, especially during the naturally dark months, and this development will obliterate our access to that.	12/22/2020 4:51 PM
9	Yes. The three buildings will cast a huge shadow over 12th St. for much of the fall winter and spring. People with garden will not be able to have them. Winters are long in Calgary and blocking some light from the houses on 12th Ave. would be detrimental to people's mental health.	12/22/2020 4:26 PM
10	Have you ever walked downtown and realized the effects of tall buildings?	12/22/2020 7:44 AM
11	Yes. They directly impact the people/yards/ and gardens of the residents along 11th and 10 Ave.	12/21/2020 9:35 PM
12	It would block the beautiful sunsets that I currently experience.	12/21/2020 4:03 PM
13	i feel shadowing concerns should be left to the development permit stage of design	12/20/2020 11:57 PM
14	Would like to see the shadow survey. I saw it once at the open house a year or so ago but nothing posted on the net that I could find.	12/20/2020 4:14 PM
15	Without a year long sun/shadow study it is difficult to comment but my guess is that the shadowing would impact 9th and further in a broad swathe.	12/20/2020 2:49 PM
16	Yes	12/20/2020 1:35 AM
17	It will be catastrophic!	12/19/2020 7:04 PM
18	For the few residents affected, the shadowing is unfortunate but a small price to pay for an effective land use. Compensation by the developer for loss of property value might be appropriate.	12/18/2020 9:03 PM
19	Yes- you can't block out all of existing structures sun.	12/18/2020 3:53 PM
20	Not so much the buildings themselves, but the high wall surrounding them will cause significant shadowing	12/18/2020 2:14 PM
21	I feel very sorry for the people who live on 11 avenue SE	12/18/2020 8:08 AM
22	Honestly natural light is so imperative in my living space for mental well being that I worry about the impacts of it for residents in the buildings wake	12/17/2020 10:48 PM
23	Concern it will ruin the surrounding land from lack of sunlight due to shadows	12/17/2020 6:11 PM
24	Yes. All sunlight in the backyards on 11th Avenue will be impeded by these buildings.	12/17/2020 5:55 PM
25	Yes I do have major concerns about shadowing. Three massive 20 story towers will certainly block all little sunlight coming into my home and the homes of my neighbours.	12/17/2020 1:42 PM

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26	See above comments	12/17/2020 11:31 AM
27	Just for the residents living in the shadow.	12/17/2020 8:37 AM
28	Yes as noted above - no privacy and blocking of natural sunlight	12/16/2020 7:50 PM
29	Absolutely. They are far out of character with the neighborhood and the shadowing factor is extremely high.	12/16/2020 7:47 PM
30	yes shadowing just north 10 Av	12/16/2020 7:33 PM
31	I am concerned in particular for people living farther west on 11th Ave as many of them will end up on full shade for much of the day	12/16/2020 6:58 PM
32	Yes. The shadow of this monstrosity is not acceptable. Who on city council could think this is a good idea unless they are receiving bribes from the developer.	12/16/2020 2:44 PM
33	People need direct sunlight. This development's shadowing robs people of direct sunlight.	12/16/2020 2:30 PM
34	of course, they are privatising sunlight!!!	12/16/2020 1:25 PM
35	Yes, this is my primary concern. My home is directly north of the proposed development, but the shadow impact will be spread throughout the neighbourhood. We have such a short summer, it would be a shame to lose any sunlight.	12/16/2020 1:16 PM
36	No, my concerns are more about quality of services and access for increased populations.	12/16/2020 12:24 PM
37	Yes	12/16/2020 5:13 AM
38	Nothing taller than 4-6 stories max	12/16/2020 2:24 AM
39	Significant effects on adjacent homes	12/16/2020 12:02 AM
40	I do.	12/15/2020 9:34 PM
41	Huge imagine the impact on surrounding areas.	12/15/2020 9:31 PM
42	Yes. The arc of the sun's path will cast a long and broad shadow for much of the day	12/15/2020 8:55 PM
43	yes, will impact neighbours	12/15/2020 8:48 PM
44	Where is the shadow study provided before asking this question?	12/15/2020 7:21 PM
45	yes, .	12/15/2020 6:57 PM
46	Having no sun in your backyard because of the height of these towers is unacceptable	12/15/2020 6:44 PM
47	20 story buildings in that spot will block all sun during the winter months and some in the summer	12/15/2020 4:33 PM
48	Yes	12/15/2020 3:03 PM
49	-garderners/horticulturalists may feel the affect of lack of sunlight on home -may also affect pt home lightening and in turn affect mood.	12/15/2020 1:45 PM
50	Obvious negative shadow impact	12/15/2020 1:43 PM
51	I think it will impact homes by causing a lot of shadowing. This means harder to get rid of snow and ice, and cause issues for garden growing.	12/15/2020 12:59 PM
52	As noted above	12/15/2020 12:46 PM
53	Yes, I think will have a VERY negative impact on the surrounding houses and will hurt property value because of it.	12/15/2020 12:35 PM
54	everything should be done to mitigate shadowing, see comment to question 6	12/15/2020 12:11 PM
55	Yes	12/15/2020 11:59 AM
56	Yes I don't want to just see those buildings. What about the surrounding areas	12/15/2020 11:52 AM
57	Huge concerns	12/15/2020 11:40 AM
58	Completely. This is a huge issue and will impact all those houses. This is not what this	12/15/2020 11:26 AM

community is looking for? What happened to reasonable heights for development? And the impact to the area. Our streets and infrastructure are not designed for such an influx. And since our pool is slated to close, we should be forcing these developers pay into having the community resources improved. Not slated to close.

59	See above. Again, the towers are totally out of context. Shadows are a MAJOR issue.	12/15/2020 11:19 AM
60	No	12/15/2020 10:43 AM
61	Loss of personal enjoyment of backyards, gardening, Bbqing, sitting around a firepit, hottubbing, playing with pets and the loss of privacy. Those backyards are abundantly used. Pets can roam safely in their yards. Ppl sit outside catching tunes drifting from Inglewood Night Market and other concerts near Cold Garden in the evening. Increased traffic will cause undue noise traffic. Residents at Edith Pink will no longer sit outside on warm summer evenings watching the sunset as it will be obscured and loss of privacy with balconies above and traffic out front. Outdoor space during non summer months will feel the effect near cold garden outdoor spaces.	12/15/2020 10:31 AM
62	This will cast a long shadow over the community. Why one earth it has to be this tall is beyond me.	12/15/2020 10:23 AM
63	Yep.. Inglewood has a flat view all the way to east village creating the most amazing sunsets and adding to the local magic of the place and end of the day gatherings. This is definitely remove that piece and detour people from coming to local business and shop while relaxing. From a housing perspective it will make the area cold and eerie	12/15/2020 10:10 AM
64	The proposed development will sterilize 11th - likely both sides	12/15/2020 10:00 AM
65	See 5	12/15/2020 9:37 AM
66	Not really it is so closely located to the train tracks. There is also some industrial buildings in the area that might have some shadow but would be minimal.	12/15/2020 9:11 AM
67	Absolutely. Buildings should be no higher than they are now. The impact this will have on the houses south of this development needs to be addressed.	12/15/2020 9:04 AM
68	Yes.	12/15/2020 8:46 AM
69	Yes. It's too tall and the shadow will be ridiculous	12/15/2020 8:43 AM
70	Yes definitely	12/15/2020 8:35 AM
71	Feel for surrounding homes & the impact.	12/15/2020 8:35 AM
72	Absolutely I do. I am dead set against it. It is a travesty to have these developers flaunt the guidelines the way that they do.	12/14/2020 10:50 PM
73	Shadowing in the AM will be drastic on 11th/12th street and 11th ave	12/14/2020 10:30 PM
74	Yes! This building is way way way too tall for this neighborhood. Everything else around it is two stories tall, with this development to the south of them they will never have sun	12/14/2020 8:39 PM
75	No. I feel the shadow impacts would be minimal.	12/14/2020 6:31 PM
76	Shadowing created by these 600 homes will be detrimental to at least 30 existing homes. Perhaps as many as 50 homes will encounter partial shade as the result of adding +/-800 new community members.	12/14/2020 5:54 PM
77	undesireble	12/14/2020 4:41 PM
78	No concerns	12/14/2020 4:39 PM
79	It's going to be abysmal, I don't care what the shadow study says. For the shadow to extend all the way to the south side of 9th Avenue is completely ridiculous.	12/14/2020 12:36 PM
80	The shadow will impact properties to the north. I still support this development as I believe the benefit of increased density out weighs Concerns around a few single detached homes. The proximity to the new train station allows this infrastructure to be leveraged and I will support counsel	12/14/2020 12:31 PM
81	At 20 storeys, shadows cast would be too long.	12/14/2020 11:17 AM



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82	Blocking sunlight on 11th avenue.	12/14/2020 10:57 AM
83	No.	12/14/2020 10:20 AM
84	I'm not concerned about peoples vegetable gardens in the city.	12/14/2020 10:17 AM
85	same as q5 above.	12/14/2020 10:11 AM
86	Absolutely	12/14/2020 9:32 AM
87	Absolutely! Many people in the neighborhood have extensive gardens and enjoy spending time in their (previously sunny) back yards. This would be impossible if these buildings go up!	12/14/2020 9:10 AM
88	None	12/14/2020 7:07 AM
89	Yeah, too high. Will shade half the neighbourhood particularly in the winter.	12/13/2020 11:38 PM
90	No	12/13/2020 11:27 PM
91	Yes	12/13/2020 11:07 PM
92	I can't imagine that it would improve light for anything adjacent and no one wants their space in shadow	12/13/2020 10:20 PM
93	As above	12/13/2020 10:18 PM
94	Yes of course. Buildings of this height will completely block sunlight on buildings to the north especially in winter.	12/13/2020 10:14 PM
95	Yes, build ins of that height will naturally cause significant shading to residents north of the building. Add the fact that there are 3 building proposed triples the concern.	12/13/2020 10:11 PM
96	Yes, for 3-4 months of the year the 2-3 streets to the north would be permanently shaded	12/13/2020 10:07 PM
97	Yes--this is ridiculous. These do not belong here.	12/13/2020 9:37 PM
98	It will completely block out sun. There has not been enough angling of the protect neighboring properties. Impossible to achieve with the proposed height.	12/13/2020 9:26 PM
99	Buildings this will swallow the full neighborhood. The beauty will be gone.	12/13/2020 9:19 PM
100	Massive concerns! The shadowing impact will definitely effect all the neighbors along the north of these buildings.	12/13/2020 9:18 PM
101	No	12/13/2020 8:55 PM
102	It is south of my property and I am truly concerned that it will cast a shadow on my house. How is that fair or neighbourly?	12/13/2020 8:49 PM
103	Will take out the sun	12/13/2020 8:41 PM
104	Very concerned about how it will shadow homes in the area.	12/13/2020 8:32 PM
105	The shadows aren't my issue. The height is. What makes inglewood special is it's unique character. People don't move here to live in cookie cutter infills or large condo towers. There are lots of other wonderful communities in the city that can't cater to those types of homes.	12/13/2020 8:07 PM
106	Yes!! The shadow will be intense! It ruins the view.	12/13/2020 8:06 PM
107	Sure. I have concerns. Long shadows. Sad residents.	12/13/2020 7:59 PM
108	Don't know.	12/13/2020 7:51 PM
109	I don't know that specific area well enough to know the exact impacts. But at that height their will be definite impacts to the amount of sunlight surrounding homes are receiving.	12/13/2020 7:23 PM
110	I'm sure it will be the pits but the developers don't care neither does the city	12/13/2020 7:03 PM
111	The height of the proper building will take views and sunshine away from the present homes.	12/13/2020 7:00 PM
112	I personally don't but can understand homeowners concerns on the surrounding areas.	12/13/2020 6:36 PM
113	Very much so	12/13/2020 6:26 PM

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114	Please minimize	12/13/2020 6:17 PM
115	The neighbouring houses will be negatively impacted by these buildings, especially in the summer. They will have no natural light	12/13/2020 6:17 PM
116	Buildings this size will not only shadow the houses across the street, but potentially houses even further away. Gardens and trees will be killed.	12/13/2020 5:57 PM
117	See above comments	12/13/2020 5:57 PM
118	They're huge. That is all.	12/13/2020 5:50 PM
119	Yes, I have concerns on the height of these buildings and the shadowing impact.	12/13/2020 5:50 PM
120	Yes, the height is far too high, 5 storeys should be the maximum.	12/13/2020 5:47 PM
121	yes, the neighbours and everyone up to and including 9th Ave will spend the whole day blocked from the sun	12/13/2020 5:41 PM
122	Personally no, but I can see why people in the surrounding area would	12/13/2020 5:40 PM
123	Yes, the shadow will be huge in winter, blocking sunlight for a couple of blocks	12/13/2020 5:26 PM
124	I would be very sad to live in the shadows of those buildings. I'm not sure how much sustainable gardening is done per capita in the area, but if my home was in that shadow it would significantly impact the success of gardening.	12/13/2020 5:24 PM
125	Buildings to the north and east will have shadowing impact, with the size of the affected area directly proportional to the buildings height	12/13/2020 5:14 PM
126	Yes...shadowing impacts are completely unacceptable in a location directly beside single family homes.	12/13/2020 5:12 PM
127	Yes, shadows will effect all houses directly north	12/13/2020 5:10 PM
128	I would I.agine it would create quite a shadow on not just the neighbors but the neighborhood including 9th Ave.	12/13/2020 5:09 PM
129	it should be in the city development plans that no new builds be allowed to shadow any existing building, the same as down town tower can not shadow the river	12/13/2020 5:05 PM
130	The shadowing would be substantial and because the towers are south of the buildings across the street, they would create perpetual shade. Not acceptable.	12/13/2020 5:02 PM
131	It will obviously cast a shadow on everything surrounding it.	12/13/2020 4:59 PM
132	Yes. Shadowing and privacy will affect us.	12/13/2020 4:30 PM
133	As said above, that height is unfitting for a neighborhood with predominantly small homes	12/13/2020 4:25 PM
134	Blocking the sun.	12/13/2020 4:06 PM
135	Yes. It is too high and will cast long shadows.	12/13/2020 4:01 PM
136	Might as well say goodbye to the sunlight coming into inglewood. I have loved living here for 14 years but now we seem to be turning into a mini New York. Disgusting!	12/13/2020 4:01 PM
137	Yes	12/13/2020 3:52 PM
138	Yes. It should be illegal and the architects should have to go back to school.	12/13/2020 3:48 PM
139	See answer to question six!!!!!! Negative impacts with shadowing for most of day.	12/13/2020 3:38 PM
140	Many residential properties will be permanently in shadow. This is completely unacceptable.	12/13/2020 3:33 PM
141	Yes. It would suck to have a small house anywhere north of that development	12/13/2020 3:26 PM
142	No I do not. In the summer the sun is high enough that it doesn't matter. Furthermore we can't expect this community to never change.	12/13/2020 3:22 PM
143	Unsure	12/13/2020 3:16 PM
144	I am concerned about the impact of such a large development. It doesn't integrate into the community or make any effort to unlike the newer developments on 9th	12/13/2020 3:01 PM

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145	Building a building this high next to single family dwellings is generally not a great idea.	12/13/2020 3:01 PM
146	Shadowing is an obvious concern.	12/13/2020 2:53 PM
147	Absolutely.	12/13/2020 2:46 PM
148	Yes - would need to see how shadowing would be	12/13/2020 2:45 PM
149	Yes	12/13/2020 2:41 PM
150	Yes, it will still light and view from the houses	12/13/2020 2:32 PM
151	Absolutely! There are patios along 9th avenue that will be horribly impacted as the building will cast shadow and make sitting in the sun an impossibility , therefore negatively impacting the small businesses that are essential to the community in inglewood. It will also ruin the access to sun for many small homes around the building that have been lived in for years ( even decades) by inglewood residents, therefore lowering their home and property values simply so a developer can make more money by changing the zoning regulations ( which are in place for a reason) for their own profit	12/13/2020 2:31 PM
152	No.	12/13/2020 2:30 PM
153	Potentially but, this is the natural site for RE-densification, next to the tracks and future LRT station.	12/13/2020 2:30 PM
154	Yes. It may interfere with the light of the surrounding homes.	12/13/2020 2:29 PM
155	A complete shadowing study would need to be done. It needs to be complete, showing the total shadowing, not cut to fit their diagrams. The truth about it.	12/13/2020 2:28 PM
156	Yes I would think it will add shadow and shading to the businesses and residences nearby.	12/13/2020 2:26 PM
157	Yes, obviously	12/13/2020 2:23 PM
158	Yes	12/13/2020 2:21 PM
159	Yes	12/13/2020 2:20 PM
160	Blocking of sunlight for homeowners trees, gardens, grass, general well being.	12/13/2020 2:17 PM
161	Yes	12/13/2020 2:17 PM
162	Shadowing could dramatically change the feel and appeal of homes aong 11th and possibly 10th avenues, as well as pose environmental hazards seasonally (increased snow and ice on sidewalks during winter, etc).	12/13/2020 2:16 PM
163	Would darken everything in it's path. Not a fan.	12/13/2020 2:11 PM
164	It looks like the homes to the north will lose the direct sunlight falling onto their homes and yards. That will definitely impact their quality of life and the value of their homes negatively	12/13/2020 2:11 PM
165	As above	12/13/2020 2:05 PM
166	Absolutely. I believe the shadowing impact on this scale of development is insane. We have pushed the allowed sizes too much	12/13/2020 1:50 PM
167	Same as previous.	12/13/2020 1:49 PM
168	Yes definitely homes beside loose light as well as value	12/13/2020 1:49 PM
169	It is to high	12/13/2020 1:43 PM
170	This will be a major impact to residents NORTH of these buildings.	12/13/2020 1:38 PM
171	Yes	12/13/2020 1:38 PM
172	As with other comments the houses will be overshadowed to a large degree for much of the year. ESP the southern facing yards.	12/13/2020 1:34 PM
173	Yep! No one wants some big dark shadow over our special neighbourhood!! It will feel cold and depressing, which is why we've all chosen to live outside of downtown!	12/13/2020 1:30 PM
174	Yes. Just take a look at downtown: a very cold, highly shaded area.	12/13/2020 1:27 PM

175	Nope seems far enough from homeowners	12/13/2020 1:25 PM
176	All the privacy those homes currently enjoy vanishes. They will have hundreds of new neighbours overlooking into their yards and back windows. The restriction to sunlight will be depressing. Currently sunlight is unlimited throughout the day. It may make it into their yards for 3-4 hours a day over the lunch hour if their home lines up with one of the gaps between towers. Just as the sun gets high enough to reach their yards in the morning, it will disappear behind the towers until it reaches one of the gaps. In the afternoon the sun won't be visible until it is almost set, if then, depending on the sun angle and time of year.	12/13/2020 1:24 PM
177	It's too much.	12/13/2020 1:17 PM
178	No	12/13/2020 1:15 PM
179	Of course. Who wants to loose the sunlight?	12/13/2020 1:13 PM
180	Its TOO TALL. I have 5-6 storey condo infront of my home & shadowing impacts significantly. Sometimes I don't realize it's a sunny day because the height and mass of the taller condo blocks sun. How much more for a 20storey!	12/13/2020 1:13 PM
181	I do but I'm so discouraged from the last time our community expressed concerns and were not heard in the slightest	12/13/2020 1:12 PM
182	Yes (see above answers)	12/13/2020 1:11 PM
183	Yes	12/13/2020 1:06 PM
184	They are far too tall and will destroy the cozy neighborhood feeling and pleasure of utilizing the back yards	12/13/2020 1:05 PM
185	Three towers at 30 stories each, on the south boundary of the community will completely shade northside homes and businesses, all year round.	12/13/2020 1:04 PM
186	Does not belong in the neighbourhood.	12/13/2020 1:02 PM
187	I can't say at this stage, not enough info given	12/13/2020 1:01 PM
188	No concerns	12/13/2020 1:00 PM
189	Yes, the visual used indicates summer sun, would want to see the impact of fall/winter shade on the community.	12/13/2020 12:59 PM
190	yes	12/13/2020 12:55 PM
191	Specific shadowing is not discernable but likely neighbors will not see the sun anytime but the summer and very little then. Imagine a south facing backyard with no sun - hope they don't have gardens!	12/12/2020 7:51 AM
192	m	12/11/2020 11:13 PM
193	Given the height, the shadows will definitely reach beyond 11th Ave	12/11/2020 3:27 PM

## Q8 Do you have any other comments, questions, or concerns related to building height(s)?

Answered: 160 Skipped: 102

#	RESPONSES	DATE
1	How easy will it be to rent apartments, who would want to live directly beside the railroad tracks. Will this become low income high maintenance bldg. Increasing traffic and safety.	12/29/2020 1:29 PM
2	We don't need highest development ever impacting that tucked away part of Inglewood which will stand out in an industrial area of the community.	12/26/2020 11:45 PM
3	One of my biggest concerns, actually, is about the group that wants to build this. I looked at all their past work, and it's absolute shit. These aren't just going to be gigantic, they're going to be gigantic monstrosities.	12/24/2020 1:49 PM
4	Way too tall for currency community guidelines. This is a development height better suited to downtown or beltline	12/23/2020 2:48 PM
5	Increased heights will place greater demand to access and roadways in the area, these considerations need to be in place prior to approval.	12/23/2020 11:39 AM
6	Privacy for anyone near these buildings is gone	12/23/2020 10:05 AM
7	There is at least 10 square miles of industrial space south of 11th Ave. I can't imagine why this proposal for 20 storeys is being bumped up against a sleepy residential property with limited physical access makes sense and would have preferred it to be on the OTHER side of the proposed C-Train station, thereby only impacting windowless warehouses. If the entire 10-ish square miles are going to be developed anyway, why wouldn't it scale AWAY from the homes? 1 storey across the street from me, 2 storeys next, and so on... Again, I'm disappointed in humans through this.	12/22/2020 4:51 PM
8	I have mentioned my concerns	12/22/2020 4:26 PM
9	Calgary is in a depression. Who is going to buy these condo's?	12/22/2020 7:44 AM
10	I am not opposed to density, but the height is excessive for the historic community and being adjacent to residential homes.	12/21/2020 9:35 PM
11	The height of the building would make it stand out and not fit the vibe in the neighbourhood, at all. Part of the allure in Inglewood is the lack of high-rise structures.	12/21/2020 4:03 PM
12	To adapt to density and growing a community is a natural progression and can be done so in a respectful and considerate fashion. Proposed developments as such is an insult to those who value where they live and invest in. There are far more respectful options to increase density in a community like Inglewood without derailing a community and overwhelming it.	12/21/2020 2:42 PM
13	No. Not visually connected to 9th Ave so not very concerned.	12/20/2020 4:14 PM
14	I have always commented on window strikes by. Odds. Inglewood is in a busy flyway, situated on major river systems. There is enough scientific evidence to insist we do not build high rises in Inglewood. Loss of mature shrubbery/trees with this type of development is a further bird concern because of loss of feeding and nesting habitat. People who live here are in the main nature oriented. Take a look at the statistics for high rise buildings in the present situation. I think they are unsustainable given how disused they are becoming and people will be rethinking multiple occupancy in future.	12/20/2020 2:49 PM
15	Why is our councilor not brought to task to answer to the community when we have asked for specific heights in our ARP?	12/20/2020 1:54 PM
16	Once you allow that height it opens higher and higher heights!	12/20/2020 1:35 AM
17	I am totally against this development. There are hoards of new condo/apartment buildings in Inglewood and the surrounding downtown area that are partially vacant and there is no need for another 3 - 20 storey towers that will ruin this lovely heritage community.	12/19/2020 7:04 PM
18	No	12/18/2020 9:03 PM
19	The City should not approve this. It will be one more foot in the grave for the rest of Inglewood. The City should hold developers to the rules.	12/18/2020 3:53 PM
20	It is my sincere hope these towers are not approved at this height	12/18/2020 8:08 AM
21	We need to stop proposing such astronomically high buildings and thinking they are going to be built. Like try something at 10 stories and see where it takes you.	12/17/2020 6:11 PM

22	I am concerned about the impact on property values with this increase in density in a heritage neighbourhood.	12/17/2020 5:55 PM
23	WHY is this even being considered in a community like Inglewood where the current restriction is supposed to be 4 stories?	12/16/2020 7:50 PM
24	this high should not be allowed so close to two full blocks of homes	12/16/2020 7:33 PM
25	I was fine with the initial plan for four storeys, I was prepared to accept the change when the City said they would allow six storeys along 12 St, but can not agree with huge towers that will dominate my home and fundamentally change the neighborhood. Traffic is already an issue as the streets are narrow and we always have to slow or stop to allow cars to pass which is fine but this proposal would likely quadruple traffic volume and that will be a huge problem given that this is only the first of many tall buildings	12/16/2020 6:58 PM
26	This building height is too high. Is should not be allowed. City hall must be receiving kick-backs from the developer. This is not the way a democratic country operates.	12/16/2020 2:44 PM
27	In the cities of socialist and communist countries, 20-storey tenement tracts is all that you see. This is Inglewood for fuck sakes, not Beijing, Shanghai, Moscow or St. Petersburg.	12/16/2020 2:30 PM
28	This is what's going to happen: the architect is going to propose something really sexy, all the councillors will vote in favour, Inglewood will have pockets of zero sunlight on the pedestrian level	12/16/2020 1:25 PM
29	No.	12/16/2020 12:24 PM
30	It's a ridiculous height and should not be allowed.	12/16/2020 5:13 AM
31	Nothing taller than 4-6 stories max should be allowed in the Inglewood/Ramsey communities	12/16/2020 2:24 AM
32	Outraged at the proposal.	12/16/2020 12:02 AM
33	I'm not sure why we need more condo buildings especially when they don't fit the surroundings.	12/15/2020 9:34 PM
34	I understand the benefits of densifying but 20 stories is beyond reason in this location. Something 10 stories or less would be much more appropriate.	12/15/2020 8:55 PM
35	They should invest in more townhouses and medium density residential homes. New development will add considerable traffic to the already limited access area.	12/15/2020 8:48 PM
36	It seems out of place visually	12/15/2020 8:08 PM
37	Density is needed in This area	12/15/2020 7:21 PM
38	20 stories seem very high for the area	12/15/2020 6:57 PM
39	20 story condos should not be allowed in existing residential neighborhoods	12/15/2020 4:33 PM
40	Why so tall? I understand we need more density but what is wrong with 4 to 5 story walk ups with walkable retail on the street?	12/15/2020 3:03 PM
41	These height changes proposed on 9th ave are detrimental to the overall esthetic and value of 9th ave	12/15/2020 1:43 PM
42	I love density and value it - especially as a TOD/car-free option - but this just seems too high for the area. Could we go back to the original height?	12/15/2020 12:36 PM
43	I fully support developing the land so long as it complies with the 4/5 story max as seen in other developments.	12/15/2020 12:35 PM
44	no	12/15/2020 12:11 PM
45	No	12/15/2020 11:59 AM
46	See above.	12/15/2020 11:26 AM
47	Why so tall when there is nothing of that height in the area? To densify this area to that degree makes no sense in my view, particularly since downtown is depressed.	12/15/2020 11:19 AM
48	Why 20 stories	12/15/2020 10:43 AM

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49	Its obtrusive and unnecessary and will not fit in to the existing neighbourhood. It will create undue risks to existing homesteads as towers need deep drilling to build and that will without a doubt cause issues with century old foundations nearby. Liability is a real risk.	12/15/2020 10:31 AM
50	Pretty much said this over and over. It's entirely way too high for this neighbourhood.	12/15/2020 10:23 AM
51	Move it to the core or belt line why destroy Inglewood trendy neighborhoods	12/15/2020 10:10 AM
52	No	12/15/2020 10:00 AM
53	High density maybe good for LRT if it happens but look to repurpose empty downtown office buildings first.	12/15/2020 9:37 AM
54	I look forward to this project and hope it goes through.	12/15/2020 9:11 AM
55	This is ridiculous. There are already many vacant tall buildings in the neighbourhood, we don't need anymore.	12/15/2020 9:04 AM
56	These heights are too extreme for this land use.	12/15/2020 9:03 AM
57	Just that the height will be completely out of place	12/15/2020 8:46 AM
58	They should meet current zoning requirements like everyone else. They're not special and the zoning was done for a reason. Other have bought and made homes depending on those restrictions to keep their neighbourhood as they want it. Changing things now is a breach of trust	12/15/2020 8:43 AM
59	Keep height to 5-6 stories to fit in with the community	12/15/2020 8:35 AM
60	This is absolutely out of place with the existing neighbourhood, and should not be approved at this height.	12/14/2020 10:50 PM
61	Out of scale, but at least it isn't in the heart of the community along 9th ave, backing onto the rail lines may allow some noise block for some neighbours	12/14/2020 10:30 PM
62	This is setting a dangerous precedent for building height, the members of these communities have told the city repeatedly that they do not want it. This kind of development will destroy the community	12/14/2020 8:39 PM
63	No	12/14/2020 6:31 PM
64	I hope that the developer and the community can respectfully negotiate a somewhat shorter development.	12/14/2020 5:54 PM
65	too many people in an already dense neighbourhood in the summer on pathways and parks. the train crossing will be a nightmare and access to the condos is not great.	12/14/2020 4:41 PM
66	As with previous question, I am happy to see a 20 story building height and density next to the new train station in Inglewood. This is an exceptional use of infrastructure that will improve ridership and allow the city to operate more efficiently. As opposed to having park and ride type commuters	12/14/2020 12:31 PM
67	Again, doesn't fit the neighbourhood. Can't we do more buildings, in the project, with less height.	12/14/2020 11:17 AM
68	Parking for a building that large.	12/14/2020 10:57 AM
69	We need more of this to support the businesses on 9th Ave.	12/14/2020 10:20 AM
70	No concerns.	12/14/2020 10:17 AM
71	Absolutely	12/14/2020 9:32 AM
72	What about flight paths to the airport? Not to mention infrastructure such as sewage and water supply? Parking? Traffic?	12/14/2020 9:10 AM
73	No	12/14/2020 7:07 AM
74	Just, too high. How many empty condos are there in Calgary? Keep the character of Inglewood.	12/13/2020 11:38 PM
75	The proposed height is too high	12/13/2020 11:27 PM



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76	As noted previously	12/13/2020 10:20 PM
77	As above	12/13/2020 10:18 PM
78	Buildings of this height are completely out of character for Inglewood. This is one of the last remaining original neighbourhoods in Calgary and this type of 'development' would not be conducive to retaining that historical character.	12/13/2020 10:14 PM
79	I agree that increasing the density of Inglewood is good. We are so close to the city centre, it makes sense that more people have access to the area, but the large, tall proposed developments are too much. There needs to be a transition, I would like to see more 5-10 storey buildings proposed.	12/13/2020 10:11 PM
80	As stated	12/13/2020 10:07 PM
81	Out of character, insensitive. Would expect Gian Carlo Carro to grow a pair at some point and oppose.	12/13/2020 9:37 PM
82	The developer is clearly pushing their own selfish agenda. The project is far too high. Adjust your proforma.	12/13/2020 9:26 PM
83	Far too big and high for this beautiful neighborhood	12/13/2020 9:19 PM
84	Just that this is ridiculous. I'm so mad.	12/13/2020 9:18 PM
85	Bring on the new developments	12/13/2020 8:55 PM
86	This is the greediest development yet in Inglewood.	12/13/2020 8:49 PM
87	No further concerns. Opposed to the proposed location.	12/13/2020 8:32 PM
88	I appreciate everything this committee does to keep the charm of Inglewood. Without you we would be like every other inner city neighbourhood. If I wanted to live in a typical inner city neighbourhood with cookie cutter infills and towers I would be in Altadore or Marda Loop. I love Inglewood because of its people and the values that we share.	12/13/2020 8:07 PM
89	Parking and access will become a nightmare with this many additional residents. Already Inglewood is quite busy and access into that area is restricted by the train and dead ends/not connecting streets.	12/13/2020 8:06 PM
90	Density = increased people and I don't support this	12/13/2020 7:51 PM
91	I'm concerned that developers continue to push the regulations for building height in Inglewood. Density is good, but we also need to keep the charm of the neighbourhood. All these (too) tall buildings will diminish the vibe of the community.	12/13/2020 7:23 PM
92	I think this is a far better spot for development than the ones already in play on 9th. If the buildings are set back from 11th maybe the shading won't be bad but 20 stories is way too high	12/13/2020 7:03 PM
93	The Inglewood neighbourhood cityscape is unique in the inner city. Big, overly tall buildings are going to destroy the character, charm and attractions of Inglewood — it will gradually evolve into just another adjunct to all the tall buildings in downtown Calgary — bland, unwelcoming, no lively street life, dead.	12/13/2020 7:00 PM
94	No	12/13/2020 6:36 PM
95	It does not fit with the feeling of the neighbourhood, ruining its character	12/13/2020 6:26 PM
96	No	12/13/2020 6:17 PM
97	Too tall	12/13/2020 6:17 PM
98	Seems a bit high. Maybe somewhere between 12-15 stories would be more appropriate	12/13/2020 5:57 PM
99	A medium to high density complex in this spot would be good, at a max of 4 to 6 stories. Please consider developing for that, it would be a good fit.	12/13/2020 5:50 PM
100	Please don't do allow this to go through!	12/13/2020 5:47 PM
101	I'm not against development and this is a good spot to increase our density, but this is over the top. I presume access comments are to follow, but just in case, the resulting traffic up 17th trying to get out on to 9th will be a gong show.	12/13/2020 5:41 PM

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102	No	12/13/2020 5:40 PM
103	The height is not suited for this neighbourhood. Inglewood should be 4-6 stories to keep its best neighbourhood designation.	12/13/2020 5:26 PM
104	I hope that the city will listen to the concerns of the neighbours and residents who will be directly impacted.	12/13/2020 5:24 PM
105	Why 65 meters? The city sets a height in the draft ARP and it is overshadowed before they even publish the ARP	12/13/2020 5:14 PM
106	This neighborhood is an historic one, where tall multi storey buildings do not fit nor belong. This history has value for residents...it is unfortunate that it has no value for city planners, developers, or city council.	12/13/2020 5:12 PM
107	Too tall	12/13/2020 5:10 PM
108	Is there a need for this volume of accommodations in the area? Are the existing highrise apartments at capacity?	12/13/2020 5:09 PM
109	Keep the height of any new builds within reason of existing building, not the extreme height that the city is currently allowing/proposing in the community of Inglewood, the last historic community in our city.	12/13/2020 5:05 PM
110	How will this impact parking in the area?	12/13/2020 5:03 PM
111	There are locations in Ramsay/Inglewood where medium height towers are appropriate. 20 storey towers only fit in really specific sites, not in the midst of other heritage buildings. I wish city council would balance the two and allow our historic neighbourhoods to retain their unique character while increasing density.	12/13/2020 5:02 PM
112	Honestly, why???	12/13/2020 4:59 PM
113	I'm looking to council to keep Hungerford in check. They keep adding more stories to their proposals. They are requesting the height; they are not entitled to it, nor does it appear necessary for density. It's only good for Hungerford's revenue.	12/13/2020 4:30 PM
114	No	12/13/2020 4:25 PM
115	Yes. The towers will be visible throughout the area and will be detrimental to the overall context of the cultural heritage landscape.	12/13/2020 4:01 PM
116	Have said it all in my previous comments.	12/13/2020 4:01 PM
117	We are a family of 4, planning to move into condos in 6 years when the kids are gone. Build is something we would be proud to live in. Google Europe, apartment life. You'll find some ideas	12/13/2020 3:48 PM
118	See 6 and 7.	12/13/2020 3:38 PM
119	Once again, density is important but this proposal is way out of line with the neighborhood.	12/13/2020 3:26 PM
120	I think the density will help the community and the small businesses that we love to promote.	12/13/2020 3:22 PM
121	It will ruin Inglewood	12/13/2020 3:01 PM
122	No	12/13/2020 3:01 PM
123	No	12/13/2020 2:45 PM
124	How many more would you like? 6 stores top height 4 would be ideal	12/13/2020 2:41 PM
125	It is too tall for the neighborhood. It is against the aesthetic	12/13/2020 2:32 PM
126	Other than the financial gains to be made by the developer by building a high rise (the first one of this height in a neighborhood that is known and sought out for its historic charm), what exactly will current residents gain by the addition of this building other than more traffic jams?	12/13/2020 2:31 PM
127	No.	12/13/2020 2:30 PM
128	No	12/13/2020 2:30 PM
129	It is a good location for multi unit homes but this doesn't fit the historic feel of the neighbourhood.	12/13/2020 2:29 PM

130	Where will everyone park? Where will visitors park? What about glass and the birds and other wildlife? I want to skyline as much as possible. If I want towering buildings, I can go downtown.	12/13/2020 2:28 PM
131	Stick to the zoning laws in place	12/13/2020 2:23 PM
132	It's too high	12/13/2020 2:21 PM
133	Yes. Too tall	12/13/2020 2:20 PM
134	Just do not agree with this type of development in a historic neighbourhood!	12/13/2020 2:17 PM
135	Buildings in this area should be limited to 3-4 stories to fit in with historical nature of community	12/13/2020 2:17 PM
136	Inglewood's character is built on its historic deeling and quirky, unique features. A series of massive steel and glass towers would considerably reduce those crucial elements that make the community as successful as it is.	12/13/2020 2:16 PM
137	Keep them on the other side of the river.	12/13/2020 2:11 PM
138	It makes me angry that very few developers respect the community needs. They don't have to, because it seems that the zoning bylaws and any other building restrictions or community guidelines mean nothing, because no one enforces them! With enough money anything can be pushed through. :(	12/13/2020 2:11 PM
139	This one doesn't bother me as much as the ones on 9th as it is set back and closer to the train tracks. Higher density around transit is good design	12/13/2020 2:05 PM
140	I think we are treading in dangerous waters, and if we don't stop these developers creating atrociously large buildings, we will lose the history, character and charm of these neighborhoods.	12/13/2020 1:50 PM
141	Same as previous.	12/13/2020 1:49 PM
142	It should only be 10 stories	12/13/2020 1:43 PM
143	How will traffic access this site? 13th St? This is not sustainable for traffic flow on/off 9th Ave.	12/13/2020 1:38 PM
144	No	12/13/2020 1:38 PM
145	Too high. By a LONG shot. Will overcrowd Inglewood.	12/13/2020 1:30 PM
146	Let's not turn Inglewood into an extension of downtown with its high rises. This is a multi-use community of residences, businesses, and industry -much like a small town. Most of us invested and moved here because we like the old town feeling.	12/13/2020 1:27 PM
147	Nope	12/13/2020 1:25 PM
148	I would support a shorter structure.	12/13/2020 1:15 PM
149	Obscene.	12/13/2020 1:13 PM
150	Too TALL. Build downtown if you want tall not ideally smaller scale Inglewood	12/13/2020 1:13 PM
151	No	12/13/2020 1:12 PM
152	Inglewood is in need of high density housing, but it needs to be human scale. Montreal has achieved high density in the form of many 3-4 story buildings which maintain character. Please do not turn Inglewood into another soulless Beltline!	12/13/2020 1:11 PM
153	Building heights should be restricted to fit in with the rest of the neighborhood. They would be completely out of scale and an eyesore completely overshadowing the neighborhood.	12/13/2020 1:05 PM
154	Intrusive and obstructive.	12/13/2020 1:04 PM
155	Inappropriate.	12/13/2020 1:02 PM
156	No	12/13/2020 1:01 PM
157	No concerns	12/13/2020 1:00 PM
158	Affordable housing is a serious issue in Inglewood. How can this building have units that are	12/13/2020 12:59 PM

also affordable!? Downtown and east vilLge have plenty of high rise buildings. Lets keep the height more similar to Inglewood/Bridgeland main street.

159	it's too high and doesn't fit in with the neighbourhood	12/13/2020 12:55 PM
160	Aren't there supposed to be transitional heights adjacent to residential? There is no context in putting these massive blocks adjacent to a heritage village.	12/12/2020 7:51 AM

## Q9 What benefits do you see with adding density in this area?

Answered: 182 Skipped: 80

#	RESPONSES	DATE
1	I don't see a benefit at this time. New construction in Inglewood is already struggling to fill properties. Why add more?	12/29/2020 1:36 PM
2	Possibly reducing foot traffic of vagrants and savoury characters. Less chance of squatting and overnighting/tents closer to the tracks and utility box up from the alley (closer to 12 Street).	12/27/2020 12:00 AM
3	I think density is good. But needs to be balanced.	12/24/2020 1:53 PM
4	Benefits include the reduced need for building suburbs—but this only works if people wish to live in towers rather than single family homes.	12/23/2020 3:47 PM
5	More local residents. Lower cost per unit	12/23/2020 2:51 PM
6	Increased foot traffic will make businesses in the area more viable and desirable. The increased demand could also draw business to the area. Increased foot traffic will make the area a destination for visitors as well.	12/23/2020 11:52 AM
7	It would be a good use of this space and bring more business to 9th ave.	12/23/2020 10:14 AM
8	I recognize the benefits of density to a C-Train station and the beauty of the proposal but don't see the benefit of adding density to this immediate location.	12/22/2020 5:17 PM
9	None. This density has no large grocery store near it. All of the traffic will flow through the neighbourhood along 13th St. causing congestion and traffic	12/22/2020 4:30 PM
10	No. There are plenty of empty condo's available in the East Village.	12/22/2020 7:48 AM
11	I do see benefits to adding density in Inglewood. I would like it to be thoughtful and contribute to our community being a great place to live, shop, work and socialize based on its community feels and the historic fabric that has made it so successful.	12/21/2020 9:48 PM
12	The benefits would be more business in the community.	12/21/2020 4:12 PM
13	We are not equipped for the vehicles that would come from so many suites. A few years ago we had to advocate for permit parking for residence just as a result of growing "visitor traffic" to our community. Given the recent developments it has put pressure on this in itself, although there is an understanding we are a growing community. The reality of adding that many suites, visitors, etc. is frightening to even imagine how the community it self will be so overwhelmed to manage the density. Growth happens with time - not concrete.	12/21/2020 2:46 PM
14	redevelopment of an obsolete industrial site, improved traffic connections, pedestrian improvements, support for transit infrastructure investment in the community	12/21/2020 12:01 AM
15	Better support for local businesses. Hopefully enough density to support a bigger grocery store.	12/20/2020 4:36 PM
16	None at this scale.	12/20/2020 3:25 PM
17	None	12/19/2020 7:07 PM
18	None, will the added density drop my property tax? The only positive is supporting local businesses	12/19/2020 4:12 PM
19	Adds local residents that will support local business and add to the long term vibrancy of the community. Adjacent to LRT station to promote use of public transit with attendant environmental and public infrastructure benefits.	12/18/2020 9:19 PM
20	More customers for local businesses?	12/18/2020 3:56 PM
21	Businesses in Inglewood will benefit and new ones may open. We may get better services such as increased transit.	12/18/2020 2:21 PM
22	I understand progress and the desire to build up inner city but this level of density is overkill in Inglewood. This looks like an East Village development not Inglewood.	12/18/2020 8:30 AM
23	More people to live and shop in the area	12/17/2020 10:52 PM
24	No benefits	12/17/2020 6:16 PM

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25	None at this level of density, especially with the other planned development in the neighbourhood.	12/17/2020 6:04 PM
26	The area would become livelier and more vibrant.	12/17/2020 1:44 PM
27	I love the idea of densifying this area. The opportunity to develop here is sorely needed and will support the concept of TOD. That being said, the development needs to be thoughtful and supportive of the Inglewood/Ramsay ARP.	12/17/2020 11:41 AM
28	Increase demand for services in Inglewood, better services in Inglewood.	12/17/2020 8:40 AM
29	Generally am not opposed to added density but 3 towers would mean a significant influx of people and vehicles concentrated in one area.	12/17/2020 7:45 AM
30	as a resident I dont see any benefits	12/16/2020 8:05 PM
31	Housing benefits for the inner city are apparent however to what extent is arguable. The density in that area in my opinion goes beyond reasonable. Again I would be completely agreeable to 7 to 10 stories.	12/16/2020 7:55 PM
32	ZERO benefits to the existing community - traffic congestion in entire area, 9th Avenue unable to control traffic, potential loss of business if people can no longer find parking and/or it is so inconvenient to fight the congestion!	12/16/2020 7:54 PM
33	More density should mean more small businesses including restaurants and shops and hopefully a livelier street scene all of which can improve our community if built within height restrictions that will not significantly change the way we live	12/16/2020 7:17 PM
34	Absolutely nothing.	12/16/2020 2:49 PM
35	These buildings should not be higher than 5 storeys. Too much expansion in the area will lead to traffic issues and crime.	12/16/2020 2:48 PM
36	possibly more small businesses but probably not. Man the green space around those buildings is going to suck ass due to shade	12/16/2020 1:29 PM
37	Business would benefit with added foot traffic.	12/16/2020 1:26 PM
38	We don't have a proper grocery store in Inglewood so where will they all go, and how will they get there.	12/16/2020 12:27 PM
39	I don't see Benefits. The area doesn't need condos.	12/16/2020 5:17 AM
40	I see no benefits to adding high density to this area	12/16/2020 2:36 AM
41	Increased support for the local businesses	12/16/2020 12:08 AM
42	more traffic,more crime, more parking shortages	12/15/2020 11:37 PM
43	As a small business owner, adding density is vital to the survival of the community. We need more people walking Inglewood, and that means residents. We must make room for newer structures that can Coexist with the old!	12/15/2020 10:25 PM
44	None	12/15/2020 9:36 PM
45	Density provides life, consumers, tax base, often local business owners, diversity, often more affordable housing options, mixed generations	12/15/2020 9:12 PM
46	add residential tax revenue to the city and potentially allow for more amenities like schools/libraries/and pool.	12/15/2020 8:51 PM
47	I love the extra density. I see revitalizing impacts from the extra people and support for new businesses to move in to Ramsay	12/15/2020 8:12 PM
48	Help struggling business owners and prevents urban sprawl by making inner city living more affordable	12/15/2020 7:24 PM
49	Density is good, but why does this city continue to sprawl and only talk density in the inner city? I do not trust this City / Developers and often wonder "who just got paid"	12/15/2020 7:13 PM
50	More people bring more business to the area	12/15/2020 6:47 PM

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51	Less crime, more vibrant community with more amenities	12/15/2020 3:06 PM
52	small business, schools, daycares will benefit	12/15/2020 1:47 PM
53	little benefit	12/15/2020 1:45 PM
54	Better foot traffic to help businesses, more people choosing to live car-free or with fewer cars.	12/15/2020 12:41 PM
55	I think its good for local businesses and vibrancy in the area.	12/15/2020 12:38 PM
56	more people = more customers for our local businesses. it also means more services to our neighbourhood.	12/15/2020 12:23 PM
57	There are benefits to density if it supports local businesses and increases the tax base for things like better transit options and other amenities. But it should be instituted within reason. You don't build three 20 storey towers in a neighbourhood of single-family residences.	12/15/2020 11:44 AM
58	I don't think that this area can support this development. And the noise from the trains will not be welcomed and only cause frustration and arguments between cp rail and the owners of the complex. Not well thought out.	12/15/2020 11:32 AM
59	None	12/15/2020 11:23 AM
60	Modest density that is inline with the existing ARP is very welcomed. Stacked Townhome styled complex will give a more rowhouse feel and would not require the level of drilling down that a tower needs, reducing liability to neighbouring homes. The site should enhance it with south facing commercial units on the south end permitting appropriate balance and scale. Density still occurs and just as important work spaces near a stn are an easier sell and create a welcomed amenities to the station.	12/15/2020 11:10 AM
61	We're already one of the most densely populated areas of Calgary so adding more does nothing.	12/15/2020 10:28 AM
62	I guess it will bring more customers to existing businesses- but it could also have a negative impact destroying the neighbourhood- traffic congestion, crowded sidewalks, no parking etc. Don't believe them when they tell you they will all use the Greenline!	12/15/2020 10:22 AM
63	None really.. we need to support what already exists	12/15/2020 10:15 AM
64	good for the local businesses	12/15/2020 9:44 AM
65	Increase commercial traffic for local businesses. People don't have to drive as much and they're next to a nice park and river.	12/15/2020 9:23 AM
66	Helps a lot of businesses with walking traffic. The green line needs to have high density housing near it to make sure we are sustainable for the future.	12/15/2020 9:16 AM
67	This area is density rich already and has a tidal wave of visitors all week	12/15/2020 9:07 AM
68	None. Not one good thing will come of this.	12/15/2020 9:06 AM
69	Less urban sprawl	12/15/2020 8:48 AM
70	Higher density is good if the neighbourhood is maintained, but 20 stories is excessive	12/15/2020 8:46 AM
71	Good for busness however it may be more then this area can handle. Too many floors	12/15/2020 8:42 AM
72	We don't have the amenities for this scale. No grocery store & no rec centre.	12/15/2020 8:40 AM
73	None	12/15/2020 3:23 AM
74	This is OVERKILL. Benefits of added density will be put forward, but this is OVERquantifying. Stick to the density and storeys proposed in the 2017 ARP Draft, 2018 ARP Draft, and 2019 ARP Recommendations. Obey the hours and hours of work put in by dedicated members of our community, to preserve its success and integrity.	12/14/2020 10:59 PM
75	Tax base increase, more residence to shop in inglewood	12/14/2020 10:33 PM
76	Maybe we can keep the pool?	12/14/2020 8:48 PM
77	I see benefits of increased consumer traffic for local businesses	12/14/2020 6:37 PM
78	Developments like this are more efficient from a land consumption and energy consumption	12/14/2020 6:13 PM



point of view as compared to low-density housing. A development like this increases the City's tax base in a compact way without the associated costs of sprawl that occurs with single-family housing. The increased density provides a larger customer base to support local businesses. It also proposes a more walkable community. It fulfills part of the density obligations that come along with the extensive transit connectivity that the City has invested in Inglewood.

79	See above comments	12/14/2020 3:21 PM
80	It is close to the proposed Greenline Station, but how many years away is this station? I think it will help support some 9th Avenue businesses.	12/14/2020 12:38 PM
81	Density will keep our business is viable. Accessible living options are key to make in Calgary a liveable city.	12/14/2020 12:35 PM
82	None, except uses empty land.	12/14/2020 11:21 AM
83	Bigger tax base for the city. Crappier neighbourhood for residents.	12/14/2020 11:04 AM
84	none. I think it is crude and non conducive to the wishes of the neighborhood.	12/14/2020 10:24 AM
85	Support local businesses and the Green Line.	12/14/2020 10:22 AM
86	More residential density means more retail amenities. I live in Inglewood and can't do any of my necessary shopping here. Even Kensington has a grocery store.	12/14/2020 10:20 AM
87	Walk ability to neighbourhood and downtown, close to LRT	12/14/2020 9:41 AM
88	None	12/14/2020 9:36 AM
89	None! The existing infrastructure was designed to handle single family homes, not mega-monstrocities! A modest increase in density would be acceptable, but, this would overwhelm sewage, water, traffic, parking, playgrounds, and schools!	12/14/2020 9:19 AM
90	More people will be able to move in Inglewood, creating more business, jobs, and more money.	12/14/2020 7:08 AM
91	More people will drive services and infrastructure	12/13/2020 11:29 PM
92	None. There already isn't enough parking as it is. I do not disagree with adding density to Inglewood in principle however I feel that there is a way to respect the history of the neighborhood and neighbouring homes while adding density. This is not it.	12/13/2020 11:10 PM
93	It doesn't seem necessary given that there have been several buildings recently with significant support for density.	12/13/2020 10:24 PM
94	None	12/13/2020 10:22 PM
95	Mostly, I see the benefit to the city as a whole. I want to see less sprawl, less suburban development. I anticipate that more amenities, better transit, better walkability will come with higher density. But, mostly, I think responsible urban growth means building up the inner city.	12/13/2020 10:20 PM
96	None.	12/13/2020 10:14 PM
97	Not a lot. Seems out of place for the residential area	12/13/2020 10:11 PM
98	None. All homes in the permanent shadow will become rentals, bulldozed for same.	12/13/2020 9:40 PM
99	More people in the neighborhood can support TOD goals and enhance our community. However, 20 storeys is outrageous	12/13/2020 9:29 PM
100	There are no benefits sadly.	12/13/2020 9:24 PM
101	Inglewood can definitely stand more density. We're a small population in the city. It's good for local businesses.	12/13/2020 9:24 PM
102	I am a fan of smart density and that doesn't mean maxing out height that will negatively impact the existing buildings.	12/13/2020 9:21 PM
103	None	12/13/2020 8:43 PM
104	Density will help businesses in the community but not at the cost of the look and feel of the community. Inglewood is a mature residential community, not in need of a complete	12/13/2020 8:37 PM

	reimagining like the East Village was.	
105	Additional support for local businesses	12/13/2020 8:12 PM
106	I think that every inner city community benefits from more density and I would be happy to support a development that fits in the current restrictions.	12/13/2020 8:09 PM
107	None at all	12/13/2020 7:56 PM
108	More density will hopefully translate into more support for local businesses.	12/13/2020 7:31 PM
109	If we are going to have to add density this is a better area than along the 9th Ave wind tunnel. Only one side is residential so less harm than it might have been. Hopefully they will listen to residents concerns and make some compromises on set back and height	12/13/2020 7:10 PM
110	Density is good but it must be achieved with shorter buildings. 20 stories are not appropriate for Inglewood.	12/13/2020 7:07 PM
111	It would bring economic benefits to local businesses in the area.	12/13/2020 6:39 PM
112	Provides more customers to keep our awesome businesses on 9th alive. More demand for services like a public pool, more diversity of socioeconomic residents, affordable housing with direct access to public transit.	12/13/2020 6:33 PM
113	Increase foot traffic for businesses. Less sprawl for the city in general	12/13/2020 6:28 PM
114	More people to support local businesses. More services and care brought to the neighborhood due to more people paying taxes here.	12/13/2020 6:20 PM
115	Utilization for lrt, densification for more amenities	12/13/2020 6:19 PM
116	Increased business for local retail	12/13/2020 5:50 PM
117	good for the business's and vitality of the community	12/13/2020 5:50 PM
118	Good for surrounding businesses	12/13/2020 5:43 PM
119	Might get the city to improve sidewalks and bike lanes.	12/13/2020 5:32 PM
120	The benefits are to the City ie increased density near a greenline station at the existing residents dis-benefit	12/13/2020 5:29 PM
121	no benefit...	12/13/2020 5:29 PM
122	None.	12/13/2020 5:17 PM
123	I don't.	12/13/2020 5:12 PM
124	None	12/13/2020 5:11 PM
125	There are none. This should be the focus of East Village only until it is full. The parking, shopping, and traffic flow in this area can not support an influx of density like this all at once.	12/13/2020 5:07 PM
126	It's possible to commute downtown without a car. It will increase foot traffic for shops and services in Inglewood. It's less expensive for the city to service than land on the fringe.	12/13/2020 4:39 PM
127	Adding density within the inner city is good. Increased population justifies increasing services and resources for recreation that the inner city is missing	12/13/2020 4:28 PM
128	None	12/13/2020 4:08 PM
129	Attract people to local businesses	12/13/2020 3:54 PM
130	Density is fine, but density is not the same as architecturally killing a neighbourhood .	12/13/2020 3:51 PM
131	None. Taxes should go down by 50% or more with the new density.	12/13/2020 3:44 PM
132	Adding density will help support the local businesses, and hopefully will add some vibrancy to the street life.	12/13/2020 3:37 PM
133	None. It will overwhelm first responders, increase traffic and impact parking	12/13/2020 3:36 PM
134	More people in the community to support the businesses	12/13/2020 3:24 PM

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135	I think higher density buildings are not a bad thing but this is a bit excessive. Other high density buildings in this neighbourhood are struggling to get enough residents as it is.	12/13/2020 3:05 PM
136	None	12/13/2020 3:03 PM
137	Depends on the clientele it attracts. School and pool better utilized. Shops and restaurants more business.	12/13/2020 2:50 PM
138	Better amenities, increased property value	12/13/2020 2:48 PM
139	None	12/13/2020 2:47 PM
140	I don't see any. The streets in this neighborhood are not wide enough to accommodate such a huge jump in population, there is not enough grocery store access for this many additional people and vehicles, and it will cause huge traffic congestion entering and exiting this neighbour hood	12/13/2020 2:40 PM
141	It will help to bring more business and make the streets busier	12/13/2020 2:38 PM
142	It is a good location for 10 stories or less. As it is very close to the tracks, it will need to have all mitigating factors for sound. There would never be single family homes along this area.	12/13/2020 2:34 PM
143	Increased customer base for 9th Ave, investment in public amenities, more people to join the ICA.	12/13/2020 2:33 PM
144	Close to down town. Close to future LRT station.	12/13/2020 2:33 PM
145	Being close to the ctrain line and saving space is good. Depending on the cost it may afford families a housing option.	12/13/2020 2:31 PM
146	None.	12/13/2020 2:30 PM
147	None	12/13/2020 2:28 PM
148	Hopefully could bring businesses near by, or reopen ones that have shut, like the barre studio	12/13/2020 2:23 PM
149	Density is good. These are just too tall	12/13/2020 2:23 PM
150	None that I am aware of.	12/13/2020 2:21 PM
151	Higher density in Inglewood seems generally like a bad idea here and now. The streets are already packed, there isn't parking available for the people who live in the neighbourhood, and the area lacks amenities like an affordable grocery store to support a greater density of people.	12/13/2020 2:21 PM
152	None.	12/13/2020 2:20 PM
153	Benefits of density aren't specific to this area, and this location. There are no benefits that would apply only to this location	12/13/2020 2:17 PM
154	Transit oriented neighborhoods that also encourage walking and cycling are healthy neighborhoods. If the green line is going through or near that location, I believe it's smart to build there	12/13/2020 2:10 PM
155	This density might fit in East Village, where there are still empty and /or underutilizes lots, but not in Calgary's oldest neighbourhood. Move it somewhere the character has already been destroyed.	12/13/2020 1:56 PM
156	More opportunities for people to live in the area but there are already plenty of spaces.	12/13/2020 1:53 PM
157	I don't see any benefits.	12/13/2020 1:51 PM
158	No benefits...only detrements	12/13/2020 1:51 PM
159	Our ward rep gets to boast he has more revenue coming in through property taxes. Nothing else.	12/13/2020 1:49 PM
160	It needs to be done with the approval of the inglwood bia	12/13/2020 1:46 PM
161	Access to Green Line would be positive.	12/13/2020 1:41 PM
162	None	12/13/2020 1:41 PM
163	Increasing density will bring additional commerce and vitality to the area which is very positive.	12/13/2020 1:38 PM

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164	None. Traffic and parking are already difficult. The local grocers and services will be overrun.	12/13/2020 1:34 PM
165	Will strongly support business on 9th Ave, and clean up this land that's otherwise pretty ugly	12/13/2020 1:27 PM
166	If no surrounding response residential homes around it's fine but traffic concerns are an issue. Cannot assume making people go car less within less than a decade is going to happen right away. Main streets are already congested in peak hours already	12/13/2020 1:24 PM
167	There's already too many empty condos and apartments in Inglewood; flooding the market with more empty units will not help anyone's property values	12/13/2020 1:19 PM
168	More customers to support local businesses.	12/13/2020 1:17 PM
169	None.	12/13/2020 1:16 PM
170	It'll bring more folks to Inglewood. It's only truly beneficial to the community if there are low income housing options. We don't need more half empty half a million dollar condos.	12/13/2020 1:15 PM
171	Good location near the breweries, shops, and transit.	12/13/2020 1:14 PM
172	Some density is desirable, especially if the new development includes lower income housing options but it shouldn't be outside the well thought out area guidelines	12/13/2020 1:11 PM
173	None.	12/13/2020 1:11 PM
174	None for the residents or property owners of Inglewood	12/13/2020 1:09 PM
175	None as it is not near public transit. There is already a plethora of empty condos in Beltline and east village area	12/13/2020 1:07 PM
176	None	12/13/2020 1:04 PM
177	More customers for local businesses, attractive to bring new business to the area.	12/13/2020 1:04 PM
178	The future placement to the green line will be great! Hopefully a greater diversity of people in the area. Please make sure there is enough parking.	12/13/2020 1:04 PM
179	Increased businesses and hopefully revitalization of brewery district	12/13/2020 1:01 PM
180	i don't	12/13/2020 12:57 PM
181	SOME additional density will support businesses and perhaps school population.	12/12/2020 8:04 AM
182	Added population which may allow for additional services in Inglewood	12/11/2020 3:32 PM

## Q10 What concerns do you have about adding density in this area?

Answered: 180 Skipped: 82

#	RESPONSES	DATE
1	Building right beside the railway tracks does not seem like a place I would want to live.	12/29/2020 1:36 PM
2	I don't need any more traffic North/south or east/west traffic coming through than what already occurs. The lane is not meant nor wide enough for added traffic.	12/27/2020 12:00 AM
3	I guess it would be a lessening of the feeling of a residential area. But I'm probably not too concerned about more people.	12/24/2020 1:53 PM
4	Density will most certainly add noise and potentially be less safe for my young family. I wish for my children to grow up in a place where they know their neighbours and are not worried about increased population adding to a hectic, busy area that could be dangerous to them (ie: more cars on the roads, etc). I would feel less motivated to go for a walk if I know the beauty of the landscape has been taken away by the towers, or the noise and hecticness of so many more people living in the area, will be offputting.	12/23/2020 3:47 PM
5	Access for that high density will strain existing roads and lane ways. Those streets are narrow residential and not intended to handle the number of cars for this development	12/23/2020 2:51 PM
6	Access and parking.	12/23/2020 11:52 AM
7	Traffic & parking. The access points are also through a playground and down an alleyway, next to someones home.	12/23/2020 10:14 AM
8	Notwithstanding the previous impacts, this immediate location is not physically designed for the volume of people that would traverse through the neighbourhood.	12/22/2020 5:17 PM
9	As mentioned above	12/22/2020 4:30 PM
10	Again, Calgary is a dying market, there is no work here thanks to Justin Trudeau and N. Nenshi, who is going to buy these. Or are you thinking Chinese investment?	12/22/2020 7:48 AM
11	My main concern would be the departure from a neighbourhood community to a large urban development. Next concerns would be traffic, parking, and privacy.	12/21/2020 9:48 PM
12	The concerns would be lack of roadway infrastructure to accommodate. I used to live in the Liberty Village area of Toronto. It turned into a nightmare with only one road running through it (9th ave in this case). We also don't have the local amenities to support.	12/21/2020 4:12 PM
13	none	12/21/2020 12:01 AM
14	Traffic, parking, visitor parking	12/20/2020 4:36 PM
15	Unsustainable to this degree. We have already surpassed the number of people who can reside here for parking, wildlife protection, tranquillity as far as traffic noise is concerned and are having to address problems in the back streets for both traffic and parking because of this. Wildlife is also being displaced from our natural areas and is frequently coming into contact with people. The animals and birds are also our neighbours and need protection from harassment, unsafe feeding and resting habitats which are created by overuse of the natural areas. Given the positive comments on f/b they are valued. However, people appear to desire neat, manicured environments as well. Do we want to trade wildlife for anthropomorphic tidiness? Perhaps we need to put more effort in this Community into preserving what natural areas we have because once changed they can never be returned. Survey everyone in the newsletter.	12/20/2020 3:25 PM
16	There has been no cumulative impact study completed with bringing this development, the other hungerford development and the RNDSQR development to the neighborhood. Cumulatively, all of these developments will have a huge impact on the community. We should insist on an impact study from our councilor.	12/20/2020 1:57 PM
17	There is not the resources to support this density. There is no large grocery store, etc.	12/19/2020 7:07 PM
18	Traffic, parking	12/19/2020 4:12 PM
19	None.	12/18/2020 9:19 PM
20	Traffic, building heights, too many people, not enough services, there is already many parking issues fir residents, I'll assume they are not proving enough parking fir their tenants?	12/18/2020 3:56 PM
21	Traffic and parking.	12/18/2020 2:21 PM

22	How can they be serious adding this much new density = more people = more cars to 17 avenue SE and a dead end road of 13 street SE.	12/18/2020 8:30 AM
23	Suburban mentality and people brining big box store mentality to the neighborhood	12/17/2020 10:52 PM
24	Very concerned. Look at the surrounding areas and how many places are available to buy/rent. You are just adding to that and decreasing the value of established buildings. It makes no sense	12/17/2020 6:16 PM
25	Traffic on 11th Avenue and laneway, and impact on property values.	12/17/2020 6:04 PM
26	With density comes more noise, possible rowdiness, more congestion with all the added vehicles in a small space, potentially more garbage/waste.	12/17/2020 1:44 PM
27	I have zero concerns about adding density in this area. I would love to see new development here. But it must comply with the Inglewood/Ramsay ARP	12/17/2020 11:41 AM
28	None	12/17/2020 8:40 AM
29	Traffic and parking in the community. Inglewood's roadways are narrow and already congested, especially during rush hour times when 9th Avenue is used by commuters as a route in and out of downtown and on weekends. The proposed development would likely add to the congestion, especially if other new and proposed developments at this end of Inglewood are taken into consideration.	12/17/2020 7:45 AM
30	Construction of high buildings less sun light less view, car and pedestrian traffic, more noise etc in this nice old single family comunity	12/16/2020 8:05 PM
31	Traffic and parking. General congestion.	12/16/2020 7:55 PM
32	As noted above	12/16/2020 7:54 PM
33	I don't really have concerns about increased density as that is part of the reason we built in the inner city. Many great cities around the world have high density but remain very pedestrian oriented and welcoming. Think of central Paris as an example where there are masses of people but all the buildings are essentially walk up heights and everything works because no individual building towers over any others	12/16/2020 7:17 PM
34	Packing in people like sardines is like putting too many rats into a single cage. They eventually turn on each other. More congestion, more noise, more poverty, more crime.	12/16/2020 2:49 PM
35	These buildings should not be higher than 5 storeys. Too much expansion in the area will lead to more traffic gongestion. Concerned about noise and crime.	12/16/2020 2:48 PM
36	noise, crime, garbage, partying	12/16/2020 1:29 PM
37	Added pedestrian and vehicle traffic. This may increase noise and litter. With a larger density, this may entice chain stores to move into inglewood and drive out locally owned businesses.	12/16/2020 1:26 PM
38	Do we have the services to support increased density.	12/16/2020 12:27 PM
39	It may set an unwanted president and Inglewood is not the core! Let's preserve this heritage community	12/16/2020 5:17 AM
40	Concerns about unplanned and uncontrollable traffic, parking, crime, loss of desirable historic sites and community, loss of the multiple winning title of the 'best community to live' in Canada!!!	12/16/2020 2:36 AM
41	Loss of community feel. Significant traffic issues.	12/16/2020 12:08 AM
42	no consideration given to what 20 storey buildings will do to the surrounding homes	12/15/2020 11:37 PM
43	None.	12/15/2020 10:25 PM
44	Traffic, noise	12/15/2020 9:36 PM
45	There is density and there is too much density. You can get too much of a good thing and that's what this is. Inglewood does not need to aspire to be New York.	12/15/2020 9:12 PM
46	access and traffic.	12/15/2020 8:51 PM
47	I'm not particularly concerned about adding density	12/15/2020 8:12 PM

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48	None	12/15/2020 7:24 PM
49	I always wonder who just got paid. Bronco onward... developers have a licence to print money, and their quality is ridiculous. Wood frame multi-story building on 9th... go figure.	12/15/2020 7:13 PM
50	Parking unless they are planning on building underground parking lots beneath the towers	12/15/2020 6:47 PM
51	The buildings are too tall. Visually jarring and too much shadow	12/15/2020 3:06 PM
52	parking	12/15/2020 1:47 PM
53	impact on overall feeling and ambiance of area	12/15/2020 1:45 PM
54	This far exceeds the capacity of 13th street and will cause major traffics - issues we already have when there are film crews working nearby.	12/15/2020 12:38 PM
55	i dont have concerns about density at this time. there is more than enough infrastructure to support this type of development in a couple places in inglewood. NOT on 9 AV where the shadow impacts the walkability of our main street.	12/15/2020 12:23 PM
56	See above	12/15/2020 11:44 AM
57	Parking, street access, street width, accessibility to this area from existing streets. Impact to houses and sidewalks that are existing. This will fundamentally change this area of the neighborhood and the feeling.	12/15/2020 11:32 AM
58	Too much traffic etc.	12/15/2020 11:23 AM
59	Traffic flow. Increase petty crime rates, increase property taxes and values will push current tenants out dt unaffordability. Lack of sensitivity to current residents.	12/15/2020 11:10 AM
60	There isn't a single grocery store in Ramsay, and only one somewhat overpriced one in Inglewood. The infrastructure and roads are most definitely not capable of handling that level of traffic and people, let alone the sewers and water.	12/15/2020 10:28 AM
61	There has been no consideration given to the cumulative impact on the neighbourhood- parking, traffic, recreation facility, parks, sidewalk overcrowding- not bad planning- it's NO Planning- disgraceful!	12/15/2020 10:22 AM
62	Again no benefits , it's just wording to add non existing positives to the project	12/15/2020 10:15 AM
63	traffic with the one bridge only after the lost of 8th st access	12/15/2020 9:44 AM
64	More traffic or parking concerns. There should be plenty of parking for each resident.	12/15/2020 9:16 AM
65	Traffic congestion and parking are a big concern. Inglewood is being converted into the next Kensington and losing its heritage appeal	12/15/2020 9:07 AM
66	There's no parking. There's already no easy access to this property.	12/15/2020 9:06 AM
67	I think Inglewood needs density but not this much	12/15/2020 8:48 AM
68	Parking must be included. People will not be able to find parking to shop at the businesses if more developments are added without meeting parking requirements	12/15/2020 8:46 AM
69	Vandalism, crime, higher volume of intoxicated people. There are alot of micro breweries and establishments that sell alcohol	12/15/2020 8:42 AM
70	Traffic concerns, parking, having another empty building	12/15/2020 8:40 AM
71	Lack of parking	12/15/2020 3:23 AM
72	A lot - including the added strain on our residential streets in the immediate area, and how their vehicles are going to approach this mini-metropolis.	12/14/2020 10:59 PM
73	Traffic	12/14/2020 10:33 PM
74	This many people in that residential area will be a traffic disaster. The city has cut Ramsay and inglewood off from basically all egress points and this area in particular had no direct access to any major route. You're dumping tones of people onto tiny 100 year old residential one way roads	12/14/2020 8:48 PM



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75	I have no concerns with the increase in density	12/14/2020 6:37 PM
76	With the CPR tracks right there, it is a rather inhospitable site. I worry about the happiness of the residents.	12/14/2020 6:13 PM
77	Don't feel this much density is necessary, it is excessive. How many people in all these towers are actually going to be utilizing the Greenline Station? How many condos does Calgary, and Inglewood for that matter, need? Isn't there over a decade of oversupply?	12/14/2020 12:38 PM
78	I am concerned about not having enough density to justify the exceptional location of this property	12/14/2020 12:35 PM
79	Unecessary. Crime. Municipal services.	12/14/2020 11:21 AM
80	erosion of single family dwellings like the rest of the inner city.	12/14/2020 11:04 AM
81	Who would sanction such a neighborhood wrecking agenda. It won' help with taxes if you look at all the other examples populating our city.	12/14/2020 10:24 AM
82	None, it backs onto the CPR.	12/14/2020 10:22 AM
83	Please do it.	12/14/2020 10:20 AM
84	Some density is fine, but too much would affect the character of the area,	12/14/2020 9:41 AM
85	Too many people, cars, polution, traffic, safety	12/14/2020 9:36 AM
86	It's just way too many people for the area to handle! Everything from schools, parks, sewage, water, parking, traffic, and even transit!	12/14/2020 9:19 AM
87	None	12/14/2020 7:08 AM
88	Municipal service overload	12/13/2020 11:29 PM
89	Traffic increasing more, lack of parking	12/13/2020 11:10 PM
90	As noted previously	12/13/2020 10:24 PM
91	Inglewood is already too busy especially on the weekends	12/13/2020 10:22 PM
92	A neighbourhood of single family homes and tall towers feels incredibly unbalanced to me. It is important to take into consideration the dynamic of the existing community.	12/13/2020 10:20 PM
93	The 9th avenue shopping area is already overcrowded with parking at a premium. The traffic and parking problems that would be generated by this scale of 'development' would make it much worse.	12/13/2020 10:14 PM
94	The area in question does not have great road access or extra parking for guests. Density on that scale, anything higher than 4/5 storey type accommodation) would seem to be out of place	12/13/2020 10:11 PM
95	See above. Will turn the neighboring homes into rentals.	12/13/2020 9:40 PM
96	None	12/13/2020 9:29 PM
97	It will steal the the history and beauty of the neighborhood.	12/13/2020 9:24 PM
98	Can the infrastructure handle it? It's kind of old.	12/13/2020 9:24 PM
99	I don't have concerns about density. I do have concerns about height.	12/13/2020 9:21 PM
100	Traffic, noise, pollution	12/13/2020 8:43 PM
101	The additional density due to the high rise buildings is a concern. Adding density as a practice is not a concern.	12/13/2020 8:37 PM
102	Additional traffics and parking issues (there's limited streets that get you to the area), noise, complaints from residents due to trains	12/13/2020 8:12 PM
103	I don't have concerns as long as we don't bend the rules to build something that doesn't fit.	12/13/2020 8:09 PM
104	Parking, increased traffic	12/13/2020 7:56 PM
105	Traffic flow will be interrupted; Inglewood is not built to support more traffic. ( Higher density	12/13/2020 7:31 PM

would require better cycling infrastructure to support higher traffic). We may also see a shift in the "community-mindedness" of the community.

106	None except 20 stories is way too high	12/13/2020 7:10 PM
107	All new buildings must include adequate parking for residents and other users. All too often , the developers are granted a relaxed demand for proper parking. This results in congestion to on the street parking.	12/13/2020 7:07 PM
108	More traffic on the surrounding streets.	12/13/2020 6:39 PM
109	I don't have a concern with adding density here	12/13/2020 6:33 PM
110	Too much traffic along already narrow and congested roadways. Lack of proper infrastructure for denser population	12/13/2020 6:28 PM
111	Parking.	12/13/2020 6:20 PM
112	None	12/13/2020 6:19 PM
113	Main concern is the height and shadowing	12/13/2020 5:50 PM
114	traffic and unsympathetic development	12/13/2020 5:50 PM
115	More traffic, inglewood is hard enough to get into and out of and with the trains it is limited. Limited ways, if there were more traffic with the buildings it would be more difficult	12/13/2020 5:43 PM
116	Increased traffic, and infrastructure usage. And this is in a flood risk area	12/13/2020 5:32 PM
117	Access for vehicle traffic is very poor and will cause traffic issues in the entire neighbourhood north of the development.	12/13/2020 5:29 PM
118	Increased traffic and the loss of community.	12/13/2020 5:29 PM
119	Added stress on services, amenities, and parking.	12/13/2020 5:17 PM
120	Vacant accommodation, new and old. More bad planning lining only the pockets of the developers.	12/13/2020 5:12 PM
121	Crime, lack of parking, congestion	12/13/2020 5:11 PM
122	Infrastructure cannot support it	12/13/2020 5:07 PM
123	Height. Height. Height. I have to live a few hundred meters from whatever Council approves. In the absence of a form plan, it seems any developer proposal is fair game and existing homeowners aren't heard by council. Do density without downtown-style high rises.	12/13/2020 4:39 PM
124	This density is double the limit. Biggest issue I see is limited access in/out of the development, increasing traffic on quiet residential streets	12/13/2020 4:28 PM
125	Parking	12/13/2020 4:09 PM
126	Increased traffic in a confined area. Limited parking. Mainly the size of residential buildings need for density is too high and not in keeping with the character of the neighbourhood	12/13/2020 4:08 PM
127	Overcrowding the neighbourhood.	12/13/2020 3:54 PM
128	No concerns about density. Bring it on, but we live in a northern climate. Density must be done in a way that preserves access to sun.	12/13/2020 3:51 PM
129	Access to area, increased traffic thru residential areas due to limited acces to area due to CP rail cutoff, amenities overlaid.	12/13/2020 3:44 PM
130	I am concerned that increasing density too drastically will cause major issues with traffic and parking.	12/13/2020 3:37 PM
131	Emergency response times. Parking.	12/13/2020 3:36 PM
132	Parking.	12/13/2020 3:26 PM
133	None. It is incredibly beneficial	12/13/2020 3:24 PM
134	It doesn't seem to be warranted. Plus parking and traffic are already huge issues.	12/13/2020 3:05 PM

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135	Parking, visibility	12/13/2020 3:03 PM
136	Parking, traffic and crime. There's a right and a wrong way in doing everything. Extremely high density may push out the surrounding homeowners, decreasing the value of their properties. Changing the area to high rental occupied instead of owner occupied	12/13/2020 2:50 PM
137	Traffic, the area is already a traffic nightmare during rush hour and weekends. As well as parking	12/13/2020 2:48 PM
138	Crime, loss of culture of our community,	12/13/2020 2:47 PM
139	Traffic, noise complaints, lack of grocery stores for that many people	12/13/2020 2:40 PM
140	None	12/13/2020 2:38 PM
141	What about traffic and parking? What about recreational supports like parks, fields, indoor all season places? Too many people looking into yards and homes around.	12/13/2020 2:34 PM
142	None. Makes sense in the area with old industrial.	12/13/2020 2:33 PM
143	Improve pedestrian connectivity to East Village and back drive to Saddledoam. Currently there are terrible walking conditions to get from Inglewood to the Saddledoam.	12/13/2020 2:33 PM
144	Congestion and noise.	12/13/2020 2:31 PM
145	It is crowded enough and with the economic problems I can't see how these buildings could be needed.	12/13/2020 2:30 PM
146	The traffic is already a crazy busy as 9th Ave is a thorough fare out of downtown. This neighbourhood has charm and doesn't need to be ruined with high rises	12/13/2020 2:28 PM
147	None	12/13/2020 2:23 PM
148	Traffic flow as there are not many routes in and out of Inglewood	12/13/2020 2:23 PM
149	Increased traffic	12/13/2020 2:21 PM
150	Please see above answer.	12/13/2020 2:21 PM
151	Density can be added if the buildings are sensitive to the historical appearance and aspect of the community. Brick rowhousing etc. Ensure there is enough parking, access to transit etc to ensure it does not negatively impact neighbours	12/13/2020 2:20 PM
152	As stated before. Out of place with surroundings, detracts from value of surrounding properties, sunlight blocking	12/13/2020 2:17 PM
153	My biggest concern is if the infrastructure can handle it. If not, the builder should pay to upgrade. I question the need for more multi family units when Calgary is already oversaturated	12/13/2020 2:10 PM
154	Too many parking headaches for immediate neighbours. Traffic already at a crawl in Inglewood at the density it currently has. This will increase the population of Inglewood by what percentage? Traffic will get worse proportionally.	12/13/2020 1:56 PM
155	Parking, more people in a small area, etc	12/13/2020 1:53 PM
156	Same as previous.	12/13/2020 1:51 PM
157	Increased crime. Parking for surrounding area. Also do close to greenline adds more parking and crime issues	12/13/2020 1:51 PM
158	Nineth Avenue is already congested. This will only add more congestion.	12/13/2020 1:49 PM
159	A development like this takes all the character out of a nighbourhood	12/13/2020 1:46 PM
160	Traffic. How will people access this site and what does it mean for other residential traffic in the area.	12/13/2020 1:41 PM
161	Too many people	12/13/2020 1:41 PM
162	In that particular areas, the access will be through very quiet streets and I would be concerned with the increase in traffic	12/13/2020 1:38 PM
163	Already a crowded area/weekend hot spot for calgarians. Traffic down 9th will be brutal	12/13/2020 1:34 PM

164	Parking might be tough would hope there's plenty underground	12/13/2020 1:27 PM
165	Traffic/parking. If none is provided in building, visitors and potentially residents will look to park in residential streets and may not abide by permitted streets . This will congest streets more. Building large developments the context of surrounding traffic and nearby residential parking needs to be considered	12/13/2020 1:24 PM
166	To me density isn't the problem. It's how tall these are compared to the rest of Inglewood.	12/13/2020 1:17 PM
167	Traffic is already shit with the tourists from around the city. None of whom can adhere to speed limits.	12/13/2020 1:16 PM
168	Parking and gentrification	12/13/2020 1:15 PM
169	In general, none - Inglewood should have more density (on a smaller scale though)	12/13/2020 1:14 PM
170	Lack of parking, short term tenants instead of engaged community members, ruins aesthetic appeal and liveability for existing neighbors, doesn't make for a walkable community to be surrounded by towers	12/13/2020 1:11 PM
171	Higher traffic, heavier burden on current utilities infrastructure which are NOT meant to support such a sudden and massive increase in load. Repairing/retrofitting will, of course, be born by the current residents and taxpayers- not the developer.	12/13/2020 1:11 PM
172	Parking, traffic congestion and residents of the new buildings creating a lack of privacy with a fishbowl effect in the back yards of the current residents	12/13/2020 1:09 PM
173	See 9	12/13/2020 1:07 PM
174	Does not compliment the community.	12/13/2020 1:04 PM
175	None, I think it is needed.	12/13/2020 1:04 PM
176	Parking, gentrification with expensive units. please have some affordable options!	12/13/2020 1:04 PM
177	No concerns	12/13/2020 1:01 PM
178	there is enough density	12/13/2020 12:57 PM
179	Access and egress for traffic is almost maximized already. What parking is to be provided - likely, based on past other multi-residential (e.g., SOBO), insufficient.	12/12/2020 8:04 AM
180	q	12/11/2020 11:13 PM

# Q11 How do you feel this development fits within Inglewood's local context?

Answered: 181 Skipped: 81

#	RESPONSES	DATE
1	The original proposed 13storeys makes sense. 20storeys does not fit.	12/29/2020 1:36 PM
2	It would increase noise pollution in what is meant to be a quiet few streets and Avenues in the hood. The added noise that occasionally comes from Cold Garden and Ol'Beautiful is currently tolerable. We don't need potential additional residential concerns behind my home.	12/27/2020 12:00 AM
3	It doesn't.	12/24/2020 1:53 PM
4	It is not sensitive to the existing structures and homes.	12/23/2020 3:47 PM
5	It doesn't fit. Too dense and too high for the area	12/23/2020 2:51 PM
6	Not sure that it does, but with the green line transit oriented developments will become more sought after, and the proximity to downtown makes Inglewood a more desirable area so sooner or later increased development will be inevitable.	12/23/2020 11:52 AM
7	It does not. If it was developed to be 6 storeys, etc it would be much different.	12/23/2020 10:14 AM
8	Not even a little bit. The closest 20-storey tower is no less than 4k from my house. The closest 5-storey tower, an irritation through building and visually unpleasant, is a few blocks from my house.	12/22/2020 5:17 PM
9	It is completely out of character with the neighbourhood and seems to be an aggressive push to build high-rises close to the proposed transit terminal	12/22/2020 4:30 PM
10	Inglewood has old world charm. These are tall high rises. How do you think it adds to local context?	12/22/2020 7:48 AM
11	I just don't think it fits in what I see as Inglewood's local context.	12/21/2020 9:48 PM
12	It doesn't at all!	12/21/2020 4:12 PM
13	It doesn't. I personally didn't contest against the larger structures recently proposed/built on 9th, as it is a "main strip" - if approved this is a stone wall that will over crowd and drown out the community.	12/21/2020 2:46 PM
14	i don't think this question is relevant for the redevelopment of industrial lands in close proximity to transit infrastructure	12/21/2020 12:01 AM
15	Density obviously compromises the "local" context but properly executed, it would contribute to the community. The building does not remove any residential housing or desirable buildings and is not visually connected to 9th avenue so the location selected to develop is not bad.	12/20/2020 4:36 PM
16	Not at all. This is merely a desire to obtain information as to how the developer rmdsqragain can work rmd our objections/comments.	12/20/2020 3:25 PM
17	None of the 3 large proposed developments fit within the local context but unless we call our councilor to task, these will continue to occur.	12/20/2020 1:57 PM
18	It is totally inappropriate for the context of the Inglewood community and will add to the ruin of this stunning community.	12/19/2020 7:07 PM
19	Too tall, at least the rmdsqr development is significant architecture	12/19/2020 4:12 PM
20	This development will benefit the local economy and community vitality. It also needs to be considered in a city-wide and environmental context.	12/18/2020 9:19 PM
21	I'm not sure that it does, at all!	12/18/2020 3:56 PM
22	Having an appropriate developmental there is a good thing for Inglewood. It will add to the vibrancy of the neighbourhood. Having an out of proportion development will negatively affect Inglewood's character and potentially affect the quality of life for existing residents.	12/18/2020 2:21 PM
23	We have all been told by the City, by developers etc that Inglewood, Ramsay etc (any neighborhood along the green line) can have density increased with no concerns. This new development of a possible 600+ new units (over 1,000+ new people) will be squished into a corner with one access road. I have heard it enough times that inner city dwellers don't have cars so parking is not as important. What is one of Inglewood's biggest issues? Parking. (pre	12/18/2020 8:30 AM

Covid and when Inglewood was busy with shoppers, parking was an issue). I counted the cars owned at the 12 unit complex I live at - 17 vehicles.

24	It's completely out of alignment with the neighborhood's vibe, energy residents and historical roots	12/17/2020 10:52 PM
25	It doesn't fit at all	12/17/2020 6:16 PM
26	It doesn't fit within Inglewood's local context at all. As a desirable heritage neighbourhood, 3 20 storey towers are in conflict with the neighbourhood culture and context.	12/17/2020 6:04 PM
27	I am supportive of adding some density to Inglewood, but not in the form of 20 story towers that will hover over and block small residential homes.	12/17/2020 1:44 PM
28	This development concept is wholly unacceptable for this area. The scale is out of touch with the communities and fits better in Victoria Park, East Village or Beltline. This design is purely monetarily driven.	12/17/2020 11:41 AM
29	3 bedroom units would allow more small families to live here. I dislike the trend of tiny condos.	12/17/2020 8:40 AM
30	I am not opposed to a tasteful blend of old and new. If done right, I think contemporary buildings can complement local character. However, the local context could be at risk of being dwarfed if all the other new and proposed developments in Inglewood over the last 5-7 years are taken into consideration, including the developments across from the SoBow buildings and the corner of 12 St and 9th Avenue.	12/17/2020 7:45 AM
31	I dont think it fits at all to high square towers	12/16/2020 8:05 PM
32	20 stories goes too high	12/16/2020 7:55 PM
33	Residential on this scale does not fit in any way with Inglewood's local context.	12/16/2020 7:54 PM
34	This proposed development does not fit in the the local community context in any way shape or form except that it will add a little bit of extra sidewalk to make it easier to walk to some places but they are all currently accessible to pedestrians	12/16/2020 7:17 PM
35	This development has NO PLACE in historic Inglewood. Hungerford needs to fuck off and float their 20-storey development plans in Mount Royal and Elbow Park.	12/16/2020 2:49 PM
36	It does not fit. It would be better in downtown Toronto or Vancouver. They can have it.	12/16/2020 2:48 PM
37	zero fit	12/16/2020 1:29 PM
38	Not at all. There are many small homes (1-2 story) that are over 100 years old in Inglewood. A 20 story concrete building would not fit.	12/16/2020 1:26 PM
39	I am not opposed to increased density but would like to see it done thoughtfully and with a plan for the greater community.	12/16/2020 12:27 PM
40	It doesn't fit. It would be the "sore thumb"	12/16/2020 5:17 AM
41	Does not fit at all	12/16/2020 2:36 AM
42	This type of development does not support families. The population this building will serve is not going to add benefit to our schools. Adding more condos brings more transient population who do not engage in community development/engagement.	12/16/2020 12:08 AM
43	it doesn't fit any all. low rise affordable housing and some seniors living would fit	12/15/2020 11:37 PM
44	I think it's fine if it was the original height. 13 I can handle. 20 is crazy.	12/15/2020 10:25 PM
45	Not at all	12/15/2020 9:36 PM
46	Not at all. Of course Inglewood can't freeze time in 1918. Mixed architecture and the juxtaposition of new and old can be attractive when thoughtfully done. This is not thoughtful. This is just a monstrous structure being dumped onto the landscape.	12/15/2020 9:12 PM
47	doesn't seem like it does.	12/15/2020 8:51 PM
48	Aside from height I think it's great	12/15/2020 8:12 PM
49	Perfectly	12/15/2020 7:24 PM

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50	I'm sure it will stick out like a sore thumb	12/15/2020 6:47 PM
51	It doesn't	12/15/2020 3:06 PM
52	it does not at all	12/15/2020 1:45 PM
53	I love the additional attention to public pathways and place-making, but it doesn't fit the 'town in the city' vibe due to height.	12/15/2020 12:41 PM
54	I do not feel it fits at all at the newly proposed height. I am 100% opposed to the developers current request.	12/15/2020 12:38 PM
55	appropriate, we are a desirable inner city neighbourhood, we should be supporting taller multi-residential off the main street and within a few pockets. this location is actually a pretty good one along 12 street and the rail. Blackfoot area is another appropriate spot but thats for a separate survey.	12/15/2020 12:23 PM
56	It's completely incongruent with the character of the neighbourhood	12/15/2020 11:44 AM
57	It doesn't. To big and of course this developer doesn't care about fitting in with this community. Money driven and it's proved its greed by changing from 13 stores to 20. This is deceiving the community. Can't trust this developer to have h th e community interest in mind.	12/15/2020 11:32 AM
58	It does NOT fit the context what-so-ever	12/15/2020 11:23 AM
59	It doesn't at all. Nothing about it does in fact it doesn't even represent what Hungerford typically builds. If you look at their profile online, even in Vancouver they tend to build modest, friendly scaled residential homes. Why the sudden shift? I think the height is being driven more by YYCCC rather than the developer. Why is every development being presented for Inglewood abundantly higher than the existing ARP? Every single one. A project of this magnitude and height belongs next door in the River Walk Redevelopment. Which is also a TOD, where it will enhance the neighbourhood and be welcomed. But nope, GGC is hell bent to get at least a couple of these projects on the table to establish a new residence. Its not at all about the enhancing the neighborhood. Inglewood doesn't have the infrastructure to support these mega condo projects. Its a community literally 3 streets wide. Even Farrell, never pushed 20 story units onto Sunnyside. Despite that they already have the odd 16 story unit. She still kept the new builds in scale and ONLY on the commercial street on 10th.	12/15/2020 11:10 AM
60	It doesn't	12/15/2020 10:28 AM
61	It doesn't	12/15/2020 10:22 AM
62	It doesn't ..was that even the intention of this project?! Failure	12/15/2020 10:15 AM
63	It's another monster. I like the location generally, by the rails, but worry about the houses around it	12/15/2020 9:44 AM
64	I think Inglewood needs to be open more to larger density. To keep it sustainable and the community strong we need more people and the gentrify the neighborhood more.	12/15/2020 9:16 AM
65	It does not	12/15/2020 9:07 AM
66	It doesn't. Not a it. A low rise with 1/4 the capacity maybe, but even that is too much	12/15/2020 9:06 AM
67	It's too big. No neighborhood needs more crappy, low quality condos built.	12/15/2020 8:48 AM
68	It doesn't	12/15/2020 8:46 AM
69	I think it is too big	12/15/2020 8:42 AM
70	It does not fit in with the existing height or heritage feel	12/15/2020 8:40 AM
71	It does not fit	12/15/2020 3:23 AM
72	Inglewood's local context, without a doubt, is historical. I see nothing in its design even remotely complimentary. Historical communities do not have towering highrises to block out the sun.	12/14/2020 10:59 PM
73	Hard to know with hungerfords lack of any real design intent in presentations	12/14/2020 10:33 PM
74	It doesn't. The community doesn't want it. It will add a giant eyesore to an historical area and dump a lot of people and traffic into an area with no appropriate infrastructure	12/14/2020 8:48 PM



75	I feel Inglewood's local context fits well the proposed development	12/14/2020 6:37 PM
76	Housing next to industrial is pretty common in Inglewood. So, that is a natural Inglewood-fit. This development is consistent with it's inner-city location and it's proximity to a Green Line LRT transit stop. It's fit is compatible with Inglewood even though the form is uncommon.	12/14/2020 6:13 PM
77	110% no. This belongs in Vancouver.	12/14/2020 12:38 PM
78	It would be nice to see ICA Engage productively with the developer and pick cladding that is appropriate	12/14/2020 12:35 PM
79	It does not.	12/14/2020 11:21 AM
80	It doesn't.	12/14/2020 11:04 AM
81	It sticks out unto itself. Inglewood has already been built.	12/14/2020 10:24 AM
82	It's good.	12/14/2020 10:22 AM
83	Inglewoods local context will evolve and this is part of it.	12/14/2020 10:20 AM
84	The are has a lot of character and history, which is partly why people live there and if a huge development overshadows it and changes the character, what will the point of that be. Great cities have interesting historical areas that keep their character, they are a draw for people.	12/14/2020 9:41 AM
85	Project is much too large	12/14/2020 9:36 AM
86	It does NOT fit in, in any way, shape, or form!	12/14/2020 9:19 AM
87	Amazing. I can't wait	12/14/2020 7:08 AM
88	No. I think a smaller solution would benefit everyone	12/13/2020 11:29 PM
89	It doesn't	12/13/2020 11:10 PM
90	It doesn't	12/13/2020 10:24 PM
91	Does not fit in	12/13/2020 10:22 PM
92	Someday 20 storey buildings may fit in, but right now, it is too big of a change for Inglewood.	12/13/2020 10:20 PM
93	It doesn't fit at all, it doesn't relate to the local context in any way.	12/13/2020 10:14 PM
94	Doesn't. Would be the only high rise in the area	12/13/2020 10:11 PM
95	No. Not in any way. For ### sake, this is ridiculous	12/13/2020 9:40 PM
96	Too tall. Erodes the historic character of the residential neighborhood	12/13/2020 9:29 PM
97	It doesn't period	12/13/2020 9:24 PM
98	It quite clearly does not fit.	12/13/2020 9:24 PM
99	It doesn't.	12/13/2020 9:21 PM
100	It doesn't	12/13/2020 8:43 PM
101	It does not fit at all.	12/13/2020 8:37 PM
102	It doesn't! At all! It stands out like a sore thumb.	12/13/2020 8:12 PM
103	I personally wouldn't want to live in a high rise beside the train tracks. Maybe that's why there isn't one there.	12/13/2020 8:09 PM
104	It does not	12/13/2020 7:56 PM
105	It doesn't fit well at all.	12/13/2020 7:31 PM
106	It doesn't but then developers and the city and alderman don't care about that	12/13/2020 7:10 PM
107	It's TOO TALL!	12/13/2020 7:07 PM
108	It will be out of place surrounding the historic homes in the area.	12/13/2020 6:39 PM
109	Our historic context needs to fit with the city's modern needs. Don't tear down history but	12/13/2020 6:33 PM

	modern accommodations thoughtfully	
110	It does not.	12/13/2020 6:28 PM
111	Height is too tall. Doesn't fit with the 1-2-3 storey surrounding buildings	12/13/2020 6:20 PM
112	Great	12/13/2020 6:19 PM
113	Terribly	12/13/2020 5:50 PM
114	while in a spot suited to increase density this is completely out of character. I didn't think Hungerford could do worse than their giant middle finger at 9&8th, but here it is.	12/13/2020 5:50 PM
115	Not really aligning, design would need to be taken into consideration	12/13/2020 5:43 PM
116	It doesn't.	12/13/2020 5:32 PM
117	Doesn't fit in at all with local context	12/13/2020 5:29 PM
118	It do not fit into the community. I understand that the city wants density around LRT but I don't believe it has to be at the expense of the long term residence and the community at large	12/13/2020 5:29 PM
119	It doesn't.	12/13/2020 5:17 PM
120	In no way does it fit	12/13/2020 5:12 PM
121	It does not at all ,as the context is 6-8 floor buildings	12/13/2020 5:11 PM
122	It ignores everything about Inglewood	12/13/2020 5:07 PM
123	The form isn't a match and won't be for decades.	12/13/2020 4:39 PM
124	I doesn't fit that area at all	12/13/2020 4:28 PM
125	Could be positive overall.	12/13/2020 4:09 PM
126	It doesn't.	12/13/2020 4:08 PM
127	Lose authenticity	12/13/2020 3:54 PM
128	With only the scale shown, I have to say zero.	12/13/2020 3:51 PM
129	Hell no	12/13/2020 3:44 PM
130	I feel it is too large and does not fit the historical feel of Inglewood.	12/13/2020 3:37 PM
131	It doesn't	12/13/2020 3:36 PM
132	Total mismatch	12/13/2020 3:26 PM
133	I think it's great. Not everyone who lives in inglewood shares the view that it should stay the way it "was"	12/13/2020 3:24 PM
134	This doesn't remotely fit. Twenty story condos don't really mix with two story heritage sandstone buildings.	12/13/2020 3:05 PM
135	It does not. At all	12/13/2020 3:03 PM
136	It doesn't 4 stories maybe.	12/13/2020 2:50 PM
137	Doesn't	12/13/2020 2:48 PM
138	It does not	12/13/2020 2:47 PM
139	I feel like this development goes complete against the existing context, both in terms of height, style and esthetics. The draw of this neighborhood is the charm, the historic buildings, and walkability of the neighborhood in the sunshine. Adding a building that is such a large height difference will dwarf all the other buildings, and will essentially feel like a skyscraper has been placed in the middle of a neighborhood full of one and 2 story homes. It does. It add anything to the attraction of the neighborhood, nor benefit the current residents. The only benefit it offers is to the financial gains of the developer.	12/13/2020 2:40 PM
140	I think it doesn't fit	12/13/2020 2:38 PM

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141	It doesn't. It belongs downtown with this height.	12/13/2020 2:34 PM
142	Well. That area is already cut off and neglected so it is beneficial to have it developed.	12/13/2020 2:33 PM
143	Depends on exterior elevation treatments.	12/13/2020 2:33 PM
144	It doesn't as it is proposed.	12/13/2020 2:31 PM
145	Very opposite of the historical community design. These types of developments are destroying the community.	12/13/2020 2:30 PM
146	It doesn't at all	12/13/2020 2:28 PM
147	It doesn't. It's too high	12/13/2020 2:23 PM
148	Not great	12/13/2020 2:23 PM
149	Not at all! Nothing historic about a 20 story building!	12/13/2020 2:21 PM
150	I hate it.	12/13/2020 2:21 PM
151	Not at all.	12/13/2020 2:20 PM
152	It doesn't. Full stop.	12/13/2020 2:17 PM
153	Having it built near the green line and sit act from the historic Main Street is how it should be designed in my opinion. I don't think the two giant projects they're building on ninth Avenue belong	12/13/2020 2:10 PM
154	Nothing to suggest it even acknowledges that there is a local context. This project makes no effort to be considerate to any existing conditions whatsoever. Nothing about it suggest any effort has been made to do any research or analysis.	12/13/2020 1:56 PM
155	It's awful. It doesn't fit in, especially with its size	12/13/2020 1:53 PM
156	Too high of a building.	12/13/2020 1:51 PM
157	It doesn't	12/13/2020 1:51 PM
158	This development does NOT fit within Inglewood's local context. Completely out of place. Let's not destroy the feel. (Look what happened to Kensington. It used to be an arts district with soul prior to development. Now it is just high rises and shade.)	12/13/2020 1:49 PM
159	It doesn't fit	12/13/2020 1:46 PM
160	It does not.	12/13/2020 1:41 PM
161	It dosn't	12/13/2020 1:41 PM
162	I feel that it doesn't!	12/13/2020 1:38 PM
163	Total mismatch. The magic of Inglewood is its heritage buildings, everyone knows each other and its tight knit community. Bringing in big money and gentrification via this development will ruin everything I love about my neighbourhood	12/13/2020 1:34 PM
164	Fits great lots of new condos and being near the train will add lots of value	12/13/2020 1:27 PM
165	Any overly tall building past 4-6 stories doesn't really fit. Its because developers tried to propose against the arp of historical Inglewood that this is happening. To think the tall towers are going to fit is not appropriate. However, what choice do residents have against developers and the agenda of their financial gain	12/13/2020 1:24 PM
166	It doesn't.	12/13/2020 1:19 PM
167	No.	12/13/2020 1:17 PM
168	Not at all.	12/13/2020 1:16 PM
169	It sticks out in design from the historic context which could be ok if the building was the original 13 stories or less but 20 is obnoxious	12/13/2020 1:15 PM
170	Poorly - Inglewood will not be able to maintain character with skyscrapers.	12/13/2020 1:14 PM
171	See response to question 10	12/13/2020 1:11 PM

172	It does not - in any way shape or form. Reduce the height to six stories.	12/13/2020 1:11 PM
173	Not at all. It is far too big	12/13/2020 1:09 PM
174	Doesn't	12/13/2020 1:07 PM
175	It is not a fit.	12/13/2020 1:04 PM
176	Fine, an inner city neighborhood should be varied	12/13/2020 1:04 PM
177	Its awkward with the extreme height, but it adds diversity to a mixed neighborhood, and uses an interesting space next to the train lines. I hope they include some green space for the occupants to use.	12/13/2020 1:04 PM
178	Fits well	12/13/2020 1:01 PM
179	it doesn't	12/13/2020 12:57 PM
180	It is just horrendous - there is no relatability at all between the massive structures and the residences, many early nineteenth century dwellings.	12/12/2020 8:04 AM
181	s	12/11/2020 11:13 PM

## Q12 What is important to you in terms of how pedestrians relate to buildings of this scale?

Answered: 162 Skipped: 100

#	RESPONSES	DATE
1	This building will stick out like a soar thumb.	12/29/2020 1:36 PM
2	Pedestrians should not have to worry about developed parcels taking green space or roaming opportunities away.	12/27/2020 12:00 AM
3	Not sure how to answer this.	12/24/2020 1:53 PM
4	Somehow, it does not feel comforting to be overshadowed by a tower, and have the sun blocked.	12/23/2020 3:47 PM
5	To pedestrians this development will stand out as the only tall towers within this area of Inglewood. Very visually jarring	12/23/2020 2:51 PM
6	Access and foot paths to reduce the need for vehicles on the road and strain on the neighborhood roads. A foot bridge over 11th would be great given the proposed density.	12/23/2020 11:52 AM
7	They are not approachable and feel cold, like being in downtown.	12/23/2020 10:14 AM
8	I don't understand this question. I go to the sunny side of the street	12/22/2020 5:17 PM
9	Inglewood is the oldest community in Calgary and people Live here because they like the scale and paste of the neighborhood. This proposal does not fit in at all	12/22/2020 4:30 PM
10	Don't understand the question.	12/22/2020 7:48 AM
11	It would be important that pedestrians don't view this structure as something that doesn't fit the general vibe in the neighbourhood.	12/21/2020 4:12 PM
12	walkability, easy access to transit, safe walking environment (well designed sidewalks, lighting, well designed intersections)	12/21/2020 12:01 AM
13	Ease of access. 12th Ave is not pedestrian friendly on that side of the street so a +15 would be a must over to the West side of 12th. Bike path would be nice to incentivize bicycles over cars.	12/20/2020 4:36 PM
14	That the shadowing does not affect the warmth of the walk. That the hard landscaping puts more precipitation into the drainage system. How hard landscaping is hard in all aspects. How buildings impinge on the walk both being closer to one and hovering over one.	12/20/2020 3:25 PM
15	I have huge problems with this.	12/19/2020 7:07 PM
16	The development provides easy pedestrian access to both public mass transit and to Inglewood businesses.	12/18/2020 9:19 PM
17	They can't really relate it's way to talk to be relatable for pedestrians.	12/18/2020 3:56 PM
18	I don't know what this means	12/18/2020 2:21 PM
19	To be built beside a new elevated LRT station with no parking. Everyone is going to walk to the LRT station and the people living at Hungerford are going to walk everywhere. Car traffic and lack of parking won't be an issue. I highly doubt it.	12/18/2020 8:30 AM
20	Too big and monstrous not engaging or inviting for people	12/17/2020 10:52 PM
21	...	12/17/2020 6:16 PM
22	I am concerned about heavy pedestrian traffic on 11th Avenue laneway.	12/17/2020 6:04 PM
23	The connection between the communities of Ramsay and Inglewood are extremely important. As Councillor Carra continues to close down connections in Ramsay, this new development can be a fantastic connection between the two communities. Inglewood and Ramsay are very active communities in pedestrian and bicycle modes of transportation and I feel that this building is an important conduit to link our communities together.	12/17/2020 11:41 AM
24	Would like to see increased walking and biking infrastructure to the site and beyond.	12/17/2020 8:40 AM
25	Shadowing/impact to light, adequate sidewalk space, access to surrounding businesses and homes and impact to the overall experience of living in or visiting a unique inner city neighborhood.	12/17/2020 7:45 AM

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26	To much density not pedestrian friendly	12/16/2020 8:05 PM
27	We want pedestrian traffic. But there is less likely to be pedestrian traffic with all the increased automobile traffic.	12/16/2020 7:55 PM
28	Not sure	12/16/2020 7:54 PM
29	As I already noted this building is not proposed as pedestrian friendly in scale. It seems the generally accepted maximum height for building in a great walking community would be 6 storeys	12/16/2020 7:17 PM
30	How does a pedestrian relate to any building other than attractive or ugly, how much greenery and are there wide sidewalks with street-level shops? Oh wait, all small shop owners already are or will soon be bankrupt.	12/16/2020 2:49 PM
31	I haven't seen any relevant proposals by the developer to make the area better in terms of pedestrians.	12/16/2020 2:48 PM
32	sunlight is one of the key ingredients to keeping pedestrians and Inglewoodians content	12/16/2020 1:29 PM
33	Very important. I suspect the amount of pedestrian traffic from the new development to 9th Ave will increase dramatically. Pedestrian traffic along side streets has been increasing dramatically over the years. A huge increase in density will obviously increase all the issues related to additional pedestrian traffic.	12/16/2020 1:26 PM
34	Good sidewalks.	12/16/2020 12:27 PM
35	?	12/16/2020 5:17 AM
36	Pedestrians do not want to be boxed in and shaded by obnoxiously tall buildings	12/16/2020 2:36 AM
37	Not sure	12/16/2020 12:08 AM
38	how is their safety affected	12/15/2020 11:37 PM
39	Not sure	12/15/2020 9:36 PM
40	Sunlight for one. This will diminish daytime sunlight considerably for those in the vicinity. Setback is very important so that there will be room for all the people this will put onto the street to be able to walk with a proper personal space.	12/15/2020 9:12 PM
41	more traffic without anything in the desing to accomodate additional pedestrians.	12/15/2020 8:51 PM
42	Access to transit and pathways is already in place.	12/15/2020 8:12 PM
43	Pedestrians likely wouldn't feel the difference between 13 and 20 stories	12/15/2020 7:24 PM
44	LOL - given all the talk on "walkable communities" how is it stacking up? Where is the path to the LRT	12/15/2020 7:13 PM
45	wind tunnels - if tall buildings run down both sides of a street and blocking the sun	12/15/2020 6:47 PM
46	Walkable, human scale, variety of materials, shapes and sizes for interest especially at street level	12/15/2020 3:06 PM
47	height is crucial to pedestrian realm. the heights proposed do not inhance pedestrian realm	12/15/2020 1:45 PM
48	Podia need to be approachable and usable.	12/15/2020 12:41 PM
49	There are other landmarks in the area and I do not want them replaced with a residential building of no historic significance.	12/15/2020 12:38 PM
50	the podium needs to be people scaled. townhouses ideally, with a coffee shop or another small CRU if necessary. but we already have a lot of commercial in Inglewood so i think larger townhouse units that face 12 st and the lane would be most appropriate.	12/15/2020 12:23 PM
51	Neighbourhood buildings should promote a feeding of comfort and unity with your surroundings. It should be pleasant to stroll in your neighbourhood.	12/15/2020 11:44 AM
52	Pedestrians impact the surrounding streets and these are small streets that have narrow sidewalks. This amount of pedestrian influx will affect the current street structure.	12/15/2020 11:32 AM
53	Pedestrians do NOT relate to a scale that is this much out of context. The proposal will simply	12/15/2020 11:23 AM

	belittle pedestrians, and reassure their insignificance.	
54	Increased pedestrian traffic including opportunists. Increased risk of petty theft, property theft, animal or pet endangerment. Increase of traffic means abundantly less privacy for those in their yards, decks, hottubs, gardens, seniors residence (Edith Pink ladies often sit out front in their housecoats) as that is their only outdoor space, at a hours. More adults lurking in the park on 11th. (Poorly lit) Lighting will be installed but at a cost to existing homeowners. Increasing Insurance claims. Housing costs for security systems. Increase in 311 and 911 calls. Condos constantly have issues with unwanted belonging when ppl move out causing unsightly alleyways.	12/15/2020 11:10 AM
55	What does this question even mean? There pedestrian traffic is going to bottle neck along the bridge. This whole project is a bad idea.	12/15/2020 10:28 AM
56	Design issue - don't mix planning & design. It waters down the planning issues.they'll come back & say we'll put 2 stories adjacent to 11 th	12/15/2020 10:22 AM
57	There is a place t Do this type of buildings makes sense in a commercial down town area. Inglewood is a gem Of the past merging with the future. Is where we hear jazz and have long educated talks about arts.. this type of buildings will defined impact the area, residents and visitors negatively	12/15/2020 10:15 AM
58	It is wonderful as more people would be walking around in the neighborhood. The idea should be able to see people moving around at all hours in a respectful way. It helps with community.	12/15/2020 9:16 AM
59	It is crucial that we continue to keep scale to maintain a feeling of community and inclusion for families and community	12/15/2020 9:07 AM
60	They will be walking in the shade.	12/15/2020 9:06 AM
61	There's needs to be space. Having them looming will make me less likely to shop the streets	12/15/2020 8:46 AM
62	Not pedestrian friendly to big!	12/15/2020 8:40 AM
63	Many, many architectural design firms will tell you that pedestrians only relate to the bottom 6 floors of any building. This should be the MAXIMUM height.	12/14/2020 10:59 PM
64	Out of scale for the walked environment	12/14/2020 10:33 PM
65	It is important to me that the city and developer remember this isn't downtown, pedestrians should not have to walk under towering buildings in a historical residential area. Also there is almost no pedestrian infrastructure to navigate the train line, and they want to add these huge additional blocks to pedestrian movement. It will not improve the area for pedestrians at all	12/14/2020 8:48 PM
66	Retail space on the main floor of a building of this scale is important for attracting pedestrians	12/14/2020 6:37 PM
67	This leading question is correct to point out the negative effects on the pedestrian. However, the existing environment is mostly hostile to pedestrians. The intensification of multi-family housing should result in a desire for improvements to the public realm. The existing low-density housing doesn't generate enough pedestrian activity to justify public realm improvements.	12/14/2020 6:13 PM
68	I don't think you can...	12/14/2020 12:38 PM
69	I hope to see main floor commercial in these buildings.	12/14/2020 12:35 PM
70	Ease of movement. Safety.	12/14/2020 11:21 AM
71	You lose the sense of being in a neighbourhood.	12/14/2020 11:04 AM
72	Townhomes at the bottom of the tower.	12/14/2020 10:22 AM
73	No concerns.	12/14/2020 10:20 AM
74	Make it human. Walking around soulless buildings with no street presence is not interesting. Wide sidewalks for cafes and walking, trees, planters and nice storefronts make it appealing to people.	12/14/2020 9:41 AM
75	unsafe	12/14/2020 9:36 AM
76	This is our home. We like the peace of living in this neighbourhood. This scale of building does not belong in Inglewood.	12/14/2020 9:19 AM



77	Not	12/13/2020 11:29 PM
78	I like multi use buildings to relate to pedestrians but again not ones with this look and height	12/13/2020 11:10 PM
79	That there is an invitation to the pedestrian to be part of the landscape	12/13/2020 10:24 PM
80	To much density	12/13/2020 10:22 PM
81	I don't know how to answer this. I suppose that buildings of this scale need to have considerable setbacks so that there is comfortable space for pedestrians to exist around the buildings.	12/13/2020 10:20 PM
82	One of the more inviting aspects of walking in Inglewood has been the visual appeal of a historic neighbourhood. This type of building is just another big box which has nothing to do with the character of the area. That historic flavour has gradually been whittled away along 9th avenue in particular and this kind of building offers no visual appeal.	12/13/2020 10:14 PM
83	I do not know of any buildings of this scale that interact well with the pedestrian scale	12/13/2020 10:11 PM
84	That they do not feel hey are at the toe of the mountains ina residential area.	12/13/2020 9:40 PM
85	Setbacks, ample sunlight	12/13/2020 9:29 PM
86	The neighborhood is friendly great neighborhood that would take it all away	12/13/2020 9:24 PM
87	I'd have to see the exact plans, but new buildings have a lot of problems creating human scale and inviting spaces. It's odd, because they seemed to have it all figured out in 1910.	12/13/2020 9:24 PM
88	I don't want to see buildings of this scale so I don't want to answer this question. The answers are obvious and known. This height is ridiculous and unnecessary.	12/13/2020 9:21 PM
89	I do not have thoughts on this.	12/13/2020 8:37 PM
90	You feel unwelcome and disconnected, too much concrete and it always makes it feel less of a community	12/13/2020 8:12 PM
91	I don't want something that changes the look and feel of the neighbourhood. I want something that feels like it has always been there.	12/13/2020 8:09 PM
92	Requires green space , sidewalks, good landscape	12/13/2020 7:56 PM
93	It will create a "downtown" feel	12/13/2020 7:31 PM
94	I feel sorry for the residents but I don't see pedestrians being that effected it is out of the way for the main part why does Inglewood have to have such random options Bridgeland building Heights have far less impact than 20 stories	12/13/2020 7:10 PM
95	The street scape should fit in with the present historical, quickly aesthetic. The street scale should envisage and attract pedestrians.	12/13/2020 7:07 PM
96	It is not a street often walked by visiting pedestrians.	12/13/2020 6:39 PM
97	Inviting Streetscapes, green space, retail or business on the ground floor, public art. The height doesn't impact me as a pedestrian but having a reason to engage with the space is key	12/13/2020 6:33 PM
98	It creates shadowed, dark sidewalks	12/13/2020 6:28 PM
99	There needs to be a sidewalk on the east side of 11/12th street.	12/13/2020 6:20 PM
100	Enhanced sidewalk space	12/13/2020 6:19 PM
101	People are attracted to Inglewood in large part because of it's lack of condos, it has a small town/village feel.	12/13/2020 5:50 PM
102	not sure that's important here as its not a major pedestrian route in my mind. However it will certainly catch your eye walking down 9th Ave I suspect. In that regard it would be good not to see them from 9th.	12/13/2020 5:50 PM
103	Unsure	12/13/2020 5:43 PM
104	Tall buildings need a significant setback or pedestrians feel like they are ants scurrying about	12/13/2020 5:32 PM

Hungerford on 17th - Land Use Change Feedback Survey

SurveyMonkey  
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105	The massing will take away from Inglewoods local charm	12/13/2020 5:29 PM
106	murals	12/13/2020 5:29 PM
107	Pedestrians don't relate to 20 storey towers.	12/13/2020 5:17 PM
108	Scuttling in the shadows	12/13/2020 5:12 PM
109	Massing is too out of scale	12/13/2020 5:11 PM
110	They must be accessible. The rail line makes this building barely accessible.	12/13/2020 5:07 PM
111	Sunlight and human scale make an area attractive to live and play. This will take away both.	12/13/2020 4:39 PM
112	I'm not sure	12/13/2020 4:28 PM
113	Tall buildings are not pedestrian friendly due to lack of green space, shadowing, relatable massing and canyon effect (wind). Tall buildings have a looming presence that is not comfortable to be near outside.	12/13/2020 4:08 PM
114	Not interfere with how pedestrians can move around in the city.	12/13/2020 3:54 PM
115	That the pedestrians are actually around. In Calgary this requires sunlight. Give the pedestrians sun	12/13/2020 3:51 PM
116	Coldness from shadowing. Already no one goes downtown due to coldness from shadowing buildings. Creating this in a walking community is a shit decision.	12/13/2020 3:44 PM
117	Increase in traffic is a negative impact	12/13/2020 3:36 PM
118	I have no issues being smaller than a building as a pedestrian. It's to be expected	12/13/2020 3:24 PM
119	Accessibility and safety.	12/13/2020 3:05 PM
120	It creates a closed in environment that's not welcoming to members of the community	12/13/2020 3:03 PM
121	They still is access to walking routes through the block not to enclose the entire area off.	12/13/2020 2:50 PM
122	Haven't considered	12/13/2020 2:48 PM
123	Having good sidewalks and connectors	12/13/2020 2:47 PM
124	PEdestrians will feel less like they are in a charming and welcoming historic neighbourhood, this building will be an eyesore and make them feel like inglewood is trying to be a second downtown (which the current residents and property owners DO NOT WANT to happen!)	12/13/2020 2:40 PM
125	It will take away the view of the sky, sunshine and community feel. It will simply be like being downtown and I can go there if I want to.	12/13/2020 2:34 PM
126	Considering it's setback from the street it doesn't really matter in this case, but as always it would be nice to have good sidewalks and design at street level	12/13/2020 2:33 PM
127	Have good wise pathways and bike paths. Have seperate Ped flyover over 12th st.	12/13/2020 2:33 PM
128	The shadows created and blockage from other sites is a concern.	12/13/2020 2:31 PM
129	I'm not sure.	12/13/2020 2:30 PM
130	?	12/13/2020 2:28 PM
131	Make it smaller	12/13/2020 2:23 PM
132	They are too impersonal.	12/13/2020 2:23 PM
133	Definitely not an area one would wish to walk close to in a very walkable neighbourhood.	12/13/2020 2:21 PM
134	Buildings of this scale affect pedestrian visibility, horizon visibility, walking conditions on the street, and general desirability of the neighbourhood as a beautiful place to come and relax.	12/13/2020 2:21 PM
135	It ruins the pedestrian nature of the community, it is no longer nice to walk around in.	12/13/2020 2:20 PM
136	Pedestrians would walk past this and think it is out of context with the surrounding area.	12/13/2020 2:17 PM
137	Tower is set back for more street level & friendly design - not opposing like concrete towers. I	12/13/2020 2:10 PM

	need to do a slightly better job than what was done in East Village. It feels claustrophobic there	
138	Breaking up the mass of a facade that pedestrians walk beside helps to give a sense of distance, and interest. A person can more easily associate the time it will take to walk a particular block when pieces of the distance can be passed and enjoyed rather than simply monotonously endured for the entire distance. Breaking up walls at the edges of communities helps to welcome visitors and reduce the fortress appearance.	12/13/2020 1:56 PM
139	Very	12/13/2020 1:53 PM
140	The concern is the height and pedestrians will accommodate likely.	12/13/2020 1:51 PM
141	We have older people in that area as well as young families. Loses walkability	12/13/2020 1:51 PM
142	As a pedestrian, it is important for me to feel the sun on my face and see the sky.	12/13/2020 1:49 PM
143	Buildings should fit the community, this does not	12/13/2020 1:46 PM
144	To many people	12/13/2020 1:41 PM
145	Inglewood is a walkable community and buildings of this scale and massing present visual barriers to pedestrian traffic	12/13/2020 1:38 PM
146	Things should go in only if they fit the culture, vibe, and add community value to the neighbourhood. More expensive housing is not needed here. Pedestrians will feel yanked out of the Inglewood experience and it will be an eyesore on the neighbourhood	12/13/2020 1:34 PM
147	Hopefully there's a clear walking trail/path to the train	12/13/2020 1:27 PM
148	Again, too tall. Not human scale or fitting for the neighborhood. There was an independent study of city planning that suggested certain height requirements should be in Inglewood but it seems this is being ignored	12/13/2020 1:24 PM
149	The newest building (across from the Alexandra Centre) is dark and empty; what kind of welcome does to give to people visiting Inglewood?	12/13/2020 1:19 PM
150	Too tall	12/13/2020 1:17 PM
151	Lots of public washrooms.	12/13/2020 1:16 PM
152	Accessibility. Walkability and parking considerations for sidewalk and lots	12/13/2020 1:15 PM
153	It should be human scale - maintain streets which people can walk along and still see the sky. The study by the Toronto architectural firm did a good job of showing this.	12/13/2020 1:14 PM
154	The tower part should be shorter and well set back from the sidewalk so you don't feel like you're walking in a canyon	12/13/2020 1:11 PM
155	They can't. Simply wander the streets of downtown. Neither the East nor the West end, nor the 'new' Victoria Park are in any way pedestrian friendly or welcoming.	12/13/2020 1:11 PM
156	Overcrowding the community.	12/13/2020 1:04 PM
157	This question is poorly worded.	12/13/2020 1:04 PM
158	Walkability/cycling must be smooth and not impacted. Wide sidewalks, greenery, some artwork is always awesome too.	12/13/2020 1:04 PM
159	Somewhat important	12/13/2020 1:01 PM
160	this is a very walkable area so far - this won't really affect pedestrians per se but it is a potential eyesore	12/13/2020 12:57 PM
161	They are not relatable. Regardless of design, the size is intimidating, stealing sun and privacy.	12/12/2020 8:04 AM
162	q	12/11/2020 11:13 PM

# Q13 Do you have any other comments, questions, or concerns related to density?

Answered: 137 Skipped: 125

#	RESPONSES	DATE
1	I'm disappointed with the City Council.	12/29/2020 1:36 PM
2	More residents means more visitors and added traffic for parking woes, drain on water resources or community internet usage. Wondering how the development would impact changes to the flood plane/area.	12/27/2020 12:00 AM
3	No	12/24/2020 1:53 PM
4	How is traffic and parking going to be addressed for all these units?	12/23/2020 2:51 PM
5	would the amount of parking stalls be equal to the number of residents? It is located next to transit, but most people still own cars, even if they commute by transit. We have noticed a huge amount of congestion around the condos at 9th Ave & 13 street SE since it has been occupied, leading to parking in permit parking areas, too close to alley ways, too close to intersections, behind businesses, etc. These are all enforcement issues, but would have been issues if the appropriate amount of parking was mandated to the developer.	12/23/2020 10:14 AM
6	I'm fully in favour. Let's scale it.	12/22/2020 5:17 PM
7	No	12/22/2020 4:30 PM
8	Parking concerns or is everybody going to take public transit who lives in this building?	12/22/2020 7:48 AM
9	I am concerned with the density around the building. The rear laneway/ pedestrian walkway is directly behind my garage.	12/21/2020 9:48 PM
10	i think density is important in the growth and sustainability of the Inglewood neighbourhood and should not be considered evil	12/21/2020 12:01 AM
11	Just traffic and vehicle accessibility.	12/20/2020 4:36 PM
12	Our "frontline workers" have been very much in the forefront recently and it is obvious neither local nor provincial government are able to support funding for them. We will be further strapped for money. This makes me wonder why we are pursuing density projects in unsuitable areas. Building Manhattan? The Council is being held in thrall to complete unsustainable projects for egotistical satisfaction; they are attempting to do it before the next election in my opinion.	12/20/2020 3:25 PM
13	Please do not approve this!	12/19/2020 7:07 PM
14	Greater density, especially in this specific location, has multiple benefits both within the community and beyond.	12/18/2020 9:19 PM
15	No	12/18/2020 3:56 PM
16	Development above Rosso on 9th was to be purchased condos and are now rentals, Condos at the new building kitty corner to Rosso on 13th St and 9th avenue were to be purchased but I think most are rental now, Condo development directly west of Avli was to be purchased condos now rentals. The Avli is the only development that stayed purchased condos. Add in proposed towers at Fairs Fair, Starbuck Coffee strip mall, Blackfoot Diner, and the lot beside Centex Gas and Round Square, and the new development along tracks beside YWCA - does Inglewood really need that much development? with the economy as it is and not likely to rebound soon is this really actually going to happen?	12/18/2020 8:30 AM
17	No	12/17/2020 10:52 PM
18	Backing density of this scale so close to single family homes is concerning for privacy and safety. Why are such high towers being contemplated in this neighbourhood?	12/17/2020 6:04 PM
19	Inglewood needs more park space.	12/17/2020 8:40 AM
20	The scale of the buildings relative to the land is important, including setback and adequate sidewalk and green space.	12/17/2020 7:45 AM
21	to high to big to much density to be next to single family home community	12/16/2020 8:05 PM
22	I like density. To a limit.	12/16/2020 7:55 PM
23	PLEASE listen to the community and scale down this project. It has no place in Inglewood and	12/16/2020 7:54 PM

will further destroy the history and ambiance we currently enjoy

24	The proposed development is to replace an existing warehouse building which was part of a larger business along the railroad line. The other section is a second large warehouse building east of 13 St and south of 17 Ave. I would be interested to know if Hungerford also owns this property and plans to apply for new zoning there as well some time in the future. Will we be able to get any assurance that this is an exception due to proximity to the Green Line or will there just be more high rises until we have an East Village type area and not a community anything like what we now enjoy.	12/16/2020 7:17 PM
25	Urban densification is a UN 2030 Agenda SDG. UN 2030 Agenda is the blueprint for a egregious socialist new world order. Discussions about how high a development's FAR can be cranked shouldn't even be tabled for Inglewood. Keep Inglewood socialist-free (I know ... it's already too late).	12/16/2020 2:49 PM
26	GC really threw us under the bus	12/16/2020 1:29 PM
27	Where will all the people go from each day, and how will they get there.	12/16/2020 12:27 PM
28	Parking would be an issue for visitors and residents.	12/16/2020 5:17 AM
29	9 Ave absolutely can not handle any more high density inner city living and commuting through Inglewood main and side streets	12/16/2020 2:36 AM
30	Also outrageous	12/16/2020 12:08 AM
31	I would direct this to the city, stop building for a while. out condo prices have dropped 20 percent and part of the reason is over development	12/15/2020 11:37 PM
32	I'm very concerned adding that many units to the neighbourhood	12/15/2020 9:36 PM
33	I'm concerned for the amount of planned green space in the Inglewood-Ramsay area.	12/15/2020 9:12 PM
34	I welcome it	12/15/2020 7:24 PM
35	No, just big generalized mistrust of all you cowboys filling your pockets. Is there any barrier-free housing in this mix..., any low-cost housing... or just more of the same old, same old?	12/15/2020 7:13 PM
36	No, we need more density. Just not 20 story towers	12/15/2020 3:06 PM
37	not required	12/15/2020 1:45 PM
38	Bring it on but do it well.	12/15/2020 12:41 PM
39	no	12/15/2020 12:38 PM
40	no	12/15/2020 12:23 PM
41	This will be a huge impact to this area and the area does not have the bolt to absorb this influx. It will be a negative to the community.	12/15/2020 11:32 AM
42	The site is a good one. BUT, building to this density is way too far out of context.	12/15/2020 11:23 AM
43	Density on a neighbourhood scale that currently exists is welcomed. Highrise towers need extensive drilling at a risk to current homeowners and tenants foundation in century old homes.	12/15/2020 11:10 AM
44	East Village and VicPark still has some nice empty lots this would be much better suited in.	12/15/2020 10:28 AM
45	No except why do we never ask our Councillor to be accountable???? Ask for a meeting with the residents or community- he's getting away with reckless decisions!!!!!!!!!!!!	12/15/2020 10:22 AM
46	Just go somewhere else why destroy Inglewood? The area needs to support local residents and business not create real estate stress tensors and create larger corporations to move in	12/15/2020 10:15 AM
47	Not that i haven't previously said.	12/15/2020 9:16 AM
48	Smart and fair community density keeps a community desirable.	12/15/2020 9:07 AM
49	Stop this project immediately	12/15/2020 9:06 AM
50	I approve of increased density but not this much	12/15/2020 8:48 AM
51	Feel like the last heritage community will be lost forever. All due to greed!	12/15/2020 8:40 AM

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52	I think I have made myself clear.	12/14/2020 10:59 PM
53	The city needs density to increase it's taxes collected, they will approve anything	12/14/2020 10:33 PM
54	Where would the parking go? How would they protect this building from train risks and noise?	12/14/2020 8:48 PM
55	Please move forward with increasing the density of this area through thoughtful development	12/14/2020 6:37 PM
56	Increased density can bring vibrancy and sustainability. It's a nice contrast to the ubiquitous low-density housing that covers much of Inglewood Ramsay.	12/14/2020 6:13 PM
57	Why is the City giving density away for free?	12/14/2020 12:38 PM
58	I hope this project is approved at a 20 story density	12/14/2020 12:35 PM
59	Why do we always capitulate to the developer. What about people that live there. Cannot a plan be worked out that satisfies the community?	12/14/2020 11:21 AM
60	I would prefer to see tenement style buildings here.	12/14/2020 11:04 AM
61	Inglewood was already planned. You are going to have to densify somewhere else that has room for these plans.	12/14/2020 10:24 AM
62	No.	12/14/2020 10:22 AM
63	I am all for increasing Inglewood developments and density.	12/14/2020 10:20 AM
64	Less is more.	12/14/2020 9:41 AM
65	It's too much for this community	12/14/2020 9:36 AM
66	This is a horrible idea! This would turn Inglewood into an inner city 'hood, and would destroy the neighbourhood.	12/14/2020 9:19 AM
67	No	12/14/2020 7:08 AM
68	No	12/13/2020 11:29 PM
69	As noted previously	12/13/2020 10:24 PM
70	Inglewood already has limited residency parking this will increase parking issues	12/13/2020 10:22 PM
71	No	12/13/2020 10:20 PM
72	Apart from the visual blight on the landscape it's hard to see how the area could support the traffic and congestion that would arise from this project.	12/13/2020 10:14 PM
73	Parking	12/13/2020 10:11 PM
74	See prior comment. Waiting for GCC to maybe grow a pair. Can't wait for next muni election.	12/13/2020 9:40 PM
75	None	12/13/2020 9:29 PM
76	No	12/13/2020 9:21 PM
77	None except this project is not appropriate for Inglewood.	12/13/2020 8:37 PM
78	This is ridiculous. Builders just keep pushing for ridiculous heights and our city council gives in. Inglewood doesn't want this and repeatedly indicates so. It doesn't match the ARP, but the city doesn't care. They like getting in bed with the developers and approve everything developers want. None of these surveys will make any difference and it's completely disheartening.	12/13/2020 8:12 PM
79	Again it's too dense. Parking and traffic issues are big concerns. It's proposed traffic increase on 17 ave se and 13 st se is way too much.	12/13/2020 7:56 PM
80	No	12/13/2020 7:31 PM
81	I get the need for density because our city is incompetent and needs the tax base however there is thoughtful approaches but thanks to the developers seems guy to have an in with the city the approach to Inglewood is ad-hoc	12/13/2020 7:10 PM
82	Enough larking, welcome street scale, shorter buildings.	12/13/2020 7:07 PM

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83	No	12/13/2020 6:39 PM
84	Will there be affordable housing units included in the design	12/13/2020 6:33 PM
85	No	12/13/2020 6:28 PM
86	This does not support the community maintaining it's appeal.	12/13/2020 5:50 PM
87	again, I welcome density on a sensitive scale	12/13/2020 5:50 PM
88	No	12/13/2020 5:43 PM
89	We can increase density with much more modest sized buildings. The original proposed height was already pushing limits, but it is an area at the edge of a thoroughfare, but 20 stories is downtown height, not neighbourhood friendly.	12/13/2020 5:32 PM
90	Why this push for density in Inglewood? More apartments that will sit vacant?	12/13/2020 5:29 PM
91	I think developers need to look at the communities they want to develop and stay within the general architecture designs of that community. No tall glass buildings were there are only low brick just to add a density. This city doesn't need any more high density in the inner city, densification has already ruined inner city communities with tall ugly duplexes	12/13/2020 5:29 PM
92	Density is not a problem when the chosen locations are suitable. 20 storey towers backing directly on single family homes is absolutely ridiculous.	12/13/2020 5:17 PM
93	Is there a demand for high density housing in this area?	12/13/2020 5:12 PM
94	Don't do it	12/13/2020 5:07 PM
95	How can we get council and city planners on board to plan for smart density at a human scale, without the shading of high rises? I've certainly seen many developers doing it throughout the city at 4-6 stories.	12/13/2020 4:39 PM
96	No	12/13/2020 4:28 PM
97	No.	12/13/2020 4:08 PM
98	Yes - build 2 and 3 bedroom family homes. Please!	12/13/2020 3:51 PM
99	Already answered previously. Overload on amenities, residential through traffic will downgrade our property values, not enough green space in Ramsay for this many people	12/13/2020 3:44 PM
100	Density is beneficial	12/13/2020 3:24 PM
101	No	12/13/2020 3:05 PM
102	Street light may be required. Safety to pedestrian and cyclists. Street is narrow limited access routes to the site. Emergency vehicle access.	12/13/2020 2:50 PM
103	Will residents receive parking permits?	12/13/2020 2:48 PM
104	Why does the city keep allowing high density buildings to change the zoning of the area when the residents as well as the airport authority are against it, and we are he ones who pay property taxes and mortgages to live in the area? We gain NOTHING from the money that the developers make by getting the zoning changed, and our quality of life, access to our local amenities and shops, and ability to enjoy our neighbourhood (yards with sunshine, not always being stuck in traffic jams, etc) only suffer! My main question would be: How would this building benefit those who ALREADY live, work and pay taxes as residents of this beautiful, charming, historic neighborhood?	12/13/2020 2:40 PM
105	What is the long term plan for the additional traffic, parking, and people? Not just those who will live there, but friends, family and more?	12/13/2020 2:34 PM
106	No	12/13/2020 2:33 PM
107	No	12/13/2020 2:33 PM
108	No	12/13/2020 2:31 PM
109	No.	12/13/2020 2:30 PM
110	Make it smaller	12/13/2020 2:23 PM



111	I just think this is too much all In one space	12/13/2020 2:23 PM
112	No	12/13/2020 2:21 PM
113	Inglewood needs greater infrastructural support and better management of existing infrastructure to support higher density. Traffic calming measures and bike lanes were put in place in the community to make pedestrian life safer but very adversely affect the drivability and motorized access to and through the community. A higher density would compound those effects.	12/13/2020 2:21 PM
114	Na	12/13/2020 2:20 PM
115	..	12/13/2020 2:17 PM
116	No	12/13/2020 2:10 PM
117	No	12/13/2020 1:53 PM
118	Same as previous.	12/13/2020 1:51 PM
119	Ward 9 has good density. Let's leave it as it is.	12/13/2020 1:49 PM
120	This should not be built in Inglewood	12/13/2020 1:46 PM
121	The concrete skirts around the base of the building would be a major impact upon the local residents. Traffic would be a major issue.	12/13/2020 1:41 PM
122	To many people, cars, traffic	12/13/2020 1:41 PM
123	Don't do this.	12/13/2020 1:34 PM
124	Nope	12/13/2020 1:27 PM
125	I do not welcome its height in anyway. Either make a height that's on a human scale or move your development to downtown where height is more appropriate. Please don't negatively impact this historical neighbourhood more by proposing overwhelming heights	12/13/2020 1:24 PM
126	No	12/13/2020 1:17 PM
127	Very against this proposal.	12/13/2020 1:16 PM
128	I love density when done for lower income people. When added to the array of expensive empty condo towers downtown it's not helpful or wanted	12/13/2020 1:15 PM
129	What is Inglewood density goal? What other options could be pursued to achieve this other than high rises?	12/13/2020 1:14 PM
130	There are plenty of semi industrial land parcels along the proposed Green Line that would not require the destruction of existing neighborhoods. Used such projects to create NEW neighborhoods rather than destroying existing communities.	12/13/2020 1:11 PM
131	N/A	12/13/2020 1:04 PM
132	I would like the community association to be more open minded rather than approaching everything so negatively.	12/13/2020 1:04 PM
133	I'm concerned that this will not include affordable housing. New rental units are easily 1700 for a one bedroom in the new buildings on 9th. That's insane! How can this building address the high cost of housing in Inglewood? If you're going to make it huge please incorporate affordable options.	12/13/2020 1:04 PM
134	No concerns	12/13/2020 1:01 PM
135	Why does the councillor of ward 9 NEVER listen to the residents of this neighborhood	12/13/2020 12:57 PM
136	This is a COMPLETE breach of any City commitment to consultation with stakeholders through the faux engagement process of the ARP/LAP and is proceeding with no TOD policy (consulted or not) being in place.	12/12/2020 8:04 AM
137	w	12/11/2020 11:13 PM

**Q14 Do you have comments/concerns related to traffic going to and from the site via the primary site entrance on 17th Avenue SE?**

Answered: 163 Skipped: 99

#	RESPONSES	DATE
1	This will increase traffic and noise significantly. There is a park on the street and adding more traffic becomes a safety concern. These bldgs would additionally cause strain on parking that is already very limited.	12/29/2020 1:45 PM
2	Noise from trains (albeit muted) may be amplified if there is added footage for reflection. There are already transport trucks that frequent the work space and that road is not intended for heavy usage or added congestion.	12/27/2020 12:10 AM
3	Would like crosswalk lights on 10th and 12th.	12/24/2020 2:00 PM
4	even if half the people take the train the traffic trying to get out of here onto 9th Ave will be horrific	12/23/2020 9:20 PM
5	no	12/23/2020 3:49 PM
6	Can 17th Ave se handle the increased traffic?	12/23/2020 2:54 PM
7	No	12/23/2020 12:04 PM
8	Yes - this is a playground zone and is rarely respected today, let alone when you add many more vehicles. If this development went ahead, this should be the only access though, as 11th Ave, 10th Ave & 13th Street are already very congested.	12/23/2020 10:20 AM
9	I can't imagine how this makes sense... 11th Ave will be a thoroughfare, with 13th as the feed. Minimum 1200 people. Please help me understand this.	12/22/2020 5:27 PM
10	To be accurate there are already hard to marry cars cutting along 10th Ave. to get to parking and shopping in the area. Realistically people coming along 11th Ave. will undoubtedly cut into the neighbourhood along 10th St. turn right on 13th st . turn right on 12th Ave.To enter the complex. There's already too much traffic coming in on the streets that were designed for residential use and have designation as playground zones etc.	12/22/2020 4:34 PM
11	Of course, this will add a lot of vehicles to the area. Will the units be sold with or without parking.	12/22/2020 7:50 AM
12	Yes. I'm concerned about the alley turned to public laneway and the amount of traffic that will be coming erroneously down to the end of 11th and through the narrow roads of 10 Ave and 13th.	12/21/2020 9:54 PM
13	It's not large enough to support 3 buildings of this size. The roads aren't set up properly for this project.	12/21/2020 4:16 PM
14	Huge concerns - traffic on 9th is one aspect - and part of our community... but those of us who invested in less busy streets because of density did so based on exactly this factor. My investment incorporated the benefit of my children to be able to walk down the road without immense traffic.	12/21/2020 2:56 PM
15	the 11th avenue intersection @ 12th St should be opened up to mitigate traffic onto 17th Avenue.; 13th Street SE barricade needs to be removed ASAP	12/21/2020 12:04 AM
16	Minimal, so long as it follows the current accessibility route down 17th. Visitor traffic will be frustrated trying to find their way in without signage.	12/20/2020 4:55 PM
17	Parking? Feasibility? Obvious difficulties and impacts on surrounding neighbourhood.	12/20/2020 3:35 PM
18	Our councilor should be called to task to see how he thinks it is appropriate to add this much density with one entry/egress point.	12/20/2020 1:59 PM
19	If there is not parking provided for this site, the traffic and parking concerns will be very dire.	12/19/2020 7:11 PM
20	No.	12/18/2020 9:22 PM
21	Yes	12/18/2020 3:58 PM
22	17 avenue SE - can it actually handle that many more cars of a proposed 1000 more people? Cars speed down 17 avenue all the time ignoring the playground zone (Calgary Police Service could make a large pot of money with a radar sitting at the playground), 13 street is a dead end, does it make sense to have one access road for that large of a development?	12/18/2020 8:36 AM

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23	We already have issues with parking and don't need to add to the problem in this neighbourhood	12/17/2020 6:21 PM
24	Yes - especially along the 11th Avenue laneway which accesses single home garages.	12/17/2020 6:11 PM
25	Not as much.	12/17/2020 1:49 PM
26	With any additional density there will always be issues for increased congestion. The proposed density will be overwhelming for the little island in this part of Inglewood as it streams onto 9th Avenue. Density is highly needed but a lower rise will not be as impactful as this high density proposal.	12/17/2020 11:50 AM
27	No	12/17/2020 8:41 AM
28	Traffic in this area can get congested especially when a train is coming through.	12/17/2020 7:46 AM
29	general increase in area trafic, 17Av, 9Av, 10Av, 11Av, 12, 13 and 14 St	12/16/2020 8:17 PM
30	Traffic in Inglewood is already congested with traffic and existing parking issues - we don't need/want more!	12/16/2020 8:01 PM
31	Very concerned.	12/16/2020 7:58 PM
32	This should not be a real problem as 17 Ave is very much a business access road and is wide enough to support increased traffic. Our concern is that there is a suggestion that the locked gat on 13 St could be removed and a lot of traffic will flow along 10 Ave and 13 St and they are already crowded and difficult to pass oncoming traffic due to narrow lane widths	12/16/2020 7:26 PM
33	Occupants from 400-500 household coming and going daily on 17th Ave. ? That is untenable. If this development obtains approval, it warrants its own dedicated entrance road ACROSS the CPR RoW. Tunnel right into the development's underground parkades. There will be an underground parking stall for each unit in this development, correct?	12/16/2020 3:39 PM
34	This will create congestion and traffic issues. Will also mean fewer street parking spaces for residents. No one will be able to drive to Inglewood.	12/16/2020 2:52 PM
35	people already rip down 12st all the time	12/16/2020 1:34 PM
36	Off all the options, I supposed this is the best one. Simply the additional traffic through the neighbourhood is a greater concern.	12/16/2020 1:34 PM
37	Yes, I don't have the sense this has been well planned.	12/16/2020 12:29 PM
38	These are smaller streets that have cars parked on both sides. Now you want to push hundreds of cars through? Ridiculous!!	12/16/2020 5:22 AM
39	Inglewood traffic/street infrastructure will never be able to facilitate high density living tower developments.	12/16/2020 2:41 AM
40	Yes huge concerns	12/16/2020 12:09 AM
41	better than on 11th ave	12/15/2020 11:40 PM
42	Very much	12/15/2020 9:38 PM
43	Yes, 12 Street at 9th Ave already has high volume times during the day when passing through that intersection can be delayed. Coming north on 12th to turn left on 9Ave toward downtown will have a tough time dealing with the new volume. I know the answer to that is the 'green line' and that's something to hope for but there will always be the need to drive your car for longer distances etc.	12/15/2020 9:22 PM
44	yes	12/15/2020 8:52 PM
45	"Bait and switch" is so overused by the city that I don't trust any of their stated plans. Victoria Park, annihilated; Ramsay, still working on it; Inglewood ... it is just a creepy feeling even bothering with any of them because it HAS already been decided.	12/15/2020 8:02 PM
46	Depends how they manage it. Tough to comment with not information	12/15/2020 7:26 PM
47	speeding	12/15/2020 6:50 PM
48	Might become very congested.	12/15/2020 3:09 PM

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49	most likely use public lane -again privacy issue	12/15/2020 1:48 PM
50	no	12/15/2020 1:47 PM
51	If it's not cars I love it - let's get more bikes and more feet. I assume this building has no garage à la The Hat near the Armory.	12/15/2020 12:44 PM
52	Yes, the roads (as well as 13th street) are not large enough to handle this capacity.	12/15/2020 12:42 PM
53	traffic impact should be studied. pedestrian crosswalk at 17 and 9 av maybe needed, or a signal depending on units. these buildings would be next to greenline and walkable to everything. traffic is good. it slows movement through our neighbourhood down.	12/15/2020 12:29 PM
54	Yes	12/15/2020 11:45 AM
55	I see site access from 11 ave, not 17th ave. Using 17 ave se would be a MAJOR issues.	12/15/2020 11:43 AM
56	It's going to increase. Parking a nightmare. How are they going to come and go?	12/15/2020 11:35 AM
57	Huge increase of traffic along 13th in front of both Edith Pink Seniors residence and the Lantern will be unavoidable. Will increase traffic delays at 13th on 9th Ave as ppl turn onto 13th. Greater volume of pedestrian traffic (residence and transit users) will increase frequency of ppl crossing 9th at 13th also contributing to reduced traffic flow on 9th which is the only means to travel from east to west.	12/15/2020 11:30 AM
58	No way can it handle this level of traffic. This is frankly insane to think it can.	12/15/2020 10:31 AM
59	It's absolutely ridiculous and absurd, obviously it's not their normal route and once again why add the pollution in an area where we have the bird sanctuary and parks	12/15/2020 10:19 AM
60	I think it would depend on the parking and availability of stalls for each owner. You could have a building of this size and only have a owner or two per floor. You could also have 10 units per floor it would depend.	12/15/2020 9:22 AM
61	Traffic in this area has increased and become even more pedestrian with the CO rail closure	12/15/2020 9:09 AM
62	Its a residential area. not a through fare for 600 additional cars	12/15/2020 9:09 AM
63	They'll probably need a traffic control device added. It's hard to turn out of 17th Ave	12/15/2020 8:51 AM
64	Getting on and off 9th will be a nightmare	12/15/2020 8:50 AM
65	Yes. The volume will increase and make it much slower during busier times.	12/15/2020 8:45 AM
66	Going to be a nightmare & create congestion	12/15/2020 8:43 AM
67	Yes I do. Inevitably, another stoplight will be coming on 9th avenue to control the traffic. And again, the density is TOO MUCH, for this historical neighbourhood, it was not designed for this additional traffic.	12/14/2020 11:08 PM
68	Lots of traffic added to those deadens streets, going to be a nightmare for street parking as well	12/14/2020 10:36 PM
69	I feel a connection should be made at the 17 Ave to the private lane	12/14/2020 6:39 PM
70	That is a really lousy piece of land with minimal access to public roads. I think that the proposed configuration is one of the few reasonable solutions. The roads in the area operate under capacity and can easily accommodate the increased traffic resulting from this development. One only needs to look at neighbourhoods of dense housing to see that housing doesn't create traffic problems; sprawl creates traffic problems.	12/14/2020 6:23 PM
71	You can't even tell based on the diagram that there is an entrance at all from 17th Avenue onto the site. I think it is grossly insufficient for the number of units being planned for from an egress perspective. This is going to have major impacts for neighbours on surrounding blocks.	12/14/2020 12:42 PM
72	No	12/14/2020 12:36 PM
73	Bottleneck. Do we really want that much traffic in the area?	12/14/2020 11:25 AM
74	I feel that it will lead to traffic congestion.	12/14/2020 11:11 AM
75	There is already an amount of traffic this neighbor hood was designed for in how people	12/14/2020 10:32 AM

access the neighborhood and adjacent neighborhoods. How do you expect neighbors and their children to relate to such an intrusion.

76	They should connect 13th St SE to 17th Ave SE to reduce traffic congestion if it isn't already.	12/14/2020 10:27 AM
77	No	12/14/2020 10:22 AM
78	Will create a lot of traffic	12/14/2020 9:39 AM
79	Absolutely! Rush hour would completely block the local streets, as cars would be struggling to exit or enter the site. It's already congested at that time of day, and there are a lot of pedestrians.	12/14/2020 9:26 AM
80	No	12/14/2020 7:09 AM
81	No	12/13/2020 11:11 PM
82	Unsure but feel it's likely to create some traffic concerns given the density it would bring	12/13/2020 10:27 PM
83	17th Ave is a light traffic road currently, this is a big change. I hope that some consideration will be made for those currently on the route.	12/13/2020 10:27 PM
84	No	12/13/2020 10:25 PM
85	As noted previously, there would be much more traffic than the area can support. These are narrow streets with on-street parking for residents. This project is a traffic jam in the making.	12/13/2020 10:14 PM
86	A lot of traffic would shortcut through the smaller side streets and the feeder access isn't robust enough to accommodate that amount of traffic	12/13/2020 10:12 PM
87	How will traffic even get there?	12/13/2020 9:44 PM
88	I would expect, as a TOD development, that the amount of parking provided as part of the project will be severely reduced	12/13/2020 9:32 PM
89	The traffic and stree is already too congested	12/13/2020 9:30 PM
90	No	12/13/2020 9:29 PM
91	It's not accessible from all sides, and will definitely increase traffic in what are right now very quiet streets.	12/13/2020 9:25 PM
92	How will you support so much More traffic?	12/13/2020 8:44 PM
93	Yes. Those streets are not meant for handling this type of traffic.	12/13/2020 8:40 PM
94	There are no lights and already it backs up traffics when anyone turns left from westbound 9 Ave to 14/14A. This is going to make it a nightmare. Getting to the site is very limited in terms of accessible streets. As for parking... these building purposely build too few spots and the residents in the area will suffer for it.	12/13/2020 8:18 PM
95	No, as long as the building fits in with the requirements and doesn't ask for an exception I am supportive. I home that they have enough parking.	12/13/2020 8:12 PM
96	Yes. There is only one entrance so all traffic will be on 17 ave see or 13 St se. 13 St is small narrow st. No sidewalk on one side.	12/13/2020 8:02 PM
97	I think this will create traffic jams in the community and increase pressures along 9th ave.	12/13/2020 7:33 PM
98	It seems that traffic is going to be very congested if this development goes ahead at the density proposed.	12/13/2020 7:16 PM
99	Not really	12/13/2020 7:13 PM
100	Do the developers really think the immediate community will be happy about hundreds of cars travelling in and out with only one point of entry	12/13/2020 6:59 PM
101	Not really	12/13/2020 6:43 PM
102	Could cause some traffic on 9th Ave especially when the outer lanes are used for parking making it a one lane street in each direction.	12/13/2020 6:40 PM
103	Roads aren't equipped for such volume of traffic	12/13/2020 6:30 PM

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104	Not at the moment	12/13/2020 6:23 PM
105	Certainly, parking and traffic is already a challenge depending on the day and time along 9th Ave, this will make it worse.	12/13/2020 5:53 PM
106	Only having one way into such a densely populated area is a recipe for congestion. There will have to be more traffic lights installed, which is very unfriendly to pedestrians.	12/13/2020 5:37 PM
107	How is traffic going to get to the entrance on 17 Ave? This is too much traffic for local roads. Where is the collector for this traffic to connect to 9th Ave?	12/13/2020 5:35 PM
108	How many cars per day will be going in and out through the neighborhood?	12/13/2020 5:29 PM
109	Yes	12/13/2020 5:13 PM
110	Yes too much traffic and not enough parking	12/13/2020 5:12 PM
111	It's not going to work. Show us a plan that makes sense	12/13/2020 5:09 PM
112	I don't know how to judge the capacity of the access to 12th and 9th. What's the limit and what new signals and improvement will be provided?	12/13/2020 4:44 PM
113	That is a huge amount of density with minimal access to a main road	12/13/2020 4:30 PM
114	Yes. The increased traffic will be more than the avenue can handle and the safety of residents and pets will be compromised. Also, the increased traffic connecting to 9th ave will affect the entire area	12/13/2020 4:12 PM
115	Limited accessibility in the area due to the train tracks. Already a weird area of cul-de-sacs and dead ends for traffic.	12/13/2020 4:11 PM
116	No	12/13/2020 3:56 PM
117	Yes, it should come from 12 th. This will hurt traffic flow in 9th, it cannot be this and a shopping district	12/13/2020 3:54 PM
118	Yes....already we only have one lane on 11 street. This will be a nightmare.	12/13/2020 3:48 PM
119	Some. I hope it is sufficient to accommodate this many residents.	12/13/2020 3:40 PM
120	We cannot expect there to be no traffic in this community.	12/13/2020 3:27 PM
121	17th isn't very busy but all this traffic will have to be funneled down 9th Ave which is already busy beyond capacity during peak hours.	12/13/2020 3:08 PM
122	Yes. Parking is already ridiculous	12/13/2020 3:03 PM
123	I already commented	12/13/2020 2:52 PM
124	Will 13th street remain closed off?	12/13/2020 2:50 PM
125	Yes I live in 17 ave. I am very concerned about this	12/13/2020 2:48 PM
126	Definitely! The addition of this many vehicles for residents ( not to mention during the construction phase!) will ABSOLUTELY OVERWHELM the streets and parking capacity in the area!	12/13/2020 2:44 PM
127	How will this amount of traffic be controlled? What about proper egress for emergency? As much as you think people will take transit, they will not.	12/13/2020 2:39 PM
128	Should be another at grade rail way crossing to be able to head south at end of 17th St.	12/13/2020 2:36 PM
129	I'd need to see a traffic study to have anything conclusive to say	12/13/2020 2:34 PM
130	This is going to make things even worse for parking and walking in the area.	12/13/2020 2:33 PM
131	Yes. 9th avenue is already too busy. I don't think it can handle this. Also the construction traffic would be concerning during the build.	12/13/2020 2:33 PM
132	No	12/13/2020 2:25 PM
133	No	12/13/2020 2:24 PM
134	The noise level from traffic could be a concern. Access to and from the site where 17 Avenue	12/13/2020 2:24 PM

	connects with 9th avenue could greatly affect traffic flow through the main artery of the community.	
135	I see problems for people turning left off of 9th ave if coming from the east.	12/13/2020 2:23 PM
136	Yes, will bottleneck one of the only access points to the community	12/13/2020 2:21 PM
137	.	12/13/2020 2:19 PM
138	Yes. Traffic on 9th is already heavy. With the eighth Street crossing at ninth closed, it's even more congested. They need to have better traffic lights with advanced turning to help manage the traffic better	12/13/2020 2:13 PM
139	The traffic on 13th Street will increase massively. There will be an increase of traffic on 10th Ave from residents of this new proposal short cutting off of 9th which gets backed up during busy periods - rush hours; All day on Saturday and Sunday. The site plan is also suggesting a vehicle connection to the west end of 11th Ave and showing alignment of new and existing lane ways that will be convenient routes in and out unless physically stopped by fixed barriers.	12/13/2020 2:09 PM
140	Assuming vehicles will come from 9th Avenue, that will create some congestion on 9th Avenue: westbound traffic turning left, etc.	12/13/2020 1:55 PM
141	Yes	12/13/2020 1:53 PM
142	Not at this time.	12/13/2020 1:52 PM
143	No	12/13/2020 1:47 PM
144	How will people access 9th Ave? Will there be additional traffic lights on 9th Ave. (at 14 or 14A st)? What will this do to the flow of the road?	12/13/2020 1:44 PM
145	Yes	12/13/2020 1:42 PM
146	Yes. Please see other comments.	12/13/2020 1:40 PM
147	9th is brutal during rush hours and on weekends. Parking is brutal. Adding so many more people will be awful.	12/13/2020 1:36 PM
148	Looks like 17th is a cul de sac 12th would be a good entrance as well	12/13/2020 1:30 PM
149	Yes increased traffic	12/13/2020 1:26 PM
150	No	12/13/2020 1:18 PM
151	Traffic is shit. Too congested by drivers that don't pay attention to anyone but themselves already.	12/13/2020 1:18 PM
152	As proposed, the traffic burden on access streets will be horrific, as will the ability of current residents to be able to park in front of their homes. The roads are narrow and cannot support such a large increase in traffic. Finally, who the heck is stupid enough to think that one narrow access in and out is a good idea for that many people who will be living immediately beside a rail line that carries hazardous materials hourly and has had derailment problems in the immediate vicinity one more than one occasion.	12/13/2020 1:17 PM
153	Mostly at stampede	12/13/2020 1:16 PM
154	I am not familiar enough with the area.	12/13/2020 1:16 PM
155	Yes, it seems likely to increase congestion, especially with the train passing right there	12/13/2020 1:14 PM
156	Would increase traffic by a huge amount for such a residential street	12/13/2020 1:14 PM
157	This will of course increase traffic substantially in a residential area with narrow streets. I think 17ave might be more ideal for traffic flow, we also need to think of where the traffic is getting onto 9 ave and 12 st. There is the potential for lots of congestion, or need for another light on 9 ave.	12/13/2020 1:08 PM
158	No	12/13/2020 1:06 PM
159	Overcrowding	12/13/2020 1:05 PM
160	No concerns	12/13/2020 1:01 PM



161	it will add to the traffic problems	12/13/2020 12:58 PM
162	There is no natural (i.e., engineered) access to 17 Avenue assuming the cul-de-sac is breached, which is NOT clear from the map. The further east one goes into the industrial fringe, the less impact upon the residents, That said, tower tenants will be tempted not to use the 17 Ave. access and cut through 13 Street which is not designed to accommodate that traffic.	12/12/2020 8:16 AM
163	d	12/11/2020 11:13 PM

**Q15 Do you have comments/concerns related to traffic going to and from the site through the public lane (upper #3 on diagram) between two 11th Avenue homes onto 11th Avenue SE?**

Answered: 154 Skipped: 108

#	RESPONSES	DATE
1	This would decrease the value of these properties and increase safety concerns.	12/29/2020 1:45 PM
2	Yes!! I am one of those houses and we don't need any more in/ out traffic which would make any outdoor activities feel over powered by a thoroughfare for me or the other neighbours.	12/27/2020 12:10 AM
3	Yeah, I would hate to live on that street. That's awful for them. Plus it's going to drive a ton of traffic up 13th St. It wouldn't surprise me if they then knock out the cul de sac on 10th and the whole span of blocks becomes a funnel for cars squishing in and out of those towers. Ugh.	12/24/2020 2:00 PM
4	the neighbours didn't buy into inglewood to live right on an expressway!	12/23/2020 9:20 PM
5	yes - this is certainly not ideal for young families	12/23/2020 3:49 PM
6	That will cause noise and congestion for these houses on 11 Ave se and the surrounding area	12/23/2020 2:54 PM
7	Seems like it will be invonvenient for the nearby homes, and not what they were expecting when they purchased their homes.	12/23/2020 12:04 PM
8	This is ridiculous. Someones home is right there and now would be a feeder road. I would be very upset by this proposal if I lived there.	12/23/2020 10:20 AM
9	You mean the small, single lane alley between two houses that will feed 2 20-story towers? Is this a trick question?	12/22/2020 5:27 PM
10	Yes, for the reasons I mentioned above	12/22/2020 4:34 PM
11	Of course, again this will add a lot of vehicles to the area.	12/22/2020 7:50 AM
12	Yes. it's very narrow, it's everyone's access to their garages. I will only be able to be one way, so I'm unsure how they plan to deal with traffic as it is our only way in and out.	12/21/2020 9:54 PM
13	Yes, it's currently a dead end street. Very quiet. Part of the reason I bought in this neighbourhood. Won't be able to support a constant flow of traffic.	12/21/2020 4:16 PM
14	Significant concerns. This opens to two dead ends and only one way to access 9th, with one option to 12th st. off 10th ave. My street will alter entirely - in noise, traffic and overall peace (all factors considered when we played roots here).	12/21/2020 2:56 PM
15	see previous comment	12/21/2020 12:04 AM
16	Yes, that must be closed off or it will drive traffic through the residential area. 9th ave & 13th street is already a bad corner. 17th can be the only way in.	12/20/2020 4:55 PM
17	Will definitely cause all the usual problems with neighbouring properties necessitating hard landscaping, complaints to everyone - further impacting the police, bylaw, community president and so on.....	12/20/2020 3:35 PM
18	This density would cause most severe traffic problems due the existing roads which are not meant to hand this density	12/19/2020 7:11 PM
19	How can a laneway be the primary access? Extremely intrusive to residents on 11ave SE. Why isn't 17th Ave considered?	12/19/2020 4:15 PM
20	No.	12/18/2020 9:22 PM
21	Yes	12/18/2020 3:58 PM
22	I will reiterate and say I feel sorry for the people who live on 11 avenue SE	12/18/2020 8:36 AM
23	It will cause a lot of disruption to those homes	12/17/2020 6:21 PM
24	Yes, absolutely - 11th Avenue is a quiet residential street with a private laneway that will become a thoroughfare for new density which will impact quality of life, safety and privacy for the homes bordering the public lane.	12/17/2020 6:11 PM
25	Yes, because this is a very small public lane already, and only in use by a few homes. Adding access for 3 massive condo buildings would create a nightmare.	12/17/2020 1:49 PM
26	Unfortunately for this area, there will be traffic issues with any increase in density. However, I believe that the difference in impact between this proposal and a lower rise development will be	12/17/2020 11:50 AM

	dramatic. I personally feel that there is more engagement of buildings that are at more of a human scale than those buildings that are high-rise towers (vertical suburbs).	
27	No but adjacent residents might.	12/17/2020 8:41 AM
28	yes that increases traffic on 10 AV and 12, 13 street	12/16/2020 8:17 PM
29	Let me put it this way. Would you like three 20 storey towers of traffic going down your back alley 24/7?	12/16/2020 8:01 PM
30	There is limited amount of roadway to accomodate the density.	12/16/2020 7:58 PM
31	This is a very narrow alley way and will be horrendous for people living on either side as the traffic is almost in their yards. Hungerford is suggesting that this is really just a service access but their drawings make it look like a direct acces to parking garages. Not a good idea as this is basically a narrow one lane alley.	12/16/2020 7:26 PM
32	Occupants from 400-500 household coming and going daily through the public lane between two 11th Ave. homes? This will be intolerable for the families in those two homes. That public lane needs to be designated OFF LIMITS for any resident/occupant of Hungerford on 17.	12/16/2020 3:39 PM
33	This will mean a 1000xs more traffic on this street for the poor residents of 11th.	12/16/2020 2:52 PM
34	that will be noisy	12/16/2020 1:34 PM
35	Additional noise, pollution, traffic congestion.	12/16/2020 1:34 PM
36	Yes, this won't be good for existing residents.	12/16/2020 12:29 PM
37	Absolutely. 11/12 is the only way between Ramsay and Inglewood. The strain is already at a peak and cars/ bikes and foot traffic would increase. The problem doesn't need worsening!	12/16/2020 5:22 AM
38	Inglewood traffic/street infrastructure will never be able to facilitate high density living, tower developments.	12/16/2020 2:41 AM
39	Yes	12/16/2020 12:09 AM
40	of course, and if I owned one of those homes I would be very concerned	12/15/2020 11:40 PM
41	I do	12/15/2020 9:38 PM
42	That's tough to predict but it would be the only way to relieve the traffic on 12 Street so will likely be busier than the word 'lane' suggests.	12/15/2020 9:22 PM
43	no separation between detached homes.	12/15/2020 8:52 PM
44	Bait and switch is so used with the city that I don't trust any of their stated plans.	12/15/2020 8:02 PM
45	What upgrades are proposed? Again no information	12/15/2020 7:26 PM
46	Noise, dirt and speeding if there are children out playing	12/15/2020 6:50 PM
47	I love the concept of developing on lane ways	12/15/2020 3:09 PM
48	no	12/15/2020 1:47 PM
49	Yes, this will turn 11ave onto a thoroughfare. This is not acceptable to the nearby houses.	12/15/2020 12:42 PM
50	no	12/15/2020 12:29 PM
51	Yes	12/15/2020 11:45 AM
52	This would clearly be a MAJOR issue for the residence on 11 ave. Would you like 3x 20 storey towers of people driving up and down your street daily?	12/15/2020 11:43 AM
53	Huge increase in vehicle traffic and the streets are to narrow. So you will most likely put one ways, remove parking which is already at a premium. It's not a good plan	12/15/2020 11:35 AM
54	It is a small narrow uphill gravel road. Current city vehicles have difficulty accessing it. CN workers use it frequently to get to their rail lines. Children and pets exist on both side of this laneway. As do frequent hares and deer. It is already frequented by transients bottle picking. This will become a common short cut for residence as well as for CTrain users. Increase risks of property crime and social disorder. Property taxes go up but value will go down making it	12/15/2020 11:30 AM

harder to sell, or tenant out. It will decrease personal enjoyment and the current quietness homeowner enjoy now. Kids will be less inclined to use the hotub. Residents less inclined to let their dogs out as they'll be barking more readily by all the activity. Kids will be less likely to play outside. Homeowners will have to upgrade fencing, security lighting and won't be able to park in the back alley anymore. Garage owners will need to reinforce their locks.

55	It's not nearly enough for buildings of this scale.	12/15/2020 10:31 AM
56	Just doesn't make any sense it will completely remove any small town feeling of the area and become a nightmare to residents, visitors and business. Visitors will definitely decide to go to areas with different access and parking .. who does this benefit beside the corporation building the building?	12/15/2020 10:19 AM
57	Would be a big lost of quality of life for those resident	12/15/2020 9:51 AM
58	There is traffic lights at this location and shouldn't effect too much.	12/15/2020 9:22 AM
59	These are residential areas and the increased traffic posing risk to our community	12/15/2020 9:09 AM
60	It can't be done without ruining the neighbourhood	12/15/2020 9:09 AM
61	It will remove privacy for the local landowners	12/15/2020 8:50 AM
62	Yes. Slower during busy times	12/15/2020 8:45 AM
63	Feel this will be an issue	12/15/2020 8:43 AM
64	This is downright ridiculous. Are they really planning using laneways to access 20-storey highrises? Unrealistic, and UNFAIR to existing homeowners in the area.	12/14/2020 11:08 PM
65	Yes, roads are narrow in this area	12/14/2020 10:36 PM
66	No	12/14/2020 6:39 PM
67	It's an unusual arrangement that significantly affects two properties. It seems right for those property owners to receive some compensation along with this redevelopment.	12/14/2020 6:23 PM
68	I am extremely concerned about the public lane that will exit onto 9th Avenue... with no traffic calming planned... yikes.	12/14/2020 12:42 PM
69	No	12/14/2020 12:36 PM
70	Could end up being high volume for laneway traffic.	12/14/2020 11:25 AM
71	Noise.	12/14/2020 11:11 AM
72	We don't want it	12/14/2020 10:32 AM
73	No concerns.	12/14/2020 10:27 AM
74	No	12/14/2020 10:22 AM
75	Very invasive	12/14/2020 9:39 AM
76	Yes, of course people will be trying to exit/enter any way that they can. That level of density is asking for trouble!	12/14/2020 9:26 AM
77	No	12/14/2020 7:09 AM
78	No	12/13/2020 11:11 PM
79	Currently the road isn't suitable for the increase in traffic	12/13/2020 10:27 PM
80	Sure wouldn't want to own one of those properties, that would be a very big change to quality of life.	12/13/2020 10:27 PM
81	No	12/13/2020 10:25 PM
82	There would obviously be far more traffic, in an area with narrow streets and on-street parking. This is a small residential area not suitable for the density and traffic this project would generate.	12/13/2020 10:14 PM
83	Yeah, poor homeowners	12/13/2020 10:12 PM

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84	Yes. I've driven that lane. Its barely wide enough for residents to access garages, let alone become a thoroughfare.	12/13/2020 9:44 PM
85	Not good for those neighboring properties. A larger avenue would be better solution, to give more breathing space to adjacent residential properties. This is a street with many young families.	12/13/2020 9:32 PM
86	Yes you can't get around the neighborhood if they shallow it with huge buildings	12/13/2020 9:30 PM
87	Yes. That seems insane.	12/13/2020 9:29 PM
88	Don't know	12/13/2020 9:25 PM
89	Yes that is not what the lane is meant for	12/13/2020 8:40 PM
90	Gong show	12/13/2020 8:18 PM
91	No	12/13/2020 8:12 PM
92	Yes. There could be hundreds of cars. This is unacceptable	12/13/2020 8:02 PM
93	No comment	12/13/2020 7:33 PM
94	Yes! I'm concerned. I would like to more details about how this will be safely and efficiently managed. And how will it not have a huge negative impact on the present homes?	12/13/2020 7:16 PM
95	Yes it's going to impact the residents for sure however development will be the worst of it as most developers are ignorant and don't care how they impact anyone around them	12/13/2020 7:13 PM
96	Yes the are a lot of concerns for the homes on 11th Ave. Hundreds of cars travelling down 11th to a laneway.	12/13/2020 6:59 PM
97	See above	12/13/2020 6:40 PM
98	Again, narrow roadways not fit to accept increases in traffic to and from the area.	12/13/2020 6:30 PM
99	Hard to tell from the picture.	12/13/2020 6:23 PM
100	n/a	12/13/2020 5:53 PM
101	Laneways are not designed for regular traffic, it will have to be upgraded	12/13/2020 5:37 PM
102	Why in the world would they allow site access to a major development between two single family homes?	12/13/2020 5:35 PM
103	Of course! The people who live in those homes should not have to put up with a constant flow of traffic right beside their homes...again...a single family street, not a major thoroughfare.	12/13/2020 5:29 PM
104	Horrible idea	12/13/2020 5:09 PM
105	I feel sorry for the homeowners along the alley.	12/13/2020 4:44 PM
106	Same as above, though I would be concerned traffic would detour through the lane way	12/13/2020 4:30 PM
107	Same as above. This will compromise the safety of residents.	12/13/2020 4:12 PM
108	The public lane is already a heavily used area for cars parking in and around the area and causes the road to narrow.	12/13/2020 4:11 PM
109	No	12/13/2020 3:56 PM
110	Yes. Traffics should be from the back to developments half the size	12/13/2020 3:54 PM
111	Crappy decision.	12/13/2020 3:48 PM
112	Yes. This is an unacceptable route.	12/13/2020 3:40 PM
113	No	12/13/2020 3:27 PM
114	No	12/13/2020 3:08 PM
115	Yes. Parking is already ridiculous this will make it worse	12/13/2020 3:03 PM
116	Yes	12/13/2020 2:52 PM

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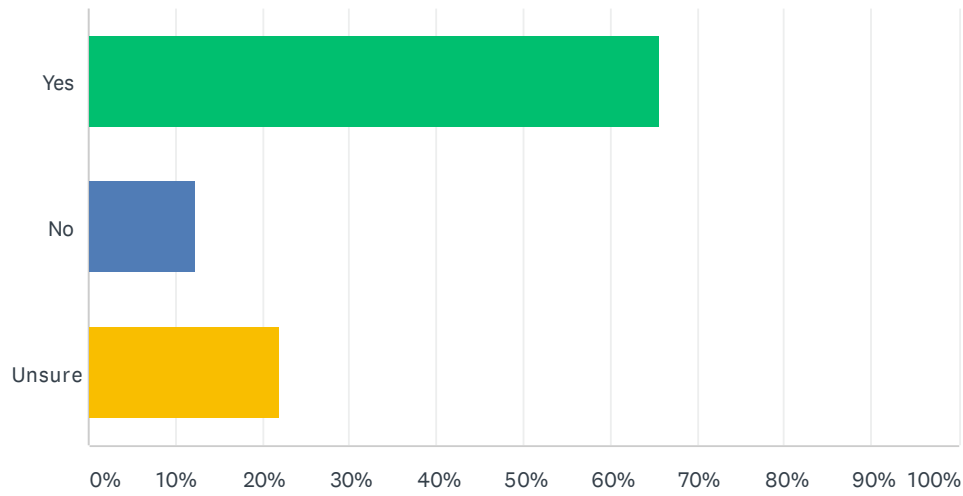
117	Yes - that's a lot of traffic for a quiet street	12/13/2020 2:50 PM
118	I am definitely concerned about this! This will DECIMATE the property value and saleability of both 11th avenue SE homes as well and completely change their quality of life ( people walking through their yards, past/around their homes, noise of a HUGE number more vehicles,etc)	12/13/2020 2:44 PM
119	How will the residents get safely in and out of their garages or yards? This is not a public road and shouldn't be used as such. Noise of vehicles, honking, not being considerate.	12/13/2020 2:39 PM
120	No	12/13/2020 2:36 PM
121	No. No different than an alley or road elsewhere	12/13/2020 2:34 PM
122	We already have enough people racing down streets and trying to get parking on 9th avenue is ridiculous. This will affect the people who own homes around there with visitors parking and blocking residents.	12/13/2020 2:33 PM
123	I would think this would be devastating to the two homes.	12/13/2020 2:33 PM
124	I think it will make that quiet residential street far busier	12/13/2020 2:25 PM
125	Yes	12/13/2020 2:24 PM
126	Seema unsafe.	12/13/2020 2:24 PM
127	Again, bottleneck	12/13/2020 2:21 PM
128	.	12/13/2020 2:19 PM
129	That will completely destroy the aesthetic and privacy and quiet those homes probably have currently.	12/13/2020 2:13 PM
130	The traffic on 13th Street will increase massively. There will be an increase of traffic on 10th Ave from residents of this new proposal short cutting off of 9th which gets backed up during busy periods - rush hours; All day on Saturday and Sunday. The site plan is also suggesting a vehicle connection to the west end of 11th Ave and showing alignment of new and existing lane ways that will be convenient routes in and out unless physically stopped by fixed barriers.	12/13/2020 2:09 PM
131	From a safety perspective, it is not ideal.	12/13/2020 1:55 PM
132	Yes	12/13/2020 1:53 PM
133	Not at this time.	12/13/2020 1:52 PM
134	No	12/13/2020 1:47 PM
135	This will be too much volume for that small a street. What will this do to street safety?	12/13/2020 1:44 PM
136	Yes	12/13/2020 1:42 PM
137	Yes. See other comments. These roads were meant to access single family homes and the density in this proposed development would greatly distort the traffic through these residential streets.	12/13/2020 1:40 PM
138	It will be a nightmare for the others who live around there. So much added traffic	12/13/2020 1:36 PM
139	Nope	12/13/2020 1:30 PM
140	Increased traffic if not appropriate parking provided for those of the building	12/13/2020 1:26 PM
141	Yes that doesn't seem right.	12/13/2020 1:18 PM
142	See previous.	12/13/2020 1:18 PM
143	See above comments.	12/13/2020 1:17 PM
144	Ramsay is already closed off at 8th street now it'll be harder to get in there w traffic	12/13/2020 1:16 PM
145	I am not familiar with the area, but it sounds like that would really suck for the folks in those two homes.	12/13/2020 1:16 PM
146	The number of cars that will be going to these towers is way too high for a residential side	12/13/2020 1:14 PM

	street	
147	The lane way is not meant to support that much traffic and would destroy the peace and quiet for the two homeowners	12/13/2020 1:14 PM
148	Similar to number 15. 11 ave is a narrow residential street. Going to get busy.	12/13/2020 1:08 PM
149	No	12/13/2020 1:06 PM
150	Overcrowding	12/13/2020 1:05 PM
151	No concerns	12/13/2020 1:01 PM
152	it would be very disruptive	12/13/2020 12:58 PM
153	It will be like living on a freeway - non-stop dust and noise. If it is paved, it will be non-stop noise and speed, which will be very dangerous for other cars and pedestrians.	12/12/2020 8:16 AM
154	f	12/11/2020 11:13 PM



### Q16 Would you support traffic calming/restrictions for the public lane between the two homes on 11th Avenue?

Answered: 169 Skipped: 93



ANSWER CHOICES		RESPONSES	
Yes		65.68%	111
No		12.43%	21
Unsure		21.89%	37
TOTAL			169

## Q17 Do you have any comments/concerns related to parking in areas/streets surrounding the development?

Answered: 153 Skipped: 109

#	RESPONSES	DATE
1	This will increase parking in an already strained community.	12/29/2020 1:45 PM
2	We already see parking issues which is what caused us to get parking restrictions on 11 Ave. Volume will only increase the chance of reduced use by the residents or businesses.	12/27/2020 12:10 AM
3	Hard to see how people from outside Inglewood are going to want to come and shop if cars are parked everywhere.	12/24/2020 2:00 PM
4	at the very least Hungerford should provide parking for 600 units	12/23/2020 9:20 PM
5	no	12/23/2020 3:49 PM
6	Parking will become even more congested. We already call for parking enforcement for permit zones and with increased density this will add to the existing problem	12/23/2020 2:54 PM
7	I do not see visitor parking in the development plan. With such a high density of residents it does not look like the nearby area will be able to accomodate the increased parking demands at all. Likely there will be parking issues from residents as well, as most couples have 2 vehicles.	12/23/2020 12:04 PM
8	It is already at capacity / very congested.	12/23/2020 10:20 AM
9	The streets are restricted and many residents have garage parking so the alleys are also coveted, so there will be many more offenders of both, notwithstanding the continual drop-offs and pickups in the round-about at the end of 11th.	12/22/2020 5:27 PM
10	Noise in traffic	12/22/2020 4:34 PM
11	Again, parking will be a nightmare.	12/22/2020 7:50 AM
12	Yes. Parking is already a struggle. I would be concerned about visitors to the development and them supporting the amount of parking necessary	12/21/2020 9:54 PM
13	We currently almost fill up with permit parking on 11 ave with a dead end and no building. The spill over from 3 buildings in the area would be unmanageable.	12/21/2020 4:16 PM
14	Already mentioned in a previous question regarding density.	12/21/2020 2:56 PM
15	see above comments on 11th Avenue and 13th Street network problems that exist despite this redevelopment project. Could the ICA support changes here regardless of this development proposal?	12/21/2020 12:04 AM
16	Yes, a building of that size must meet conditions to sustain adequate resident and visitor parking within the footprint of the property. At least 1.5 underground parking spots per suite. The proposal looked like they wanted some commercial development which would drive additional parking requirements that must be considered.	12/20/2020 4:55 PM
17	Ask the numerous people who have been involved in the parking issue over the last fifteen years. Any further parking requirements are unsustainable.	12/20/2020 3:35 PM
18	:Parking - if no parking is provided by this property this is totally unacceptable.	12/19/2020 7:11 PM
19	Limit residential permits to single family, supply parking for multi	12/19/2020 4:15 PM
20	No.	12/18/2020 9:22 PM
21	Yes- it will have a huge impact on existing residents.	12/18/2020 3:58 PM
22	The building MUST have sufficient parking for residents and a small number of visitors.	12/18/2020 2:24 PM
23	I will repeat myself and say developers who say that inner city dwellers don't have as many cars or don't need parking are not accurate. There will be an increase in parking needs from the development and the LRT green line.	12/18/2020 8:36 AM
24	We don't have enough parking as it is. We don't need to be adding to the problem.	12/17/2020 6:21 PM
25	Question 16 requires an opportunity to comment to qualify the response to traffic calming measures - which would be vital if the development goes forward as proposed. Parking will become problematic for 11th Avenue residents with the new development.	12/17/2020 6:11 PM

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26	There is no room on the streets for any of these residents, as it is already packed with the existing single family homes in this area, so they would have to build underground parking, without a doubt.	12/17/2020 1:49 PM
27	No	12/17/2020 8:41 AM
28	It would likely mean more cars on already crowded and narrow residential streets. Parking on street corners is already a concern as it creates blind spots for both drivers and pedestrians.	12/17/2020 7:46 AM
29	yes increase in area cars less space per car	12/16/2020 8:17 PM
30	Yes, already noted. Guaranteed the towers will not have adequate visitor parking, forcing people to park in the community. 3 towers of 20 stories and their visitors. Likely the units in the towers will only provide owners with 1 parking spot with a good majority of couples owning 2 cars...where are they all going to go?	12/16/2020 8:01 PM
31	Yes.	12/16/2020 7:58 PM
32	Parking is already crowded even with the permit parking system. If residents of this development are allowed street parking it will quickly become an impossible situation	12/16/2020 7:26 PM
33	NO RESIDENTIAL STREET PARKING WHATSOEVER FOR RESIDENTS/OCCUPANTS OF HUNGERFORD ON 17! Don't you dare foist this development's parking problem on the existing Inglewood residents. This development requires its own dedicated underground parkades and/or parking lots.	12/16/2020 3:39 PM
34	Force all residents and their guests to only park at the building's underground parking lot. Heavy fines for those who violate the rules.	12/16/2020 2:52 PM
35	of course the developer doesn't care about the vacancy rate in Calgary right now. Avli is STILL trying to sell units years later. Avli was sold to us by GC as being exemplary quality and the building looks like shiite. We don't need this kind of density in a residential hood. This is the kind of thing that suits the downtown.	12/16/2020 1:34 PM
36	Yes. While a permit is mostly required in this area. Some areas only require permits during certain hours. Non-permit hours will likely see these spots occupied by the increase traffic. Even permit spots will likely be taken for 'quick' stops.	12/16/2020 1:34 PM
37	There needs to be a plan: city permits, etc.	12/16/2020 12:29 PM
38	Inglewood traffic/parking/street infrastructure will never be able to facilitate high density living, tower developments.	12/16/2020 2:41 AM
39	Unsure	12/16/2020 12:09 AM
40	it would be like the rest of Inglewood and would have to be residents only	12/15/2020 11:40 PM
41	Yes, there isn't enough parking.	12/15/2020 9:38 PM
42	Well, yes. You have to consider that the development will not just bring the residents but also guests and visitors, taxis etc. Parking for residents and shoppers, guests, visitors is already at a premium.	12/15/2020 9:22 PM
43	seems limited and not much street parking	12/15/2020 8:52 PM
44	Are you planning for TOD or parking? If you plan for parking, they will need parking, if you don't... Bate and switch once again.	12/15/2020 8:02 PM
45	No	12/15/2020 7:26 PM
46	I'm not sure how those streets are zoned for parking but there would have to be provisions made for current residents on those streets to ensure they have free priority parking	12/15/2020 6:50 PM
47	Parking will always be a problem as long as we give drivers the priority. I'm so tired of discussing it. Would love to see a huge investment in active transport and move away from driving all together.	12/15/2020 3:09 PM
48	lack of parking	12/15/2020 1:48 PM
49	will impact negatively	12/15/2020 1:47 PM
50	Parking is killing this city. Get rid of the cars, plzthx	12/15/2020 12:44 PM

51	Yes, parking is already an issue in Inglewood and the would greatly add to the problem.	12/15/2020 12:42 PM
52	all parking should be accommodated on site. not supportive of parking relaxations. even with greenline and walkability through the roof. you cant go back and build parking after the fact. electric charge stations at ever stall should be required.	12/15/2020 12:29 PM
53	Another MAJOR issue. Inglewood has parking issues already (lack of space). This would clearly add to the existing issues.	12/15/2020 11:43 AM
54	This site better have parking for all the residents. If it's a two bedroom, they better have more than one stall per unit.	12/15/2020 11:35 AM
55	It will be batshit crazy. 11th Ave went permit only couple yrs back but still won't stop ppl from attempting to park wherever including the Lakeway and alleyway. We see it ALL the time during our festivals.	12/15/2020 11:30 AM
56	There is barely any parking on weekends in Inglewood as it is. This won't help.	12/15/2020 10:31 AM
57	What parking?! Payed parking for them to back or remove the already limited parking in the area	12/15/2020 10:19 AM
58	no	12/15/2020 9:51 AM
59	They buildings would need to have ample parking for residents and guests of those residents.	12/15/2020 9:22 AM
60	Parking has been fractured in this area with the increase of visitors and lack of proper olanning	12/15/2020 9:09 AM
61	absolutely! try and find a spot there now. Now add 600 vehicles. Does this seem possible?	12/15/2020 9:09 AM
62	It's already tight	12/15/2020 8:50 AM
63	For the locals yes.	12/15/2020 8:45 AM
64	Sadly the city wants \$ & we will be forced to pay	12/15/2020 8:43 AM
65	Absolutely I do. It will become unmanageable. It is overblown, overdesigned, and overwhelming.	12/14/2020 11:08 PM
66	If you don't have parking In your yard... You won't be parking anywhere close to home	12/14/2020 10:36 PM
67	No	12/14/2020 6:39 PM
68	This change is significant for parking. It may be a tough pill to swallow for people who have become accustomed to storing their personal vehicles on publicly owned streets.	12/14/2020 6:23 PM
69	I certainly hope residents of their future towers are warned well in advance that they will not be eligible for street parking knowing the developer will grossly under allocate resident parking. It is very difficult to live and get around in Calgary without a vehicle. Again, we are not Vancouver.	12/14/2020 12:42 PM
70	No	12/14/2020 12:36 PM
71	Empty spaces used by residents and visitors as opposed to spots needed for long time retail.	12/14/2020 11:25 AM
72	More revenue for the parking authority from visitors illegally parking.	12/14/2020 11:11 AM
73	why would anyone introduce such a problem. It does not represent good optics about those whose job it is to represent and protect us.	12/14/2020 10:32 AM
74	Buildings that big need underground lots.	12/14/2020 10:27 AM
75	No	12/14/2020 10:22 AM
76	Will create problems	12/14/2020 9:39 AM
77	Yes, because I highly doubt that enough parking will be provided by the project. Street parking is already hard to find!	12/14/2020 9:26 AM
78	No	12/14/2020 7:09 AM
79	As previously mentioned parking is already difficult in Inglewood. This makes it hard for us that live here to use amenities that are local. It's frustrating.	12/13/2020 11:11 PM

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80	I can't see how it could be managed	12/13/2020 10:27 PM
81	I am presuming that there will be underground parking sufficient to handle the residents of these buildings. If not, yes in would have serious concerns on the impact on current residents.	12/13/2020 10:27 PM
82	All ready an issue	12/13/2020 10:25 PM
83	There is little enough parking in the area as it is. Hard to see how making it even more congested would be good for local businesses. I for one would avoid the area for lack of parking.	12/13/2020 10:14 PM
84	Yes	12/13/2020 10:12 PM
85	Will have to make it all permit for 6 blocks.	12/13/2020 9:44 PM
86	No	12/13/2020 9:32 PM
87	Not enough parking	12/13/2020 9:30 PM
88	Yes. We already face increased illegal parking in our area.	12/13/2020 9:29 PM
89	No	12/13/2020 9:25 PM
90	How will it affect street parking?	12/13/2020 8:44 PM
91	Yes, visitors will be trying to park wherever and may supplant home owner parking.	12/13/2020 8:40 PM
92	See above. At the very least, the building needs to provide sufficient parking (at least 1 stall per unit plus 1 visitor spot per about 7 units). The street parking needs to be permit only.	12/13/2020 8:18 PM
93	I hope that they have lots of parking for tenants and owners. Most condo owners would be willing to buy two spots. I had two when I owned my condo and I know most in my building wished they did as well.	12/13/2020 8:12 PM
94	Yes. It would be adding so many people that visitor parking or second car parking would be so high.	12/13/2020 8:02 PM
95	Doesn't directly impact me	12/13/2020 7:33 PM
96	Adequate parking — as in parking for all residents and users — should be provided as part of the development. Parking spaces should be included in the tenant agreements so that the new residents will not flood the present on-street parking.	12/13/2020 7:16 PM
97	If there is enough underground parking and visitor parking no but I am sure the units will likely have one space and residents more than one vehicle so it will be a nightmare	12/13/2020 7:13 PM
98	Parking is already an issue so unless there are 2 parking spots within the development then there is definitely not enough parking anywhere in the community for 2 car or visitors	12/13/2020 6:59 PM
99	Already limited street parking. Development would need parking of their own	12/13/2020 6:30 PM
100	Yes, parking is already a concern in the area. Will the buildings have underground parking? Or their own lots?	12/13/2020 6:23 PM
101	There's not enough parking to support visitors to a 20 storey building.	12/13/2020 5:53 PM
102	If there isn't enough parking provided within the complex, people will park on adjacent streets. Will they be eligible for permits?	12/13/2020 5:37 PM
103	Yes parking will be an issue. These kinds of developments never have enough visitor or resident parking. Our councillor will of course argue that people will walk and take the train and give them a parking relaxation.	12/13/2020 5:35 PM
104	How much underground parking is being provided? Will there be visitor spots? How many? Parking on Inglewood streets can already be as issue due to nearby commercial and retail development. Recents plans have been approved in this community which don't provide enough parking...saying that developing in the inner city means that people who don't own cars will live there is not always the case. The number of people living in 3 twenty storey towers will cause huge issues for street parking for nearby residents if sufficient parking is not provided.	12/13/2020 5:29 PM
105	There is a severe lack of parking. We can't make local businesses compete with residents and their guests for street parking.	12/13/2020 5:09 PM

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106	No	12/13/2020 4:30 PM
107	Yes. There will be too many vehicles, both during construction and when (if) the buildings are occupied.	12/13/2020 4:12 PM
108	Parking can already be limiting in the area.	12/13/2020 4:11 PM
109	If the building was half the size, there would be half the problems	12/13/2020 3:54 PM
110	It will be a nightmare unless these places supply multiple car parking and tons of visitor parking.	12/13/2020 3:48 PM
111	I don't think the community can support the increased traffic this project will bring into the area.	12/13/2020 3:40 PM
112	No. I would hope that the development would provide enough extra parking. Any overflow onto the street will likely be manageable.	12/13/2020 3:27 PM
113	Parking is already limited and highly restricted in Inglewood so I can't see street parking being a viable option. This building would need underground parking.	12/13/2020 3:08 PM
114	Yes	12/13/2020 2:52 PM
115	Yes - will residents be allowed permits	12/13/2020 2:50 PM
116	It should be permit parking	12/13/2020 2:48 PM
117	Yes! As many units could have multiple vehicles and will need access to more than one parking spot, this will overtake much of the current parking that is available to existing residents in the areas surrounding this proposed building	12/13/2020 2:44 PM
118	Again, where do their family, friends and visitors park? Why should home owners lose anything on street to their homes? Noise that comes from people coming and going at all hours.	12/13/2020 2:39 PM
119	No	12/13/2020 2:36 PM
120	No. We need less parking.	12/13/2020 2:34 PM
121	No	12/13/2020 2:33 PM
122	I am sure it would be a problem.	12/13/2020 2:33 PM
123	No	12/13/2020 2:25 PM
124	It is already overcrowded for parking	12/13/2020 2:24 PM
125	Parking within the developments themselves MUST BE PROVIDED in the form of parkades to prevent the streets from overcrowding.	12/13/2020 2:24 PM
126	There isn't much parking there now!	12/13/2020 2:23 PM
127	Ensure there is enough underground parking so that residents don't utilize side streets	12/13/2020 2:21 PM
128	Overflow parking will fill the surrounding streets. This happens everywhere	12/13/2020 2:19 PM
129	No street parking. All of the buildings parking requirements must be fulfilled on their own land and not the public streets	12/13/2020 2:13 PM
130	Not all residents of new towers close to downtown are willing (or able) to purchase their alloyed parking stall for the standard \$25,000 per stall. If they do, many will rent it out to commuters living farther away bringing even more traffic into the area. Residents of towers often have two vehicles but only can afford one stall (if they can) so end up parking on the street, in lanes, in parking lots of neighbouring businesses, because it is more convenient. This proposed density will bring massive parking problems.	12/13/2020 2:09 PM
131	High density developments always seem to result in on-street permit parking. Unfortunate for residents, but necessary. People in high rises don't connect with their neighbours the way people in street level homes do. As a result, they don't care who is impacted by their parking choices.	12/13/2020 1:55 PM
132	Yes	12/13/2020 1:53 PM
133	Not at this time.	12/13/2020 1:52 PM

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134	No	12/13/2020 1:47 PM
135	Yes	12/13/2020 1:42 PM
136	Don't do it!	12/13/2020 1:36 PM
137	Nope	12/13/2020 1:30 PM
138	Already mentioned. Building residents with a second car or visitors may look to surrounding residential streets for parking if not enough is provided	12/13/2020 1:26 PM
139	There needs to be parking allocated specifically for anything new; pushing people to park in residential are already making people angry and not-neighborly	12/13/2020 1:20 PM
140	There needs to be ample parking for residents of these buildings and their visitors.	12/13/2020 1:18 PM
141	Not adequate as is.	12/13/2020 1:18 PM
142	See previous comments.	12/13/2020 1:17 PM
143	So many. Parking in Inglewood is so expensive and dense already. It's not safe for kids either with all the cars driving around looking for parking. Or for landowners to have a spot at their home	12/13/2020 1:16 PM
144	No	12/13/2020 1:16 PM
145	They MUST ensure at least one parking spot per unit	12/13/2020 1:14 PM
146	As a homeowner on 11 Ave, parking is already tight and being the closest residential street to the developments, would create parking nightmares for current residents as well as residents of the proposed buildings	12/13/2020 1:14 PM
147	Please ensure there is enough parking for the occupants and visitors. parking is tight in much of Inglewood.	12/13/2020 1:08 PM
148	Make use of permit parking if the residents require it.	12/13/2020 1:06 PM
149	Overcrowding	12/13/2020 1:05 PM
150	No concerns	12/13/2020 1:01 PM
151	it's not in tune with the residential area	12/13/2020 12:58 PM
152	I would expect trusting an unknown but large amount of traffic and spillover parking will have very negative effect on the neighbors quality of life.	12/12/2020 8:16 AM
153	v	12/11/2020 11:13 PM



## Q18 Do you have any comments/concerns related to resident and/or visitor parking for the site?

Answered: 148 Skipped: 114

#	RESPONSES	DATE
1	There isn't enough parking for the current residents.	12/29/2020 1:45 PM
2	As above, it's a major concern in the summer months. Parking when development occurs also becomes a nightmare when construction workers or temporary structures have to be erected.	12/27/2020 12:10 AM
3	eh... I'm getting more and more depressed the further into this survey I go...	12/24/2020 2:00 PM
4	see above	12/23/2020 9:20 PM
5	no	12/23/2020 3:49 PM
6	Do they have sufficient parking planned on site or will this spill over into the community	12/23/2020 2:54 PM
7	Not enough parking will be a constant issue unless the developer builds an abundance of below grade parking.	12/23/2020 12:04 PM
8	It would have to be adequate to hold the extra vehicles at the site, not on the adjacent streets.	12/23/2020 10:20 AM
9	There is no room for the current residents, so I can't imagine adding to this bundle.	12/22/2020 5:27 PM
10	Parking along 11th Ave. is already at a premium. This is only going to make it more difficult as people go back-and-forth along the cul-de-sac street to try and find an open spot. We live on the street because it's quiet. We are tired of this excess residential traffic and parking	12/22/2020 4:34 PM
11	Again, parking will be a nightmare.	12/22/2020 7:50 AM
12	See 17	12/21/2020 9:54 PM
13	Already mentioned in a previous question regarding density.	12/21/2020 2:56 PM
14	proximity next to mass transit makes people less reliant on daily use of the automobile - it is called "transit oriented development"	12/21/2020 12:04 AM
15	Must be contained within the footprint of the property.	12/20/2020 4:55 PM
16	See above for both resident and visitor parking. Actually what we need to develop is a novel parking building that works.	12/20/2020 3:35 PM
17	I live on street nearby and am constantly having to park somewhere else do to just the shopping traffic on 9th avenue.	12/19/2020 7:11 PM
18	Answered	12/19/2020 4:15 PM
19	No.	12/18/2020 9:22 PM
20	Yes	12/18/2020 3:58 PM
21	The building MUST have sufficient parking for residents and a small number of visitors. East village is a prime example of expectation versus reality. The streets are overcrowded with parked vehicles because of lack of parking in buildings.	12/18/2020 2:24 PM
22	As mentioned in above question	12/18/2020 8:36 AM
23	There is never enough visitor parking at these types of buildings which creates a huge over crowd issue on the streets surrounding the area	12/17/2020 6:21 PM
24	Parking is insufficient.	12/17/2020 6:11 PM
25	There is no room on the streets for any of these residents, so they would have to build underground parking, without a doubt.	12/17/2020 1:49 PM
26	No	12/17/2020 8:41 AM
27	there is only a limited amount of space for parking if there is a increase in cars we have a problem	12/16/2020 8:17 PM
28	Yes, already noted. Guaranteed the towers will not have adequate visitor parking, forcing people to park in the community. 3 towers of 20 stories and their visitors. Likely the units in the towers will only provide owners with 1 parking spot with a good majority of couples owning 2 cars...where are they all going to go?	12/16/2020 8:01 PM

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Spicy Monkey  
Attachment 8

29	yes	12/16/2020 7:58 PM
30	I have not seen a parking plan but if all parking is on site I would have no concerns	12/16/2020 7:26 PM
31	See 17. above.	12/16/2020 3:39 PM
32	Do not allow any street parking and make sure the city constantly enforces the rules. The city is very lazy at enforcing parking violations in the neighbourhood.	12/16/2020 2:52 PM
33	The developer will ask for some kind of exemption so they don't have to provide sufficient parking.	12/16/2020 1:34 PM
34	I assume all parking for the building will be provided underground.	12/16/2020 1:34 PM
35	This needs to be solved by the developer prior to the build.	12/16/2020 12:29 PM
36	Inglewood traffic/parking/street infrastructure will never be able to facilitate high density living, tower developments.	12/16/2020 2:41 AM
37	Unsure	12/16/2020 12:09 AM
38	if they can't provide 2 spots for every unit they should not be allowed to proceed	12/15/2020 11:40 PM
39	I do.	12/15/2020 9:38 PM
40	See above	12/15/2020 9:22 PM
41	doesn't seem to be any	12/15/2020 8:52 PM
42	People who have lived there... live there; grandfather then in... they can do it! TOD for everyone else.	12/15/2020 8:02 PM
43	No	12/15/2020 7:26 PM
44	I hope it's underground beneath the towers for residents and visitors alike	12/15/2020 6:50 PM
45	I don't care. I ride a bicycle.	12/15/2020 3:09 PM
46	negative impact	12/15/2020 1:47 PM
47	They would have to be on the private land only; preferably underground so that the area does not become a parking lot.	12/15/2020 12:42 PM
48	see Q.17. also class 1 bike parking should be located on the first level of the parkade with more stalls than units, and space for larger bikes.	12/15/2020 12:29 PM
49	See above. This would adversely affect parking in the whole area.	12/15/2020 11:43 AM
50	It all needs to fit on the property. No over flow to the residential area around it.	12/15/2020 11:35 AM
51	Guessing it will be under ground which goes back to the need for concrete pillars and drilling that can and will cause structural damage to century old foundations to homes along 11th Ave. Huge liability.	12/15/2020 11:30 AM
52	Unless there is multiple levels of visitor parking built within the building this is going to create a nightmare scenario for residents in the area.	12/15/2020 10:31 AM
53	No	12/15/2020 10:19 AM
54	I don't know how much parking is planned for the project	12/15/2020 9:51 AM
55	Just making sure there is 1-2 parking spots per resident and maybe 10% visitor availability.	12/15/2020 9:22 AM
56	As residents already struggle to park at their residence this is a big concern and an inevitable issue	12/15/2020 9:09 AM
57	There is no parking.	12/15/2020 9:09 AM
58	There is never enough provided parking so the streets will be full of cars	12/15/2020 8:51 AM
59	The buildings should not be allotted any and should provide their own	12/15/2020 8:50 AM
60	Just that they may find it difficult to find a spot	12/15/2020 8:45 AM

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61	Same as above	12/15/2020 8:43 AM
62	I have not seen any proposals, but I can realistically expect the developer to not have enough resident/visitor parking for this site. Additionally, unlike many new proposals where all four quadrants could reasonably expect to share the additional load, ALL spread will naturally be borne by the north, as the CPR tracks will be a natural barrier to the south.	12/14/2020 11:08 PM
63	Even with a parade this will be an issue	12/14/2020 10:36 PM
64	No	12/14/2020 6:39 PM
65	Parking restrictions such as paid parking and limited-term parking that reduce long-term hoarding of street parking should be implemented.	12/14/2020 6:23 PM
66	I'm expecting the resident parking to be ludicrously under provided, as the developers for RNDSQL planned for. I'm expecting parking for both visitors and residents to spill onto neighbouring streets.	12/14/2020 12:42 PM
67	No	12/14/2020 12:36 PM
68	See Above.	12/14/2020 11:25 AM
69	Not nearly enough.	12/14/2020 11:11 AM
70	No concerns.	12/14/2020 10:27 AM
71	No	12/14/2020 10:22 AM
72	Will create parking nightmare	12/14/2020 9:39 AM
73	I don't believe enough parking will be provided	12/14/2020 9:26 AM
74	No	12/14/2020 7:09 AM
75	See previous	12/13/2020 11:11 PM
76	As noted above	12/13/2020 10:27 PM
77	As above	12/13/2020 10:27 PM
78	There won't be enough parking and will overflow into the community	12/13/2020 10:25 PM
79	How many parking spots would be available for residents? Often it's only one in these big apartments while families today often have two vehicles.	12/13/2020 10:14 PM
80	Yes	12/13/2020 10:12 PM
81	Where is it?	12/13/2020 9:44 PM
82	Keep it on site	12/13/2020 9:32 PM
83	The neighborhood and visitors come for the historic view of the Neighborhood.	12/13/2020 9:30 PM
84	Yes. If you don't give adequate parking for these buildings the surrounding streets will be easily overwhelmed.	12/13/2020 9:29 PM
85	No	12/13/2020 9:25 PM
86	Yes - underground parking only?	12/13/2020 8:44 PM
87	Generally there is not enough visitor parking for these buildings and they or residents spill out into parking used by neighbours or businesses.	12/13/2020 8:40 PM
88	See above	12/13/2020 8:18 PM
89	Lots of visitor parking so people don't clog the streets for existing residents.	12/13/2020 8:12 PM
90	Absolutely. With the amount of density visitor/ residential parking could be horrendous	12/13/2020 8:02 PM
91	No comment	12/13/2020 7:33 PM
92	It's not fair to the present residents in the area to suddenly add so many more residents wanting on street parking. Parking should be included in the new development.	12/13/2020 7:16 PM

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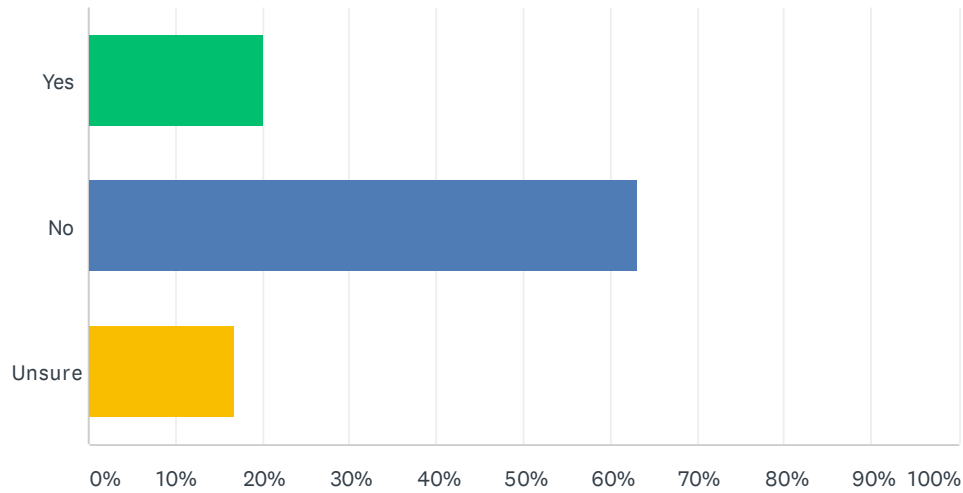
93	As before....	12/13/2020 7:13 PM
94	There should be 1.5 spaces per unit to accommodate 2 car families and visitors parking	12/13/2020 6:59 PM
95	No	12/13/2020 6:30 PM
96	See above	12/13/2020 6:23 PM
97	Certainly, three building with the density proposed would create serious issues for parking in the neighbourhood.	12/13/2020 5:53 PM
98	I'm concerned visitors will park on adjacent streets, making it more difficult for other residents to have their own visitors.	12/13/2020 5:37 PM
99	Don't give them parking relaxations	12/13/2020 5:35 PM
100	See above.	12/13/2020 5:29 PM
101	Will there be adequate parking?	12/13/2020 5:13 PM
102	See above	12/13/2020 5:09 PM
103	I didn't see what was provided for resident and visitor parking, but if UG parking was limited I'd have big concerns with parking pressure in the area	12/13/2020 4:30 PM
104	Yes. There probably won't be enough parking for all and it will spill over into the neighbourhood.	12/13/2020 4:12 PM
105	My friend lives in 11th, I already cannot park there. I suppose it cannot get worse	12/13/2020 3:54 PM
106	See the question above- nighare	12/13/2020 3:48 PM
107	I think this will make visitor parking nearly impossible to find. It may also negatively impact parking for residents, many of whom are seniors.	12/13/2020 3:40 PM
108	No	12/13/2020 3:27 PM
109	No	12/13/2020 3:08 PM
110	Yes	12/13/2020 2:52 PM
111	Yes	12/13/2020 2:50 PM
112	Absolutely. It's already a nightmare at stampede time	12/13/2020 2:48 PM
113	Yes, as many visitors to similar types of properties are careless and disrespectful when driving in a neighbourhood that is not their own.	12/13/2020 2:44 PM
114	As above - where will they park?	12/13/2020 2:39 PM
115	Needs to conform with LUB	12/13/2020 2:36 PM
116	No. We need less parking.	12/13/2020 2:34 PM
117	As above.	12/13/2020 2:33 PM
118	Visitor and extra resident parking would overcrowd the streets.	12/13/2020 2:33 PM
119	No	12/13/2020 2:25 PM
120	It is already overcrowded for parking	12/13/2020 2:24 PM
121	Parking in the community is already tough without a parking permit, and I feel these developments will strain an already limited resource.	12/13/2020 2:24 PM
122	There is no indication as to where that parking is	12/13/2020 2:23 PM
123	Na	12/13/2020 2:21 PM
124	The minimum parking required is not enough to accommodate all residents and visitors	12/13/2020 2:19 PM
125	Same as above	12/13/2020 2:13 PM
126	High density developments always seem to result in on-street permit parking. Unfortunate for residents, but necessary. People in high rises don't connect with their neighbours the way	12/13/2020 1:55 PM

people in street level homes do. As a result, they don't care who is impacted by their parking choices.

127	Ges	12/13/2020 1:53 PM
128	Not at this time.	12/13/2020 1:52 PM
129	No	12/13/2020 1:47 PM
130	Yes	12/13/2020 1:42 PM
131	Visitor parking is always a challenge and the residents on the street will be negatively impacted by the increase in vehicular access and parking requirements.	12/13/2020 1:40 PM
132	Don't build!	12/13/2020 1:36 PM
133	Hopefully lots underground parking in these areas is narrow enough	12/13/2020 1:30 PM
134	See above	12/13/2020 1:26 PM
135	Needs to be ample parking.	12/13/2020 1:18 PM
136	See previous.	12/13/2020 1:18 PM
137	A complete and utter nightmare - again, see my earlier comments.	12/13/2020 1:17 PM
138	Na	12/13/2020 1:16 PM
139	Anything less than 1.5 parking stalls per unit seems insufficient to me, but what do I know...	12/13/2020 1:16 PM
140	Existing home owners / tenants should be guaranteed (free) street permit parking	12/13/2020 1:14 PM
141	They would need to ensure adequate parking for all residents and visitors so that it would not overflow onto the residential streets	12/13/2020 1:14 PM
142	Make sure there is enough.	12/13/2020 1:08 PM
143	No	12/13/2020 1:06 PM
144	Overcrowding	12/13/2020 1:05 PM
145	No concerns	12/13/2020 1:01 PM
146	no	12/13/2020 12:58 PM
147	There is no data as to how much will be provided, but if it is underestimated, it will spill over onto residential streets -what plans are there for enforcement?	12/12/2020 8:16 AM
148	v	12/11/2020 11:13 PM

### Q19 Do you support relaxations for the number of parking stalls required for residents of this development based on the development's proximity to planned public transit (e.g. Ramsay/Inglewood Greenline LRT Station)?

Answered: 174 Skipped: 88



ANSWER CHOICES	RESPONSES	
Yes	20.11%	35
No	63.22%	110
Unsure	16.67%	29
<b>TOTAL</b>		<b>174</b>

Q20 What types of public benefits/public realm improvements (e.g. funding for Streetscape Master Plan, heritage preservation, recreation enhancements, etc.) would you like to see generally with developments of this size?

Answered: 145 Skipped: 117



#	RESPONSES	DATE
1	Bring the height of the development back to 13storeys.	12/29/2020 1:49 PM
2	Support for education around reducing vehicular and pedestrian type collisions. Heritage preservation for existing housing and the businesses in the red brick building.	12/27/2020 12:18 AM
3	As in, if you build us a skating rink we'll let you build this building? I can't think of anything that would offset the damage.	12/24/2020 2:06 PM
4	install artificial sun lights along 11 Ave	12/23/2020 9:27 PM
5	Heritage Preservation, funding for streetscape master plan	12/23/2020 3:51 PM
6	Funding for local initiatives, public use areas to make the development fit in the community in a positive way. Better access to accommodate density.	12/23/2020 12:11 PM
7	not sure	12/23/2020 10:25 AM
8	All of the benefits named are fantastic to the general public.	12/22/2020 5:29 PM
9	Heritage preservation.	12/22/2020 7:51 AM
10	The walkway they have proposed will provide public benefit to accessing the green line. I would like to see more in heritage preservation support in this community.	12/21/2020 10:06 PM
11	I can't even answer this.	12/21/2020 3:02 PM
12	public benefits should be local (ie improved direct access to transit) and not broad community based	12/21/2020 12:07 AM
13	+15 over 12th St. beside the train tracks is a must for the safest way across 12th. Pedestrian traffic at 10th & 11th ave is already risky. Bike paths are relatively low cost. A proper bike path down 17th to connect up to the path along the river should be a must. Would be nice to connect through the brewery district with a direct path to downtown along the tracks.	12/20/2020 5:20 PM
14	The public benefits are superficial at best. Public art has been a bit of an eyesore and waste of space and money so far. Very little is ,meaningful to Inglewood. Heritage preservation is not applicable in this case; the retention of the present housing is more valuable to preserving our heritage. Recreation would not address swimming pool, soccer fields, baseball diamond all of which would be better than what could be offered in high rise accommodation. I prefer not to have this type of develop,ent altogether. There are other areas of the city away from the rivers and the natural areas more suited to high rise buildings. Up on the escarpment.	12/20/2020 3:54 PM
15	There is no amount of funding that could compensate for allowing developments of this magnitude	12/20/2020 2:00 PM
16	None of the suggested amenities provided by the developer counteracts the 20 storey structures which will ruin the community on a number of levels.	12/19/2020 7:59 PM
17	Greenspace, commercial	12/19/2020 4:16 PM
18	Not sure.	12/18/2020 9:26 PM
19	I would like it to be functional benefits like proper car access, parking, sidewalks, landscaping, green area for residents, dogs,etc.	12/18/2020 4:01 PM
20	Building materials and design should be sympathetic to the neighbourhood. If a heritage building is impacted, it must be relocated and restored or incorporated eg the king eddy was restored and incorporated into studio bell.	12/18/2020 2:30 PM
21	I don't want to see a development this size in this location.	12/18/2020 8:38 AM
22	Flashing money and calling them public benefits is a joke!	12/17/2020 6:27 PM
23	heritage preservation, public art	12/17/2020 6:13 PM
24	I would absolutely like to see the style of the building have beautiful architecture to either fit in with the heritage feel of Inglewood or complement it - modern is fine, but something of this size, please consider design as a very important factor.. make it a focal point, but don't make it dull and boring. It would be great if it could provide benefits to the entire community and not	12/17/2020 1:54 PM

just future condo residents. Public spaces that can be shared and benefits that would reach to the homeowners being affected.

25	I would love to see funding available to heritage buildings in both Inglewood and Ramsay. The connection between both communities should also be fully funded by the developer upon approval of design by the communities. The streetscape should also be designed as a Woonef (Gian-Carlo would love this), also fully funded by the developer. All additional costs to the infrastructure needed for this building should also be fully paid by the developer without subsidy by The City. That includes water, sewer, and electrical, including all downstream needs to accommodate the scale of development.	12/17/2020 12:03 PM
26	Local artists provide art	12/17/2020 8:43 AM
27	Funding for streetscape master plan.	12/17/2020 7:47 AM
28	I support improvements butt not at all cost	12/16/2020 8:37 PM
29	Since I would never support this development size I have no comment	12/16/2020 8:03 PM
30	Parks, art, bike paths and heritage preservation	12/16/2020 8:00 PM
31	Any form of public art is a benefit and clearly the small proposed public plaza would be nicer than the current industrial site. Most of the benefits here appear to be easier pedestrian and bike access along 12 St and that is the only thing I see here that actually enhances the neighborhood overall	12/16/2020 7:41 PM
32	I don't want a development of this size in my neighbourhood. Fuck off.	12/16/2020 3:54 PM
33	I don't want a development of this size. It is too big for the Inglewood community. It should not be allowed.	12/16/2020 2:54 PM
34	public art will do little to mediate the giant pit of darkness this will create for pedestrians and park users. Privatisation of sunshine happening right here in Inglewood!	12/16/2020 1:39 PM
35	improved visual appeal of the rail lines.	12/16/2020 1:38 PM
36	If the Inglewood population is going to upsize and this is the start of it, we need to have a better city recreational facility with better hours; we need to have a regular grocery store and good parking. The rest is just window dressing.	12/16/2020 12:30 PM
37	Unsure	12/16/2020 12:10 AM
38	there is no public enhancement that can minimize the impact this size development will have	12/15/2020 11:44 PM
39	I don't want this development	12/15/2020 9:39 PM
40	Well for starters, I don't want to see something of this size in this location. Generally the proposed plan does this well, it just needs to be all done on a smaller scale.	12/15/2020 9:26 PM
41	I have given up on the dreaming phase of these because they NEVER happen. A couple of barrier-free apartments that are not side-by-side in the "keep them over there mode". Same with a percentage for a low-interest mortgage.	12/15/2020 8:18 PM
42	If the development develops park space I'd like to see it developed in a way that can be used by the community. A quality development should add to the existing community	12/15/2020 8:17 PM
43	ensure there are green areas and public art	12/15/2020 6:52 PM
44	Eco-friendly, zero carbon, sustainable, human scaled, green space	12/15/2020 3:16 PM
45	pedestrian realm interaction.	12/15/2020 1:49 PM
46	Well lit pathways and open public areas.	12/15/2020 12:45 PM
47	we need a community investment fund. personally i would like to see our rec centre be rebuilt. and 9AV streetscape needs to be rebuilt soon.	12/15/2020 12:34 PM
48	Heritage aesthetics on the street level, landscaping in the vicinity	12/15/2020 11:46 AM
49	Sidewalks??? Thats not a community bonus. You'd be doing that anyways. With the amt of transients Inglewood currently has....placing sidewalks and benches in the back alley behind 11th Ave isn't exactly a feel good idea. It will attract social disorder guaranteed. ☹️ If this is the	12/15/2020 11:46 AM

best Hungerford or the city can suggest then you've failed to identify with the community. The Lakeway and back alley should have zero access to the new development. This would be in the best interest to those living on 11th Ave, no matter the size the project. Best enhancement would be to follow the existing ARP in terms of height.

50	There isn't enough public improvements that would offset the MAJOR impact of this proposal. As noted previously, the proposal is COMPLETELY out of context for the site.	12/15/2020 11:43 AM
51	That they fit within the historic plan of this community. Why is it that Kensington and other sites have height restrictions honored and we get our relaxed. This is unacceptable. We are the historic area of Calgary and these developments are removing this designation one building at a time.	12/15/2020 11:40 AM
52	With a development of this size, there better be pretty much every single amenity know to man connected to it other wise it's just a giant eyesore.	12/15/2020 10:34 AM
53	Don't even want to discuss it .. I will if asked regarding beltline or core	12/15/2020 10:21 AM
54	green spaces, park	12/15/2020 9:54 AM
55	I think public gym or work out facility would be beneficial. It could really help to update many things in the area.	12/15/2020 9:25 AM
56	none. it will ruin the neighbourhood	12/15/2020 9:10 AM
57	More bike lanes, community gardening, social support and maintenance finds, water upgrades	12/15/2020 8:54 AM
58	We need a grocery store & rec centre appropriate scale	12/15/2020 8:46 AM
59	This is an unfair question. By this proposal, there is NOTHING they can offer when they take away our sunlight in the winter months. Unconscionable. Everything else is mere trinkets.	12/14/2020 11:14 PM
60	Pedestrian access to new train station/ramsay would be great, improving pedestrian /bike access on east side of 12th street would also be a benefit.	12/14/2020 10:39 PM
61	Park space and retail	12/14/2020 6:41 PM
62	Pleased to see the proposed community investments. In particular, 12th Street will benefit from improved active transportation infrastructure.	12/14/2020 6:27 PM
63	Funding for the streetscape master plan, support for recreation opportunities, donations towards heritage preservation, etc.	12/14/2020 12:44 PM
64	Bike parking and bike lane	12/14/2020 12:38 PM
65	Unsure.	12/14/2020 11:26 AM
66	None.	12/14/2020 11:18 AM
67	Where is your dignity	12/14/2020 10:38 AM
68	Unsure.	12/14/2020 10:31 AM
69	More trees.	12/14/2020 10:23 AM
70	Not enthusiastic about this project	12/14/2020 9:44 AM
71	More parks, support the Inglewood Pool, heritage preservation, on-site playground for children in the building	12/14/2020 9:29 AM
72	We need to move forward, stop living in the past	12/14/2020 7:09 AM
73	Buildings must be suitable to neighborhood (see Main Street in Cochrane as an example) and then include shops etc within that building	12/13/2020 11:13 PM
74	Definitely some investment in the improvement of pedestrian and bicycle infrastructure. Development of recreation facilities (upgrade of swimming pool, for example) and outdoor spaces. A commitment to help preserve our heritage buildings would also be important, that is something that is unique and important about Inglewood and can't be replaced.	12/13/2020 10:36 PM
75	Community engagement to determine what would benefit the community	12/13/2020 10:29 PM
76	Na	12/13/2020 10:26 PM

77	Re heritage preservation; Calgary City Council has a propensity for choosing art projects that are ugly and have nothing to do with the city's heritage. Would prefer to see local artists involved.	12/13/2020 10:19 PM
78	Not sure	12/13/2020 10:13 PM
79	Avoidance. Go elsewhere. This is window dressing.	12/13/2020 9:46 PM
80	If there's one thing that makes me insane it's these stupid little carrots on sticks offered by developers. With Avli it was that supposedly thrilling public space next to the Hose and Hound (as of this date also non-existent) and the last one was the uninspired public plaza offered by RoundSquare, along with the promise to preserve a building that was doing just fine anyway. These incentives have thus far just been sops for suckers - license for developers to do exactly they want to. The development is too large, period. I will not engage with these bribes - oh, oops - incentives.	12/13/2020 9:35 PM
81	The greatest benefit this development could provide its neighbors is to not chase additional and unnecessary FAR. Public art does not replace sunlight or authentic existing neighborhood character .	12/13/2020 9:34 PM
82	Smaller historical buildings that match the neighborhood.	12/13/2020 9:34 PM
83	I don't want to see developments of this size backing onto residential single family homes. No bonus structures will help ease that wound.	12/13/2020 9:30 PM
84	Public art, seating, green spaces	12/13/2020 8:43 PM
85	Funding for streetscape, more trees for the entire area	12/13/2020 8:22 PM
86	I like all the suggestions but they won't make me happy if the restrictions on the neighbourhood are relaxed.	12/13/2020 8:14 PM
87	Landscaping and sidewalks	12/13/2020 8:05 PM
88	Look at feel consistent with the area. Green space development in the area.	12/13/2020 7:35 PM
89	Careful consideration of traffic flow to provide safety and efficiency and ease, parking included in development, heritage preservation and building style that honours the historical flavour of the neighbourhood, building on street level designed to encourage pedestrian interaction, public art, public squares with natural plantings, apartments for various sizes of tenants — from singles to families, with handicap access and support present.	12/13/2020 7:24 PM
90	Green space so residents with dogs do not impact the houses in their area . Seating places so residents do not infringe on those already living in the area . Art works to make the space more vibrant clean wide sidewalks	12/13/2020 7:17 PM
91	there is no historical preservation with this type of development	12/13/2020 7:02 PM
92	Green spaces, public picnic tables/benches, pathways, public art, protection of any historic resources	12/13/2020 6:49 PM
93	Heritage preservation and recreation enhancements. A fenced dog park would be nice!	12/13/2020 6:42 PM
94	Green space. Trees and gardens. Community garden would work well here.	12/13/2020 6:25 PM
95	At minimum, heritage preservation.	12/13/2020 5:55 PM
96	I don't think there is a benefit to having a building of this size in Inglewood. No comment as it implies I would be ok for such a complex	12/13/2020 5:54 PM
97	Unsure	12/13/2020 5:41 PM
98	Give them enough green space.	12/13/2020 5:37 PM
99	Improvements that have a greater positive impact for the community as a whole.	12/13/2020 5:35 PM
100	There will be a significant increase in the population, if they can fill it. Will there be adequate local provisions. Who pays for the surrounding infrastructure maintenance/ improvements	12/13/2020 5:16 PM
101	Parks, public pool, playgrounds at a minimum	12/13/2020 5:13 PM
102	Why is it outright ignored?	12/13/2020 5:10 PM

103	I have trouble getting past the height. No amenity makes up for that shading and damage to the fabric of the neighbourhood.	12/13/2020 4:51 PM
104	Where is the funding increase for the school? With this huge uptick in population, there will be pressure on the school. That should be supported by the developers and not tax dollars	12/13/2020 4:32 PM
105	None. I would not like to see developments of this size trying to bribe communities to support them.	12/13/2020 4:28 PM
106	Pool	12/13/2020 3:54 PM
107	Asked and answered. Long term investment in recreation in community - not in building, easy access, more development on back of building - not shown on Ramsay side- we are NOT BACK OH BUILDING neighbourhood. More all round decisions.	12/13/2020 3:52 PM
108	They should have to follow strict heritage preservation requirements.	12/13/2020 3:43 PM
109	Investment into recreational amenities and investment into streetscape	12/13/2020 3:29 PM
110	The one good thing about this density increase could be that we would get an actual grocery store nearby.	12/13/2020 3:11 PM
111	I don't want to see development this size	12/13/2020 3:04 PM
112	N/A I totally disagree with the size of this development. They're going to have to do more than fix the lane access	12/13/2020 2:56 PM
113	The building to be painted to look like the sky to at least still have skyline. For connectivity for pedestrians, meeting spaces outdoors for people, greenspaces, artwork and interactive play areas. Improved access for everything, mitigate noise, pay extreme taxes to make up for loss of privacy, too much traffic and more. To pay for public recreation - pool, sportsplex, multi-use areas. Picnic space, friendly and beautify.	12/13/2020 2:56 PM
114	Save our pool	12/13/2020 2:52 PM
115	Heritage preservation, green space and recreational facilities for the community	12/13/2020 2:50 PM
116	While these public benefit initiatives are important, they do not in any way replace or equal out to the losses and massive impact on the adjacent homes and businesses! Adding public art and some accessibility for the residents of The proposed building will never replace the ability for the homeowners next to it to sit in their backyard in the sun or grown a flower garden as they have for years!!	12/13/2020 2:48 PM
117	I want a pedway for crossing into Ramsay. I want a photo documentation of the standing heritage building before they demolish it. I also want a contribution to the Silver Threads c	12/13/2020 2:37 PM
118	I don't think anything of the sort would be worth this size of development.	12/13/2020 2:35 PM
119	Adherence to height restrictions first. The rest is what any developer would do to ensure their development fits in.	12/13/2020 2:35 PM
120	Heritage preservation	12/13/2020 2:26 PM
121	Needs to be a way to reduce shadowing. Will also need to focus on safety with the lrt right there	12/13/2020 2:26 PM
122	Heritage preservation for sure, perhaps some sort of fitness opportunity	12/13/2020 2:25 PM
123	I would not like to see any developments of this size trying to make a silk purse out of a sows ear to pretend that they're being considerate to the existing neighbourhood on any level. They are not. They are minimally acknowledging that they can't get away with destruction of character they are proposing and offering a few beads and shells in exchange. Pedestrian overpass to future LRT station should be part of any development there, not a carrot for being allowed to obliterate the character of Calgary's oldest neighbourhood. Little else is of any real value to Inglewood on any level. It is self serving for the direct improvement of sales potential. Nothing about anything shown has any connection whatsoever to actual heritage preservation.	12/13/2020 2:23 PM
124	Heritage preservation	12/13/2020 2:22 PM
125	Everything they plan to build I agree with	12/13/2020 2:16 PM

Hungerford on 17th - Land Use Change Feedback Survey

SurveyMonkey  
Attachment 8

126	I don't want to see developments of this size. If this is truly the route we are going, we need plenty of green space. Places for people to feel the sun on their faces and get to know their neighbours.	12/13/2020 1:58 PM
127	It should not be built	12/13/2020 1:48 PM
128	Nothing. They are inducements to get us to say yes	12/13/2020 1:44 PM
129	Not having developments of this size at all. It's absolutely ironic to list heritage preservation in this proposal.	12/13/2020 1:38 PM
130	Art work and improved walk/bike trail to train station	12/13/2020 1:31 PM
131	More park space areas. If it's a condo & you have pets allowed, the condo owners will go into private homeowners places for their pets to use the washroom due to lack of accessible green space. This is what's happening from the newer tall condo next to me & I'm close to parks. Make green space steps away. Or like in an efm condo development, include a floor for condo owners, designated for dogs to go the bathroom	12/13/2020 1:31 PM
132	Are you referring to bribes? Is this how it works? The developer tosses a few beads and trinkets to ensure their multi-million dollar profit margin and destroying the community in the process? How about they abide by the previous ARPs instead? Now THAT is a bribe I would take.	12/13/2020 1:24 PM
133	Maybe funds towards improving bike connectivity in that area?	12/13/2020 1:20 PM
134	Heritage preservation and style that is consistent with heritage area.	12/13/2020 1:19 PM
135	Don't want to see the development.	12/13/2020 1:19 PM
136	Improved public walkways and bicycle lanes and landscaping and also measures to protect the privacy and property of the current homeowners, like maybe a barrier wall	12/13/2020 1:19 PM
137	Guaranteed fund8ng for streetscape master plan and heritage preservation	12/13/2020 1:18 PM
138	All of the above at the minimum. Access to food resources in this area will also be needed.	12/13/2020 1:17 PM
139	Walkway and cycling routes, planting, connectivity between places, art, public spaces. long term ongoing activation of spaces (East village does a great job of this)	12/13/2020 1:11 PM
140	Park space, public meeting space, bike path, skate parks etc	12/13/2020 1:08 PM
141	None	12/13/2020 1:06 PM
142	Recreation enhancement	12/13/2020 1:02 PM
143	good walking areas and accessibility to the area	12/13/2020 12:59 PM
144	While basic engineering improvements affecting access and egress are expected, I think that "public benefits" will NEVER justify the destruction of a neighborhood through height that is completely out of context with "quiet enjoyment" of property.	12/12/2020 8:30 AM
145	f	12/11/2020 11:13 PM

**Q21 What are your thoughts on the community investments (listed on the diagram) being offered by the developer for this project?**

Answered: 139 Skipped: 123

#	RESPONSES	DATE
1	I am happy to see they proposed community investments. But this till does not justify the height of the bldgs.	12/29/2020 1:49 PM
2	Too much traffic and pollution to the elements are very much unwanted.	12/27/2020 12:18 AM
3	There's not a single thing listed that benefits anyone except the residents of the towers. Public Art that you whiz past as you drive below the underpass? "Enhanced Public Laneway Network", that's funny. Some kind of enhanced sidewalk that only their residents would make use of. Some kind of plaza that only their residents would make use of. This is goofy.	12/24/2020 2:06 PM
4	immaterial to the impact	12/23/2020 9:27 PM
5	They're fine but do not make up for the height of the towers.	12/23/2020 3:51 PM
6	Insufficient	12/23/2020 2:55 PM
7	They seem minimal relative to the proposed density and size of the building.	12/23/2020 12:11 PM
8	It seems they would only benefit the occupants of the building. What reason would I have to go visit their stairs and paved roadways? It may also lead to problematic people loitering in this area as it will be near the new LRT station.	12/23/2020 10:25 AM
9	Wonderful. Wrong location, but wonderful.	12/22/2020 5:29 PM
10	Not enough	12/22/2020 4:36 PM
11	They appear to be minimal.	12/22/2020 7:51 AM
12	Once again. Walkway is helpful to public with the greenline - making access to Inglewood and its businesses easy. I'm not impressed with a large Inglewood sign (we already have one in Gopher Park). There is currently people living behind an electrical box where the proposed art will go. Thinking of where Inglewood has come from and the varied needs of the people in this community does make you think that there is more a developer can do for community investment than a piece of public art.	12/21/2020 10:06 PM
13	investment should be specific to the development itself	12/21/2020 12:07 AM
14	Their use of the word "public" should be replaced with "tower residents". Very little of it, if any, is in the interest of the current Inglewood residents. If you're going to put an eyesore up and a flood traffic in, at least contribute to infrastructure that will minimize the impact and contribute to the community. The proposal is only in the interest of the developer and their ability to sell units. If the developer is not going to play within the rules, be prepared to participate and contribute or look elsewhere.	12/20/2020 5:20 PM
15	Same old same old unusable titillations which only fill the environment without consideration of wildlife or preservation of natural habitat.	12/20/2020 3:54 PM
16	I am totally against this development and these perks cannot justify the development	12/19/2020 7:59 PM
17	Seem appropriate and helpful.	12/18/2020 9:26 PM
18	Meh	12/18/2020 4:01 PM
19	Weak ideas. There is very little benefit to the Inglewood community at large.	12/18/2020 2:30 PM
20	Doesn't sell me on the project.	12/18/2020 8:38 AM
21	It's a smoke screen for people to buy in to the ridiculously large buildings. Take your money and buy a Ferris wheel because that's how messed up this is.	12/17/2020 6:27 PM
22	Insufficient	12/17/2020 6:13 PM
23	The investments being offered are good, but are fairly low cost compared to the scope of the project. I do appreciate the start of the conversation though. However, they need to invest in the connection all the way through to Ramsay. Maybe a land bridge :).	12/17/2020 12:03 PM
24	Ok. Bike access could be better.	12/17/2020 8:43 AM
25	I support the investments butt only after a change to a lower hight on the towers	12/16/2020 8:37 PM



Hungerford on 17th - Land Use Change Feedback Survey

Spicy Monkey  
Attachment 8

26	Doesn't have an impact...it's like trying to buy your way into a community because your development will not be supported.	12/16/2020 8:03 PM
27	That is good.	12/16/2020 8:00 PM
28	These appear to be fairly minimal and in no way a good trade off for the disruption to the community and for diminishing the character and charm of the neighborhood. For example the pedestrian walkway along the southern edge of the proposal does not serve any purpose to the existing neighborhood but will be a benefit only to future development farther east on 17th Ave	12/16/2020 7:41 PM
29	The developer for this project needs to fuck off.	12/16/2020 3:54 PM
30	I don't see any real and meaningful investments being made. A true meaningful investment would be a 5 story building not 20.	12/16/2020 2:54 PM
31	Sounds like what the city generally offers, they are just upgrading. Whatever. This isn't worth the trade-offs	12/16/2020 1:39 PM
32	Inglewood already has may of these features. Do we need more?	12/16/2020 1:38 PM
33	Not interested.	12/16/2020 12:30 PM
34	Severally lacking!!	12/16/2020 2:44 AM
35	No comments	12/16/2020 12:10 AM
36	none of them are helpful or beneficial	12/15/2020 11:44 PM
37	I don't care	12/15/2020 9:39 PM
38	It would all be great if we could just cut those 3 towers in half.	12/15/2020 9:26 PM
39	Restore Inglewood Pool and put it back in the pocket of the community.	12/15/2020 8:18 PM
40	sound good	12/15/2020 6:52 PM
41	A more comprehensive design proposal would be needed to answer this question.	12/15/2020 3:16 PM
42	smoke and mirrors	12/15/2020 1:49 PM
43	They are not enough to justify that many stories. Would be acceptable for a 4/5 concept.	12/15/2020 12:45 PM
44	1. 2. 6. should be considered "extra" the rest should be considered standard redevelopment and should not be receiving any bonus density for.	12/15/2020 12:34 PM
45	They are a joke and are nothing more than typical landand hard scaping a project would normally do.	12/15/2020 11:46 AM
46	See above. Building stairs to the sidewalk doesn't do much as there is no walkway going south on 12 street under the overpass. Also, there is no art that would help diminish the fact that the proposal is like Fred Flinstone's throbbing thumb.	12/15/2020 11:43 AM
47	These are mostly being developed already and not for this project but for the green line. It seems that most of these projects are already being created and also included in the green line plans. What happens if the green line isn't ever built? What then? This will be a huge influx of people without transportation options that they are expecting.	12/15/2020 11:40 AM
48	They're not anything better than what we will have due to the Green Line. This adds nothing.	12/15/2020 10:34 AM
49	Ridiculous and honestly who cares? Not realistic , needed or wanted	12/15/2020 10:21 AM
50	It looks good but I'm not sure how much of a say they have on cycling path and green line... Doesn't look very concrete investment of their part.	12/15/2020 9:54 AM
51	I think its a wonderful step in the right direction as long as they are followed through with.	12/15/2020 9:25 AM
52	Once again our community is being sent crumbs to feel like there is fair trade instead of fair development	12/15/2020 9:11 AM
53	total BS	12/15/2020 9:10 AM
54	Investments should go at least as far as the shadow	12/15/2020 8:54 AM

Hungerford on 17th - Land Use Change Feedback Survey

Supra Monkey  
Attachment 8

55	Don't buy it	12/15/2020 8:46 AM
56	Trinkets. Not needed. Our community would be better off without such paltry, base bargaining.	12/14/2020 11:14 PM
57	If all went forward there are some gains to the connectivity of Inglewood and Ramsay	12/14/2020 10:39 PM
58	I feel the development should clearly detail the public space material to ensure longevity and aesthetics	12/14/2020 6:41 PM
59	Excellent!	12/14/2020 6:27 PM
60	Maybe ask the community what they want for benefits... the developer chose not to "warn" anyone about this massive change to their earlier plans... the developer did zero engagement on this updated plan until after it was submitted to the City with three waste of time digital sessions. No one wants another plaza or public art.	12/14/2020 12:44 PM
61	Looks good	12/14/2020 12:38 PM
62	New age tripe. This isn't Europe.	12/14/2020 11:18 AM
63	Ugly	12/14/2020 10:38 AM
64	They look good	12/14/2020 10:31 AM
65	Good	12/14/2020 10:23 AM
66	Not interested in project	12/14/2020 9:44 AM
67	No where near enough!	12/14/2020 9:29 AM
68	None	12/14/2020 7:09 AM
69	It's not enough to make up for the fact their building isn't suitable to be in the neighborhood	12/13/2020 11:13 PM
70	It was hard to read (doing survey on my phone) but it looks like some of the things that I think are important are being addressed.	12/13/2020 10:36 PM
71	Unsure	12/13/2020 10:29 PM
72	Not interested	12/13/2020 10:26 PM
73	Unsure what is meant by community investment. Does this mean that the local community would have some say in how the area is developed or are they being involved simply for appearances' sake? As in the Brentwood area.	12/13/2020 10:19 PM
74	Seem pretty basic	12/13/2020 10:13 PM
75	Lipstick on a pig.	12/13/2020 9:46 PM
76	The development is too big. They cannot buy my approval by offering me some tiny sparkly thing in exchange for messing up my neighbourhood.	12/13/2020 9:35 PM
77	Necessary for the developer to try and attain additional FAR to the detriment of the community.	12/13/2020 9:34 PM
78	The neighborhood will be no more sadly with building this high	12/13/2020 9:34 PM
79	Not good enough.	12/13/2020 9:30 PM
80	Superficial at best	12/13/2020 8:45 PM
81	They are good but they are like bribes	12/13/2020 8:43 PM
82	They're going to plant some trees, pave the lane, and make stairs to 11 St. None of that is "hold the phone" impressive. It looks like they're doing the bare minimum with effort and maximum effort to make it sound flowery on paper.	12/13/2020 8:22 PM
83	Sound good	12/13/2020 8:14 PM
84	I don't support this building	12/13/2020 8:05 PM
85	The bike/pedestrian infrastructure would be beneficial.	12/13/2020 7:35 PM
86	Unsure	12/13/2020 7:24 PM

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87	They should have to supply ALL of tge recomendations	12/13/2020 7:17 PM
88	I think it's great and an expectation, not just a nice to have	12/13/2020 6:49 PM
89	They do not seem to benefit the community of Inglewood in general and are more relevant to residents of the specific area of development.	12/13/2020 6:42 PM
90	Not sure	12/13/2020 6:25 PM
91	Nothing proposed equates the value being removed from the neighbourhood by these buildings coming into existence.	12/13/2020 5:55 PM
92	No comment	12/13/2020 5:54 PM
93	The least they can offer, but still could have these with a shorter building	12/13/2020 5:41 PM
94	Trees surrounding a concrete ghetto	12/13/2020 5:37 PM
95	The location of those investments would only benefit that specific group of residents who live there.	12/13/2020 5:35 PM
96	Token effort	12/13/2020 5:16 PM
97	Virtue signal at best , too low need more	12/13/2020 5:13 PM
98	You can do better and go shorter	12/13/2020 5:10 PM
99	I'd like to see the City's plan for 12th Street. Most of the offering appears to be simply connecting the property to sidewalks and roads. What's the improvements offered for the roads, pathways and sidewalks to the city to support the access to this property from 9th and 11th Ave?	12/13/2020 4:51 PM
100	They are insufficient given the density increase	12/13/2020 4:32 PM
101	The public plaza is inconveniently situated and won't be used by anyone. "High quality paving" is still just paving. A bike lane on 12 st. means less room for a vehicle lane which is just going to contribute to gridlock throughout the neighbourhood. Particularly in the winter when few people ride bikes regularly. Has anyone considered how these "investments" will be used in the winter?	12/13/2020 4:28 PM
102	Low neighbourhood investment for this many people.	12/13/2020 3:52 PM
103	I am nervous that they may not come to fruition once the project is approved. We have had developers break promises with other recent developments in this neighborhood.	12/13/2020 3:43 PM
104	Seems good to me	12/13/2020 3:29 PM
105	The 12th street improvements are sorely needed. And the more green space the better.	12/13/2020 3:11 PM
106	They're BS	12/13/2020 3:04 PM
107	Minimal investment for size of proposal . Have them build a 25 m pool with a separate children's wading area or other	12/13/2020 2:56 PM
108	Not enough! They are trying to get much more than they are putting forward. Destroy the community and give a token for it.	12/13/2020 2:56 PM
109	☹	12/13/2020 2:52 PM
110	Poor	12/13/2020 2:50 PM
111	I think they are simply an offer to make them selves look like they are investing in the community, however they are simply a drop in the bucket financially to what the developer stands to gain, and will not in any way compensate for the devaluation of nearby homes and properties!	12/13/2020 2:48 PM
112	It feels like bribery to allow the developer to push through their 20 stories.	12/13/2020 2:35 PM
113	None	12/13/2020 2:26 PM
114	Too little	12/13/2020 2:26 PM
115	They should be the minimum requirements for any development on the site even if the	12/13/2020 2:23 PM

proposal was considerate to the neighbourhood. The proposed "beads and shells" should not be considered as worthy of destruction of the character of Calgary's oldest neighbourhood.

116	It's bribery to get what the developer wants, they don't actually listen to the community or they wouldn't have enlarged the project	12/13/2020 2:22 PM
117	I think they should also Pitchin for improvements to the community association building and land. Plus mandatory provision of memberships to all residents And sponsorship of major events for the community association for 10 years after occupancy	12/13/2020 2:16 PM
118	It is unlikely I would use the "community investments" offered by the developer.	12/13/2020 1:58 PM
119	Not worth it	12/13/2020 1:54 PM
120	It should not be built	12/13/2020 1:48 PM
121	No thoughts	12/13/2020 1:44 PM
122	They appear to be a minimum commitment and consistent with what would be required to develop any project in the areas.	12/13/2020 1:41 PM
123	Not at the cost of this project. This will destroy inglewood culture	12/13/2020 1:38 PM
124	Great	12/13/2020 1:31 PM
125	To be reviewed further with community consensus	12/13/2020 1:31 PM
126	Beads and trinkets.	12/13/2020 1:24 PM
127	They're fine. Not great, not bad	12/13/2020 1:20 PM
128	Nothing that impressive.	12/13/2020 1:19 PM
129	Not worth the associated headaches.	12/13/2020 1:19 PM
130	Looks like it will greatly increase pedestrian traffic in the area	12/13/2020 1:19 PM
131	They are of minimal interest and value. What they have proposed is no more than the bare minimum that i would expect as part of the development and should not get them any bonus "credits" for extra density.	12/13/2020 1:18 PM
132	I'm excited for them if they're actually done thoughtfully	12/13/2020 1:17 PM
133	Lovely. thank you. It would be great to have artwork that changes over time, bonus for edible plants that are maintained, like cherry trees (Romance series)	12/13/2020 1:11 PM
134	Fine	12/13/2020 1:08 PM
135	None	12/13/2020 1:06 PM
136	Great	12/13/2020 1:02 PM
137	fine	12/13/2020 12:59 PM
138	The engineering improvements are an obligation. The public plaza and public art are not benefits - they are like online order placeholders that do NOT add to the public realm and will NEVER compensate for the upheaval of the proposal. The worst example of a public plaza is Avli which allowed a poorly designed, out of sync frontage to upset the symmetry of Ninth Avenue.	12/12/2020 8:30 AM
139	d	12/11/2020 11:13 PM

## Q22 Do you have any additional comments/questions about the public realm?

Answered: 95 Skipped: 167

#	RESPONSES	DATE
1	No	12/29/2020 1:49 PM
2	Concerned hoe it would possibly impact property wear and tear, community run down and reduce property value.	12/27/2020 12:18 AM
3	Still depressed...	12/24/2020 2:06 PM
4	no	12/23/2020 9:27 PM
5	The development does not add enough to the public benefit to offset the impact of the size and density of the development.	12/23/2020 12:11 PM
6	Disturbing human behaviour. That's all I got.	12/22/2020 5:29 PM
7	No	12/22/2020 4:36 PM
8	Will Carra get a condo in any of these buildings?	12/22/2020 7:51 AM
9	Providing some sort of art, light show or bike lane will not compensate for the mass shift of such density, eye sore and noise violation on our day to day lives. At some point the city has to acknowledge that we make individual sacrifices to reside where we do. Again, progression is a movement that is evolutionary and ideally, respectful to those it impacts. This is a spit in the face to those who have thoroughly considered their homes, community and investments (always at a cost/sacrifice none the less).	12/21/2020 3:02 PM
10	None	12/20/2020 5:20 PM
11	Please take an inventory of the value of our wildlife and natural habitat to the people of Inglewood now, and then take steps to preserve it before developers get there.	12/20/2020 3:54 PM
12	DO NOT APPROVE THIS!	12/19/2020 7:59 PM
13	No.	12/18/2020 9:26 PM
14	smoke and mirrors. Here's a tree and a piece of art to compliment 3 - 20 foot towers.	12/18/2020 8:38 AM
15	No	12/17/2020 8:43 AM
16	not sure	12/16/2020 8:37 PM
17	Just don't do it	12/16/2020 8:03 PM
18	No	12/16/2020 7:41 PM
19	Do not touch the public realm. Fuck off.	12/16/2020 3:54 PM
20	Why are the buildings nudged right up next to the tracks stealing away the sunlight, why not keep the green space on the south side of the developments so the community can still keep our cherished green space in sunlight!	12/16/2020 1:39 PM
21	No	12/16/2020 12:30 PM
22	No	12/16/2020 12:10 AM
23	No	12/15/2020 9:39 PM
24	I'm also concerned for city services such as fire service, police enforcement, EMS etc. What location would those necessary resources come from to support the much larger need.	12/15/2020 9:26 PM
25	Restore Inglewood Pool and put it back in the pocket of the community.	12/15/2020 8:18 PM
26	this height direction headed up by our councilor is all wrong for 9th ave.	12/15/2020 1:49 PM
27	No	12/15/2020 12:45 PM
28	no	12/15/2020 12:34 PM
29	Whats the point of these public Realms? To encourage transients to gather day and Night?? Hungerford clearly hasn't studied social disorder in this neighbourhood. Its abundant and will worsen. Don't place park benches near peoples homes. Just don't.	12/15/2020 11:46 AM
30	I think I've been clearly opposed to this monstrosity.	12/15/2020 10:34 AM

31	Nope	12/15/2020 10:21 AM
32	not at this moment	12/15/2020 9:25 AM
33	Stop this development, the residents of this neighbourhood do not want it.	12/15/2020 9:10 AM
34	No	12/15/2020 8:54 AM
35	So many empty office towers why do we need more!	12/15/2020 8:46 AM
36	Against it 100%.	12/14/2020 11:14 PM
37	No	12/14/2020 6:41 PM
38	Reduced building height is also a nice gesture to improve the public realm.	12/14/2020 6:27 PM
39	No	12/14/2020 12:38 PM
40	The city is out to destroy one of the best neighbourhoods in Canada to grab more tax income.	12/14/2020 11:18 AM
41	Someone is not listening. There is no benefit to the community. It creates problems that we don't have and we have to pay for it as well. No one can afford it.	12/14/2020 10:38 AM
42	No	12/14/2020 10:31 AM
43	No	12/14/2020 10:23 AM
44	Not enthusiastic with yourproject	12/14/2020 9:44 AM
45	These buildings would have an enormous impact on the entire community!	12/14/2020 9:29 AM
46	No	12/14/2020 7:09 AM
47	No	12/13/2020 11:13 PM
48	No	12/13/2020 10:36 PM
49	No	12/13/2020 10:26 PM
50	I would hope that the community of Inglewood is given adequate opportunity to offer input and if it is deemed an unsuitable project for the neighbourhood then it not be allowed.	12/13/2020 10:19 PM
51	No	12/13/2020 10:13 PM
52	Paint and plants can't make up for obnoxious size and complete disregard for existing neighborhoods and communities.	12/13/2020 9:46 PM
53	This community is fatigued, angry and cynical. I believe that most developers have zero interest in the preservation or enhancement of Inglewood and Ramsay. We're just the next big profit potential. I would suggest that developers stick inside a 10 storey limit (no matter what our city counsellor says) or be prepared to meet a hostile population. Inglewoodians are not, as often suggested, "Citizens Against Virtually Everything" - but we do have a strong sense of what will build our neighbourhood and what will ruin it. I wish developers and the city would start listening.	12/13/2020 9:35 PM
54	No	12/13/2020 9:34 PM
55	None except this project does not fit the Inglewood community	12/13/2020 8:43 PM
56	How do I register my non support	12/13/2020 8:05 PM
57	No	12/13/2020 7:35 PM
58	No	12/13/2020 7:17 PM
59	No	12/13/2020 6:25 PM
60	The essence of the community if clearly being disregarded, there is absolutely no need for more 20 storey condo buildings.	12/13/2020 5:55 PM
61	Minimize the height structure and include public offerings. That will be the best for the community.	12/13/2020 5:54 PM

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62	No	12/13/2020 5:41 PM
63	What is the percentage of greenspace envisioned?	12/13/2020 5:37 PM
64	No.	12/13/2020 5:35 PM
65	What compensation is offered for the shading to adjacent properties?	12/13/2020 4:51 PM
66	No	12/13/2020 4:32 PM
67	Perhaps a safe pedestrian overpass of 12 st. would be more useful than most of the suggestions presented...	12/13/2020 4:28 PM
68	??	12/13/2020 3:52 PM
69	No	12/13/2020 3:29 PM
70	No	12/13/2020 3:11 PM
71	There's one chance to get it right.	12/13/2020 2:56 PM
72	Good luck doing what they say to any kind great community enhancement.	12/13/2020 2:56 PM
73	No	12/13/2020 2:52 PM
74	No	12/13/2020 2:37 PM
75	No	12/13/2020 2:35 PM
76	.	12/13/2020 2:35 PM
77	No	12/13/2020 2:26 PM
78	No	12/13/2020 2:26 PM
79	Na	12/13/2020 2:22 PM
80	No	12/13/2020 2:16 PM
81	I do; but, they are not very polite.	12/13/2020 1:58 PM
82	I wish RNSQR would LISTEN to the community	12/13/2020 1:54 PM
83	No	12/13/2020 1:48 PM
84	Nope	12/13/2020 1:44 PM
85	Don't build these towers	12/13/2020 1:38 PM
86	No	12/13/2020 1:31 PM
87	More urban green space	12/13/2020 1:31 PM
88	No	12/13/2020 1:17 PM
89	Please incorporate some kid friendly elements too!	12/13/2020 1:11 PM
90	No	12/13/2020 1:08 PM
91	N/A	12/13/2020 1:06 PM
92	No	12/13/2020 1:02 PM
93	no	12/13/2020 12:59 PM
94	The real "public realm" being created is a siege on the existing private property of Eleventh Avenue residents. There would be an obligation to transition to the street level and provide public art regardless, this is a false equation.	12/12/2020 8:30 AM
95	d	12/11/2020 11:13 PM



## Q23 Do you have any comments/concerns about property values for surrounding residents/businesses?

Answered: 144 Skipped: 118

#	RESPONSES	DATE
1	High rises change the look and feel of the community. This always changes the value of property. People move to the suburbs to get away from high rises. Adding them to Inglewood skyline will decrease property values as people opt to leave the community to raise their families in a more residential community.	12/29/2020 1:55 PM
2	Changing land designation could impact my residential uniqueness and charm.	12/27/2020 12:20 AM
3	No	12/24/2020 2:07 PM
4	luckily i don't live along 11 Ave, but imagine trying to sell a house that doesn't see the sun	12/23/2020 9:29 PM
5	I feel this will reduce property values.	12/23/2020 3:54 PM
6	This will decrease surrounding property values	12/23/2020 2:56 PM
7	Businesses will likely improve in value, surrounding homes will likely decrease in value as the increased demand in parking and the massing/shadowing from the development will not be appealing for prospective buyers.	12/23/2020 12:23 PM
8	I believe they will go down for the homes along 11th Ave.	12/23/2020 10:30 AM
9	How will Hungerford compensate me for the drop in property value??? I'm heading towards retirement, so please keep that in mind in your response.	12/22/2020 5:31 PM
10	Yes, this proposal if fulfilled would diminish our property value on 12 street. It is a relatively quiet residential neighbourhood and this proposal would change that and lower the value of our property	12/22/2020 4:38 PM
11	You will be wiping out the house values. The only value will be if another developer buys up the blocks affected. Hence, all the old houses will be gone. If that is the direction you see for Inglewood, then your mission is accomplished.	12/22/2020 7:54 AM
12	Yes. I feel we will be directly and negatively impacted by this development.	12/21/2020 10:08 PM
13	I don't think it will help surrounding residents. It will ruin the current quiet atmosphere that makes it great.	12/21/2020 4:19 PM
14	This will significantly lower property values for the homes in relative distance, yes.	12/21/2020 3:05 PM
15	i don't understand this question..... the existing property is an unused industrial site and adds no value to the community, property tax, commercially or otherwise	12/21/2020 12:09 AM
16	It's not the worst proposal out there. Like to see development in the neighborhood.	12/20/2020 5:30 PM
17	Of course they will be deleteriously affected	12/20/2020 4:04 PM
18	I don't think it will enhance property values and it will rob the citizens of this community of privacy, a chance to grow a garden, and cause extreme parking and traffic problems, etc.	12/19/2020 8:02 PM
19	Will taxes be reduced by a factor of the number of new residents?	12/19/2020 4:17 PM
20	Perhaps some compensation to immediately adjacent residential properties for shadowing might be appropriate. Local businesses are likely to benefit so see increased property values.	12/18/2020 9:46 PM
21	Repeat - feel sorry for those living on 11 avenue SE.	12/18/2020 8:39 AM
22	Yes, they will decreased from over densification	12/17/2020 6:29 PM
23	I am concerned that surrounding residential property values will decrease with this development.	12/17/2020 6:15 PM
24	No	12/17/2020 12:03 PM
25	No	12/17/2020 8:44 AM
26	They should be aware that the residents around it have to leave with it	12/16/2020 8:45 PM
27	Let me see....do you think they will go down? Again, would the developers support this beside their home?	12/16/2020 8:05 PM
28	I expect my property value will drop significantly if this zoning change is allowed and while a	12/16/2020 7:49 PM

	lower height development could be an improvement I think a 20 storey building will be entirely detrimental to my property	
29	Surrounding property values will plummet due to this proposed socialist shithole development.	12/16/2020 4:00 PM
30	Property values will decline.	12/16/2020 2:56 PM
31	All depends on the economy and if downtowns are really still vibrant after covid. People want space now and this development is in keeping with pre-covid thinking not post-covid reality where remote work is commonplace.	12/16/2020 1:43 PM
32	I'm unsure how this will affect property values. The loss of sunshine will likely reduce the value.	12/16/2020 1:42 PM
33	I'd like to see a secondary proposal that shows what the plans are for that specific area as a hole.	12/16/2020 12:33 PM
34	Yes	12/16/2020 5:23 AM
35	No	12/16/2020 12:11 AM
36	no	12/15/2020 11:46 PM
37	No	12/15/2020 9:39 PM
38	Yes, I believe the homes along 11 ave will suffer property value loss. Their backyards will no longer be as attractive.	12/15/2020 9:32 PM
39	The properties will increase as with the taxes. It forces out people who live there... grandfather them in and let the newbies pay	12/15/2020 8:38 PM
40	I think that this development will be part of a community refresh and will positively affect property values	12/15/2020 8:19 PM
41	No	12/15/2020 3:16 PM
42	wait and see	12/15/2020 1:50 PM
43	Yes, I think it will have a negative impact on the surrounding house.	12/15/2020 12:47 PM
44	no. Inglewood is a desirable inner city neighbourhood. as long as care is taken not to shadow those properties, the development is held to an above standard urban design quality; and our city continues to work towards attracting new blood and industry - this development will only enhance the property values of those around	12/15/2020 12:40 PM
45	Answered this already. Most of the homes on 11th are very modest, expensive to heat and upkeep. This will drive tenants away like myself who choose to live in Inglewood for its small town vibe, ability to have pets and kids on a quiet safe cul de sac. Homeowners will be forced to sell at a loss. Taxes will increase tenants will move out as they can't carry the extra costs. Homeowners at 1327 won't be able to build their retirement home on that property. 1321 couldn't sell last year as it won't fetch what they needed. Homeowner is in care. Home is managed in trust. Divorcee with kids looking to sell. Becky baked goods is moving out past Airdrie. That house was a tear down. Foundation unstable. They found a buyer apparently. (probably Hungerford) Home on 1 side has a new owner last year. Several homes have aging foundations. Too expensive to fix. Guess that's the cities hope is those sites will get redeveloped as well.	12/15/2020 12:03 PM
46	Yea	12/15/2020 11:47 AM
47	As noted previously, the houses surrounding the proposal will likely decrease in value based on shadows and traffic.	12/15/2020 11:43 AM
48	Yes	12/15/2020 11:40 AM
49	Every single person living in the shadow of this thing will suffer for it.	12/15/2020 10:35 AM
50	Definitely a loss who would want that thing around???	12/15/2020 10:22 AM
51	Big lost for the residents of the area but gain for businesses	12/15/2020 9:56 AM
52	I think it would improve the area for value. When more people live in area's and becomes trendy, people would want more space and more likely to invest in other property in the area.	12/15/2020 9:27 AM

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53	No. This is to be expected when you live inner city, especially at this location.	12/15/2020 9:25 AM
54	yes. They will decline.	12/15/2020 9:12 AM
55	Yes. Values will go down if that many floors are looking into their back yards	12/15/2020 8:56 AM
56	Feel it will decrease property values of surrounding homes	12/15/2020 8:48 AM
57	It's not about \$\$\$ this is people's homes	12/15/2020 3:25 AM
58	Yes.	12/14/2020 11:18 PM
59	No	12/14/2020 6:43 PM
60	It's difficult to predict what will happen to property values for surrounding residences. Surrounding business values are likely to increase as business increases. That's nice. Also, the value of the parcel in question will significantly increase. Developments like this are a nice boost for the community.	12/14/2020 6:32 PM
61	Very difficult to say, I would certainly be planning to move...	12/14/2020 12:45 PM
62	No	12/14/2020 12:39 PM
63	I believe it will lower house values.	12/14/2020 11:21 AM
64	Are you trying to chase us away.	12/14/2020 10:41 AM
65	No concerns	12/14/2020 10:32 AM
66	No	12/14/2020 10:23 AM
67	Feel sorry for all of us when they developed right next door	12/14/2020 9:46 AM
68	Yes, they will plummet!	12/14/2020 9:30 AM
69	No	12/14/2020 7:10 AM
70	Yes	12/13/2020 11:14 PM
71	Certainly. I have to think that the residences along 11th will be greatly effected by the development, most definitely during construction and after that will lower their property values. Businesses will likely get a nice boost when construction is done and residents move in. Incidentally that would also be true with buildings have the size.	12/13/2020 10:44 PM
72	Unsure	12/13/2020 10:30 PM
73	No	12/13/2020 10:27 PM
74	It seems likely property values would escalate because of proximity to the downtown core.	12/13/2020 10:20 PM
75	I imagine residential properties will redone to mixed commercial in order to preserve property value, and be the start of the commercializations of the residential area	12/13/2020 10:15 PM
76	They will plummet, particularly residents. What is the City doing to protect? Is GCC still hiding under his desk?	12/13/2020 9:48 PM
77	No	12/13/2020 9:37 PM
78	Why should big companies allowed to shallow the beautiful neighborhood	12/13/2020 9:36 PM
79	Yes. Will negatively affect property values	12/13/2020 9:35 PM
80	Yes! Who would want to buy a home completely shadowed by such large scale buildings??	12/13/2020 9:31 PM
81	Businesses will have more traffic but house prices may decrease	12/13/2020 8:46 PM
82	Businesses should do better Nd this values increase. Property value for homeowners is the question mark.	12/13/2020 8:45 PM
83	It will not improve property values for surrounding residents. It will likely decrease as there is now a monster in the backyard.	12/13/2020 8:24 PM
84	I wouldn't be thrilled if a high rise was being build in my backyard. The loss of privacy would be devastating.	12/13/2020 8:16 PM

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85	Value could decrease	12/13/2020 8:06 PM
86	No comment	12/13/2020 7:36 PM
87	I would hope that any approved development would enhance the value of neighbouring houses and businesses.	12/13/2020 7:27 PM
88	Not really those who want to live in Inglewood in a home will buy those who want to live in a condo in Inglewood will buy	12/13/2020 7:21 PM
89	yes who want so buy a home with these looming over their back yards and the extra traffic ... this is such a bad development plan	12/13/2020 7:05 PM
90	No concerns	12/13/2020 6:52 PM
91	I can see how the property value of homes surrounding the development would decrease. When I am in the market to purchase a home in Inglewood (currently renting), I would definitely stay away from that area knowing there is proposed development.	12/13/2020 6:43 PM
92	Yes. I am curious about how this will impact the value of the homes surrounding the build	12/13/2020 6:26 PM
93	Of course, the shadowing and general aesthetic will drop the property value of surrounding well established homes.	12/13/2020 5:57 PM
94	No	12/13/2020 5:55 PM
95	We recently built a new house here in Inglewood as we live the neighbourhood and also as an investment. I am concerned the towering nature of this development will cause our property to decline in value while our taxes continue to rise	12/13/2020 5:47 PM
96	Not good for property values in the short term, but will increase pressure to increase density in the surrounding area. Planning by creep.	12/13/2020 5:41 PM
97	Yeah...good luck trying to sell your house with a 20 storey tower behind it. Our street had a 7 storey develop go in behind us, and our property values have dropped significantly.	12/13/2020 5:39 PM
98	This will drive out single family home dwellers	12/13/2020 5:22 PM
99	Of course.	12/13/2020 5:17 PM
100	They will go down	12/13/2020 5:14 PM
101	Yes; this is a terrible blow for residential properties to the North both visually and for the shading.	12/13/2020 4:53 PM
102	No. Most Inglewood properties will probably maintain their value in spite of this but the character of the neighbourhood will be ruined and the ease of getting around will also change for the worse.	12/13/2020 4:34 PM
103	Yes, I would suspect values would decrease, given shadowing and increase in traffic	12/13/2020 4:33 PM
104	Property values would be desimated. Who would want to live behind a concrete wall?	12/13/2020 3:56 PM
105	Absolutely I feel that taxes will remain the same in our area and we will be suppprtng the thousands of people in the buildings paying less taxes than us. Too many people per. Square foot for our tiny neighboirhood	12/13/2020 3:56 PM
106	Yes. I feel property values may sharply decline, especially for properties who are in shadow.	12/13/2020 3:43 PM
107	I think it will be beneficial for both residents and businesses	12/13/2020 3:31 PM
108	No	12/13/2020 3:11 PM
109	They will be diminished significantly	12/13/2020 3:05 PM
110	I believe they will go down. Due to no privacy and shadowing.	12/13/2020 2:59 PM
111	Yes. Potentially can cause a decrease in property values.	12/13/2020 2:58 PM
112	Yes	12/13/2020 2:52 PM
113	How does the developer propose to ensure that all adjacent/nearby businesses can still operate as usual( ie: cafes restaurants and bars with patios who may be losing the direct	12/13/2020 2:51 PM

	sunlight which is a huge draw to patrons who frequent their businesses in warmer months ?)	
114	Absolutely	12/13/2020 2:50 PM
115	No. That's not the concern of me or the community association.	12/13/2020 2:38 PM
116	It is obvious that traffic will increase substantially around the properties affected, and that will be deflected in a degradation in the properties' resale value.	12/13/2020 2:38 PM
117	I think they would decrease.	12/13/2020 2:36 PM
118	The only hope for those houses to ever sell in the future would be to another developer looking to tear them all down and build more density. Nobody is going to buy there to live there. Nobody wants a sunless backyard on display to hundreds of overlooking apartment dwellers.	12/13/2020 2:30 PM
119	No	12/13/2020 2:27 PM
120	Yes	12/13/2020 2:27 PM
121	I would be very concerned if I lived right there- don't see that it would improve my property value	12/13/2020 2:27 PM
122	Yes, that it will decrease	12/13/2020 2:23 PM
123	How are the increased traffic, shadow casting, and lack of parking affect the property values	12/13/2020 2:17 PM
124	There will be a drop in residential property values. Backyards will be turned into fishbowls.	12/13/2020 2:01 PM
125	Yes	12/13/2020 1:54 PM
126	The property value will drop along 11th because they will be in the shadow line of all three buildings	12/13/2020 1:49 PM
127	The value of the properties North of the development will drop significantly in my opinion.	12/13/2020 1:45 PM
128	No	12/13/2020 1:44 PM
129	Yep. There are not adequate services for a development this size. You're spoiling the small town tight knit vibe that makes inglewood so very special	12/13/2020 1:39 PM
130	Parking and traffic congestion. More business building vacancies in downtown & some in Inglewood. Needless building to create congestion and unwanted higher building heights. Not addressing the suitability of height and massing for this unique neighbourhood when downtown core needs more vacancies	12/13/2020 1:36 PM
131	All will drop, particularly the residences to the immediate north.	12/13/2020 1:32 PM
132	Should only improve them so great for the community	12/13/2020 1:31 PM
133	Not in particular.	12/13/2020 1:21 PM
134	Very concerned that a development of such scale will negatively effect the property values of the surrounding homes. I	12/13/2020 1:21 PM
135	Yes. I don't live in that area but their property values will plummet.	12/13/2020 1:20 PM
136	They will plummet.	12/13/2020 1:20 PM
137	Yes, I think nearby house values will go down. I wouldnt buy a house in the shadow of these towers	12/13/2020 1:19 PM
138	No	12/13/2020 1:18 PM
139	No	12/13/2020 1:09 PM
140	N/A	12/13/2020 1:07 PM
141	No concerns	12/13/2020 1:02 PM
142	i don't think this is an asset	12/13/2020 1:00 PM
143	If I were an affected property owner, I would be tempted to launch a suit against the City. It is obvious that their way of life is irrevocably impacted, thus drastically reducing value.	12/12/2020 8:39 AM



## Q24 Do you have any comments/concerns about overlooking/privacy?

Answered: 138 Skipped: 124



#	RESPONSES	DATE
1	.	12/29/2020 1:55 PM
2	I have a hot tub and fire pit/ outdoor space that would be impacted by onlookers.	12/27/2020 12:20 AM
3	Sure, yes.	12/24/2020 2:07 PM
4	not if you don't mind 600 units looking into your front windwo	12/23/2020 9:29 PM
5	Yes, this will not be ideal for families enjoying time in their backyards. For those who spend the money purchasing a home with a backyard, it feels they have the right to enjoy it without others looking down on them - especially in this neighborhood, where the expectation was never that this might actually be the case. When we purchased in Inglewood ten years ago, we selected the neighbourhood for its small town feel and obviously character, and feel it is unfair to impose the metropolitan downtown structures and sensibilities on us.	12/23/2020 3:54 PM
6	Definitely concerned with privacy for houses in the area. And the increased traffic for the density	12/23/2020 2:56 PM
7	It will go be negatively impacted for sure.	12/23/2020 12:23 PM
8	I would be very upset if this was overlooking my backyard. It would be hard to sell your home even now potentially if the buyers became aware of this development.	12/23/2020 10:30 AM
9	One million.	12/22/2020 5:31 PM
10	Yes. Residence of these towers would be able to peer into our house	12/22/2020 4:38 PM
11	Of course. Look at the drawing!	12/22/2020 7:54 AM
12	Yes. I have no idea how many people three 20 story building contain, but all of them in North end will be able to see directly in my yard. In addition I'm concerned about the pedestrian traffic on the west walkway.	12/21/2020 10:08 PM
13	I've lived in condos for most of my life in Toronto. Moving to Inglewood has been my first taste of more privacy. I wouldn't appreciate it at all.	12/21/2020 4:19 PM
14	Yes.	12/21/2020 3:05 PM
15	no	12/21/2020 12:09 AM
16	Yes, it's not ideal but welcome the development beside the tracks. 20 storeys is unreasonable. Prefer to see 10 max.	12/20/2020 5:30 PM
17	Tremendous concerns. A little impacted 8th Avenue properties and way of life became untenable for multiple reasons. Overlooking is one of the most important issues in any new development to be resolved.	12/20/2020 4:04 PM
18	This will be extremely detrimental to single family dwellings nearby in terms of privacy, shade, etc.	12/19/2020 8:02 PM
19	To be over-concerned with overlooking/privacy suggests that current residential property owners have an expectation of no development in their area ever. That is not a reasonable expectation if we are to have dynamic neighbourhoods that can adapt to future needs.	12/18/2020 9:46 PM
20	Yes it will be terrible for those unfortunate homes.	12/18/2020 4:02 PM
21	Repeat - feel sorry for those living on 11 avenue SE.	12/18/2020 8:39 AM
22	Yes, the surrounding houses will lose all backyard privacy. How fair is that?	12/17/2020 6:29 PM
23	There will be no privacy for 11th Avenue residents.	12/17/2020 6:15 PM
24	No	12/17/2020 12:03 PM
25	No	12/17/2020 8:44 AM
26	yes there is loss a privacy	12/16/2020 8:45 PM
27	Yes - already noted in previous comments.	12/16/2020 8:05 PM
28	Absolutely, earlier proposals would not have been as overwhelming as we have a lot of mature	12/16/2020 7:49 PM

	trees in our neighborhood but 20 storey structures will put the whole neighborhood on display and pretty much eliminate any expectation of privacy	
29	No resident along 11th Ave. will have any yard privacy and will need to keep their window coverings closed for any privacy within their homes.	12/16/2020 4:00 PM
30	Privacy will be compromised	12/16/2020 2:56 PM
31	Yes. The residence of the new development would easily violate the privacy of all residence within a few blocks.	12/16/2020 1:42 PM
32	No, I live in a stand alone house with very troubled neighbours and think we all have privacy issues.	12/16/2020 12:33 PM
33	Yes	12/16/2020 5:23 AM
34	Yes I have concerns	12/16/2020 2:45 AM
35	No	12/16/2020 12:11 AM
36	I certainly would if I lived nearby,	12/15/2020 11:46 PM
37	Already stated	12/15/2020 10:28 PM
38	I do	12/15/2020 9:39 PM
39	Well, it would be easier to cope with if those 3 towers were half the size and perhaps the developer could offer to plant canopy trees for the homes on 11th Ave. It wouldn't fix it but it would mitigate it .	12/15/2020 9:32 PM
40	Personally no, but how close are they to existing housing... but I would not want 20 stories bearing over me	12/15/2020 8:38 PM
41	lack of privacy in your yard is not appealing	12/15/2020 6:53 PM
42	Yes	12/15/2020 3:16 PM
43	big issue	12/15/2020 1:50 PM
44	Yes, at 20 stories many yards in the are will now be on full display.	12/15/2020 12:47 PM
45	podiums should be no more than 2-3 storey townhome. towers set back to the south. there seems to be enough room to avoid major privacy issues. Drones can easily film our backyards without us even seeing them so im not worried about this.	12/15/2020 12:40 PM
46	Post pics on FB and to GGC on twitter.	12/15/2020 12:03 PM
47	Yes	12/15/2020 11:47 AM
48	That seems obvious. The existing residences would have 3x 20 storey building full of people looking down on them. Ask yourself if you would like that at your single dwelling?	12/15/2020 11:43 AM
49	Yes	12/15/2020 11:40 AM
50	Yes. This is way too high for this area.	12/15/2020 10:35 AM
51	There will be no privacy .. free view over everything and everyone	12/15/2020 10:22 AM
52	Not really because it's mainly looking at the rail yard... maybe for the few yards around for sure	12/15/2020 9:56 AM
53	I think that is a persons personal fear but really it isn't a concern.	12/15/2020 9:27 AM
54	Absolutely. Everyone will have hundreds of new neighbours watching their every move.	12/15/2020 9:12 AM
55	Yes. I wouldn't live in one of those homes	12/15/2020 8:56 AM
56	Yes indeed	12/15/2020 8:48 AM
57	Absolutely. Dozens and dozens of people potentially looking into my backyard. Yes I do. Keep the height down so they can't and we get to preserve our precious winter sunlight.	12/14/2020 11:18 PM
58	Definitely not	12/14/2020 6:43 PM
59	It's an unfortunate loss of privacy for several homes.	12/14/2020 6:32 PM

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60	I am without words for how much these towers will pose an invasion/assault on the privacy of the residents on 11th and 10th Avenues.	12/14/2020 12:45 PM
61	No	12/14/2020 12:39 PM
62	Privacy has gone by the wayside a long time ago.	12/14/2020 11:21 AM
63	Huge obvious concerns. Privacy for this neighborhood and all the surrounding environs and neighborhoods.	12/14/2020 10:41 AM
64	No concerns	12/14/2020 10:32 AM
65	No	12/14/2020 10:23 AM
66	Absolutely	12/14/2020 9:46 AM
67	Absolutely!	12/14/2020 9:30 AM
68	No	12/14/2020 7:10 AM
69	Yes	12/13/2020 11:14 PM
70	Privacy is definitely a concern for those on 11th Ave and, to a somewhat lesser degree, to those on 10th as well. Their outside spaces will lack privacy completely. I would find that distressing if I lived there.	12/13/2020 10:44 PM
71	Unsure	12/13/2020 10:30 PM
72	No	12/13/2020 10:27 PM
73	Certainly. Privacy would be a thing of the past with buildings of this height overlooking current residences.	12/13/2020 10:20 PM
74	All kinds. Doesn't take a huge imagination	12/13/2020 10:15 PM
75	There will be none... so... yes.	12/13/2020 9:48 PM
76	A whole bunch of people are going to lose privacy. I don't envy them one bit.	12/13/2020 9:37 PM
77	Yes. Although in some cases this is unavoidable in developing inner city communities	12/13/2020 9:35 PM
78	Yes! Obviously! You would be dumb to think otherwise.	12/13/2020 9:31 PM
79	Backyards of neighbouring homeowners will have their privacy compromised.	12/13/2020 8:45 PM
80	Obviously the residents lose all privacy.	12/13/2020 8:24 PM
81	No one buys in Inglewood expecting a high rise to go in their backyard. We are supposed to be protected from that.	12/13/2020 8:16 PM
82	Absolutely. Building is too high	12/13/2020 8:06 PM
83	No comment	12/13/2020 7:36 PM
84	Privacy concerns of the existing neighbours should be respected.	12/13/2020 7:27 PM
85	There won't be any but the developer the city and the alderman won't care they serve the developers and money	12/13/2020 7:21 PM
86	yes even asking this question should be the answer you are looking for	12/13/2020 7:05 PM
87	YES! My home will face these buildings. I am very concerned about that many suites facing my home.	12/13/2020 6:26 PM
88	Certainly, it's not fair to the the current owners.	12/13/2020 5:57 PM
89	Yes	12/13/2020 5:55 PM
90	Windows in these towers will be overlooking so many houses, they will be able to peer into our backyard and bedroom. I will feel that I need to keep my blinds closed	12/13/2020 5:47 PM
91	What privacy?	12/13/2020 5:41 PM
92	Those residents will always be on display while using their back yards...what privacy??	12/13/2020 5:39 PM

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93	Minor	12/13/2020 5:22 PM
94	Of course	12/13/2020 5:17 PM
95	No privacy for the existing homes	12/13/2020 5:14 PM
96	Yes; I made my peace with 4-6 stories before we bought property here. I will be affected by this gross overreach of a submission.	12/13/2020 4:53 PM
97	Yes. I would not want to live on 11 ave. and have all those windows overlooking my property. It would be the same uneasiness of walking near looming large structures, but you couldn't get away from it if you lived there.	12/13/2020 4:34 PM
98	If I lived in those homes I sure would!	12/13/2020 4:33 PM
99	Clearly	12/13/2020 3:56 PM
100	Yes....what privacy?	12/13/2020 3:56 PM
101	No. Overlooking in this instance is likely not actionable.	12/13/2020 3:31 PM
102	No	12/13/2020 3:11 PM
103	My privacy will be non existent	12/13/2020 3:05 PM
104	The residents will have none. I don't agree with having all eyes in their yards and lives. Although, with no sunshine, I guess they will never go out.	12/13/2020 2:59 PM
105	Yes that's a lot of people to be looking in my backyard	12/13/2020 2:58 PM
106	Yes	12/13/2020 2:52 PM
107	How will they ensure that nearby homes have full use of their yards ? ( who wants to lay out in the back yard when someone is looking down on you ( or potentially Even dropping things off their balcony!) from their 16 storey balcony?	12/13/2020 2:51 PM
108	Yes	12/13/2020 2:50 PM
109	Nope. SDAB has determined that's not a right property owners have already.	12/13/2020 2:38 PM
110	I am assuming that a privacy/safety wall would be constructed on either side of the public lane. Otherwise, safety could be impacted, increased dust and noise would also be issues.	12/13/2020 2:38 PM
111	I would think residents and businesses would feel they were losing privacy.	12/13/2020 2:36 PM
112	The only hope for those houses to ever sell in the future would be to another developer looking to tear them all down and build more density. Nobody is going to buy there to live there. Nobody wants a sunless backyard on display to hundreds of overlooking apartment dwellers.	12/13/2020 2:30 PM
113	Yes	12/13/2020 2:27 PM
114	Yes	12/13/2020 2:27 PM
115	Tons- again I don't live there, but if I did I would value my privacy in my backyard!	12/13/2020 2:27 PM
116	Yes, no longer privacy in yards	12/13/2020 2:23 PM
117	Yes. As stated in section 1	12/13/2020 2:17 PM
118	I have huge concerns about loss of privacy. These high rise buildings will do the same as every other high rise positioned next to single family homes. "Fishbowl".	12/13/2020 2:01 PM
119	Yes	12/13/2020 1:54 PM
120	No	12/13/2020 1:49 PM
121	There will be no privacy.	12/13/2020 1:45 PM
122	Yes	12/13/2020 1:44 PM
123	Crowds crowds crowds	12/13/2020 1:39 PM
124	If by surrounding residential it will always be a factor. I live behind the Southbank condo on 9th Ave & my privacy is severely impacted. I feel I live in a fish bowl staring at others in other	12/13/2020 1:36 PM

	units when I sit outside or open my window slightly to get sunlight	
125	Of course - 20 stories looking down on your home at all times negates any illusion if privacy.	12/13/2020 1:32 PM
126	Nope	12/13/2020 1:31 PM
127	Yes, houses to the north would have a complete lack of backyard privacy	12/13/2020 1:21 PM
128	Such high buildings will completely destroy any privacy for the residents along 11 ave and any enjoyment of the back yards.	12/13/2020 1:21 PM
129	Yes	12/13/2020 1:20 PM
130	Already mentioned that. Creepy perves.	12/13/2020 1:20 PM
131	Yes, how awful to have 3 towers all looking into your backyard!	12/13/2020 1:19 PM
132	Not really no	12/13/2020 1:18 PM
133	honestly, it will suck for those loosing privacy. I dont think there is much one can do, perhaps provide a grant to home owners to install privacy screens in their backyards?	12/13/2020 1:13 PM
134	No	12/13/2020 1:09 PM
135	No concerns	12/13/2020 1:02 PM
136	this seems very tone deaf	12/13/2020 1:00 PM
137	I can't imagine having 20 storeys of peering eyes fifty feet away from what had been a sunny backyard with no overlooking issues at all.	12/12/2020 8:39 AM
138	v	12/11/2020 11:13 PM

Q25 Do you have any comments/concerns about the development's proximity to the rail and/or rail noise?

Answered: 133 Skipped: 129

#	RESPONSES	DATE
1	What residents will be attracted to living beside railroad tracks.	12/29/2020 1:55 PM
2	If it adds to echoing space for train and rail noise, this would be a serious impact.	12/27/2020 12:20 AM
3	No - that's their problem.	12/24/2020 2:07 PM
4	it is ideally placed for transit, its just not sympathetic to the neighbourhood	12/23/2020 9:29 PM
5	no	12/23/2020 3:54 PM
6	Residents of this project will be subject to a lot of rail noise	12/23/2020 2:56 PM
7	Depending on soundproofing the residents of the development will likely be impacted by the train.	12/23/2020 12:23 PM
8	no	12/23/2020 10:30 AM
9	No, the rails have woken me up since 2005 so I don't care about that.	12/22/2020 5:31 PM
10	We excepted the noise of the railway when we moved in 30 years ago. It has gone down sense for the development of the Aylieff yards.	12/22/2020 4:38 PM
11	I think this is obvious. There will be train noise.	12/22/2020 7:54 AM
12	no	12/21/2020 10:08 PM
13	That is likely the only benefit for some. It may be a sound WALL for those who dislike the rail noise. Im certain it will come with a whole lot of other noise pollution components though. The rail noise is also something some of us find peaceful as we have become used to it.	12/21/2020 3:05 PM
14	the City of Calgary has an exceptional set of Development Guidelines adjacent to rail that are specific to Calgary and the characteristics of the adjacent rail line. if the development adheres to these well researched guidelines they should be supported	12/21/2020 12:09 AM
15	It's up to them to sell units on the track side. The development will put a bit of a barrier between the rail and the community. Hope to see this tie in to the LRT station and build a bit of a corridor to insulate the community from CPR.	12/20/2020 5:30 PM
16	Only for the multiple future occupants of the three massive towers. Refer to impacts under AVPA for reasons.	12/20/2020 4:04 PM
17	This is another reason it makes it a poor site for the development.	12/19/2020 8:02 PM
18	The development will shield existing residents from some railway noise. Potential residents of the development can clearly make the choice to accept the railway noise so is not the community's concern. The proximity to the rail line is why the development can be adjacent to the proposed LRT station.	12/18/2020 9:46 PM
19	The rail noise is part of living in Inglewood. I like it.	12/18/2020 8:39 AM
20	You build a building that high and close to the rail yard, your are the idiot and can deal with the rail noise!	12/17/2020 6:29 PM
21	No	12/17/2020 12:03 PM
22	I also live right next to the train. Noisy but you get used to it.	12/17/2020 8:44 AM
23	yes noise concern	12/16/2020 8:45 PM
24	No. People all over the world live in residences next o rail lines, but if it isn't necessary, why do it? There is a higher risk of catastrophe from potential rail accidents.	12/16/2020 8:05 PM
25	There is a chance that we could have a reduction is rail noise even though it is not really a problem at present. I have to think noise will be a real concern for anybody living in the buildings since that is where trains pull out of the yard and the engines are on full power at that point	12/16/2020 7:49 PM
26	Run the freight trains right through the middle of this shyte socialist development. Residents and occupants of Hungerford on 17 can then fully enjoy the noise and stink from CP doing their load tests.	12/16/2020 4:00 PM

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27	Ya good luck selling these but then again the developer doesn't care because they've already left the scene by that point.	12/16/2020 1:43 PM
28	The new development may block some of the rail noise. However, at my location, rail noise isnt a big concern.	12/16/2020 1:42 PM
29	Not per this development—we all live with train and plane noise in Inglewood. Generally, I have specific concerns that CP Rail has outgrown their location and should be working with various levels of governments to move out of inner-city. The train derailment after the flood (when we were evacuated a second time) could have been much, much worse.	12/16/2020 12:33 PM
30	Yes I have concerns	12/16/2020 2:45 AM
31	Rail noise is a real concern... I can attest to this. People will not be happy.	12/16/2020 12:11 AM
32	I live less than 100 ft from the tracks and am woken every night at least once. "wheel squeal" is real.	12/15/2020 11:46 PM
33	As I'm not going to live there (I wouldn't live that close to the rail line!) it's not for me to comment.	12/15/2020 10:28 PM
34	No	12/15/2020 9:39 PM
35	No, but I live here. I don't hear it anymore. I guess anyone looking to buy there needs to be prepared for it, especially on the facing side.	12/15/2020 9:32 PM
36	None; I love the train... but worry about derails with there anhydrous ammonia and other good stuff that get hauled through the city with little to no consideration as to evacuation	12/15/2020 8:38 PM
37	Buyer beware? I lived near tracks and it wasn't that big of an issue	12/15/2020 8:19 PM
38	Yes	12/15/2020 3:16 PM
39	i would not want to live there...lac megantic all over again perhaps	12/15/2020 1:50 PM
40	Only for new tenants moving in - you can either live with the trains or you cannot.	12/15/2020 12:47 PM
41	rail noise is something we all deal with in inglewood. high quality building design for railway proximity should be expected and required.	12/15/2020 12:40 PM
42	Hell yes. Insane. Who wants to live in a highrise that close? It'll become a rotating rental market of young ppl. Noise travels up in highrises. Itll be brutal for them. Its already loud and ground shakes as they go through, add the planes and it can be unexpectedly noisey when your outside. I'm hearing impaired and it still would wake me up at night.	12/15/2020 12:03 PM
43	Yes	12/15/2020 11:47 AM
44	no	12/15/2020 11:43 AM
45	Yes yes yes.	12/15/2020 11:40 AM
46	Hope you know how to soundproof because this is a horrible place to put a residence.	12/15/2020 10:35 AM
47	Nope	12/15/2020 10:22 AM
48	That's their problem when they try to sell. It's a noisy spot. It will probably help reducing the house for other residents around though	12/15/2020 9:56 AM
49	It would improve the noise and limit it to the surrounding area.	12/15/2020 9:27 AM
50	No. Buyers will be aware.	12/15/2020 9:25 AM
51	nope	12/15/2020 9:12 AM
52	That's the issue of whoever lives there	12/15/2020 8:56 AM
53	The noise & smell will be an issue	12/15/2020 8:48 AM
54	Yes, I have definitely thought about this, and knowing they are meters away from an industrial shunting yard. Is this even legal, knowing how much hazardous goods pass through here?	12/14/2020 11:18 PM
55	I feel that rail noise will be reduced for those North of the development	12/14/2020 6:43 PM



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56	Oh ya, that is a real problem.	12/14/2020 6:32 PM
57	I'm glad I won't have to live there.	12/14/2020 12:45 PM
58	No, Glad this will reduce some noise in the neighbourhood north of the buildings	12/14/2020 12:39 PM
59	I pity the tenants if it is built.	12/14/2020 11:21 AM
60	They'd better focus on soundproofing the walls or the condos are going to be cheap.	12/14/2020 10:32 AM
61	It will block noise for the houses	12/14/2020 10:23 AM
62	No	12/14/2020 9:46 AM
63	No, if you live near a railcard, expect to hear some noise!	12/14/2020 9:30 AM
64	No	12/14/2020 7:10 AM
65	YES	12/13/2020 11:14 PM
66	Definitely. Because it is so close to the train tracks, I expect that the apartment prices would be relatively low to compensate for the disruption caused by train noise.	12/13/2020 10:44 PM
67	Unsure	12/13/2020 10:30 PM
68	No buyer beware	12/13/2020 10:27 PM
69	For those unused to living near a rail line or yard it could be quite disruptive. Add to that living under the flight path to the airport and it can be quite noisy quite often.	12/13/2020 10:20 PM
70	No	12/13/2020 10:15 PM
71	No. The unfortunate new residents would find out soon enough.	12/13/2020 9:48 PM
72	I think it's a crap location for a development. The rail yard is a very noisy enterprise.	12/13/2020 9:37 PM
73	They need to leave Inglewood the way it is	12/13/2020 9:36 PM
74	No.	12/13/2020 9:35 PM
75	No. They would know what they were buying.	12/13/2020 9:31 PM
76	None.	12/13/2020 8:45 PM
77	There will be constant complaints from the new tower residents. They're right beside the rail line and CP Rail is noisy af. They're also right beside the construction for the new green line and that one noisy af during construction and then when operating.	12/13/2020 8:24 PM
78	I wouldn't want to live there.	12/13/2020 8:16 PM
79	No	12/13/2020 8:06 PM
80	No. That will be up to residents.	12/13/2020 7:36 PM
81	The buildings should be built in such a way that outside noise is dampened.	12/13/2020 7:27 PM
82	No - many residential property is beside or near to the railway in Inglewood . At least this is by the railway not Park space 9th Avenue or other	12/13/2020 7:21 PM
83	yes who is going to want live over a rail line that carries dangerous goods	12/13/2020 7:05 PM
84	The development should help block rail noise for residents on 11th actually	12/13/2020 6:52 PM
85	Would be a concern for tenants of the development. I would not want to live that close to the train.	12/13/2020 6:43 PM
86	It's part of the neighborhood.	12/13/2020 6:26 PM
87	n/a	12/13/2020 5:57 PM
88	No	12/13/2020 5:55 PM
89	That's the people who chose to live there's problem, I just hope they realize how loud the train-building gets with the couplings banging together at all hours and the rumble of the 2-4 engines per train.	12/13/2020 5:47 PM

90	It will be very loud for the development, shunting noise, idling noise, horns at all hours. Buyer beware.	12/13/2020 5:41 PM
91	No.	12/13/2020 5:39 PM
92	Absolutely. Way too close	12/13/2020 5:22 PM
93	I would not want to live that close to a railway	12/13/2020 5:17 PM
94	No; thats the developer's concern.	12/13/2020 4:53 PM
95	No.	12/13/2020 4:34 PM
96	No. Buyer beware, that is busy track and buyers should do their homework	12/13/2020 4:33 PM
97	No	12/13/2020 3:56 PM
98	Too bad for them. CP rail does what they want like closing off Spiller regardless of what we want. Noise and traffic has done nothing but increase lately amd yet we are still paying ridiculous taxes for a non- residential area.	12/13/2020 3:56 PM
99	No because when people choose to live this close to the tracks noise will be expected	12/13/2020 3:31 PM
100	No	12/13/2020 3:11 PM
101	They will have to make sure the residents fully know and understand.	12/13/2020 2:59 PM
102	There will always be people that the noise will not bother. The bigger concern should be the pollution from the Diesels. This leaves a dirty filthy Grime on all your windows and requires you to change your furnace filters every couple months.	12/13/2020 2:58 PM
103	Not my problem	12/13/2020 2:52 PM
104	There will be increased risk of injury and or death on the railways, as many of the residents of this proposed building are likely to be young professionals, who are statistically more likely to engage in binge drinking, and therefore potentially reckless behaviour when intoxicated.	12/13/2020 2:51 PM
105	No	12/13/2020 2:50 PM
106	No. The risk will be on the condo buyers and the towers will absorb some sound	12/13/2020 2:38 PM
107	No	12/13/2020 2:38 PM
108	Good blocker for existing residential homes. Units should have updates glass and insulation to keep train noise down.	12/13/2020 2:37 PM
109	No	12/13/2020 2:36 PM
110	The developer isn't concerned about it or there wouldn't be a proposal to build there. There are actual physical requirements for building that close to the tracks that would have to be met in order to get a building permit. A single positive thing about this proposal is that some of the existing neighbours may notice reduced rail noise when it's blocked by this abomination.	12/13/2020 2:30 PM
111	It will be very loud. The trains are loud at night especially. You will have make incredible sound proofing for thwm	12/13/2020 2:27 PM
112	No	12/13/2020 2:27 PM
113	I am not sure why anyone would want to live on top of the tracks!	12/13/2020 2:27 PM
114	Na	12/13/2020 2:23 PM
115	It's completely up to the people who purchase her rent in the building to choose whether or not they want to live that close to a noisy train track	12/13/2020 2:17 PM
116	Nope.	12/13/2020 2:01 PM
117	Yes	12/13/2020 1:54 PM
118	No	12/13/2020 1:49 PM
119	Yes	12/13/2020 1:44 PM

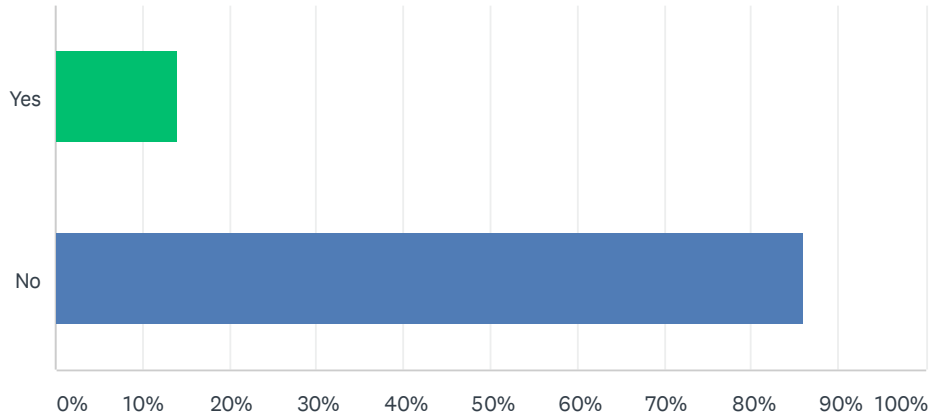
Hungerford on 17th - Land Use Change Feedback Survey

SurveyMonkey  
Attachment 8

120	We like the train. We like seeing the train. This will ruin it	12/13/2020 1:39 PM
121	No	12/13/2020 1:36 PM
122	Safety risk for the development residents is high, based on tight and restricted evacuation routes needed for when the next derailment occurs.	12/13/2020 1:32 PM
123	Nope builder hopefully puts this into consideration when building	12/13/2020 1:31 PM
124	I wouldn't want to live there, but if people are knowingly buying there, I'm not one to stop them	12/13/2020 1:21 PM
125	No	12/13/2020 1:20 PM
126	No	12/13/2020 1:19 PM
127	Nah, it's Inglewood Ramsay charm.	12/13/2020 1:18 PM
128	Nope. Good for them for trying to make an area next to the tracks useable.	12/13/2020 1:13 PM
129	No, it is up to potential new residents if it it acceptable to them.	12/13/2020 1:09 PM
130	No concerns	12/13/2020 1:02 PM
131	would be too loud	12/13/2020 1:00 PM
132	I imagine that buildings can be soundproofed but any use of balconies will be noisy and polluted - I thought that there were CTA regulations covering the proximity of a build next to railways? It probably won't entice a high-quality tenant.	12/12/2020 8:39 AM
133	No, I personally would not consider buying a place here due to the proximity to the rail line due to the noise, vibration and pollution.	12/11/2020 3:43 PM

## Q26 Do you support this development as proposed?

Answered: 165 Skipped: 97



ANSWER CHOICES	RESPONSES	
Yes	13.94%	23
No	86.06%	142
TOTAL		165

## Q27 Do you have any final comments/questions/concerns to share concerning this development?

Answered: 121 Skipped: 141

#	RESPONSES	DATE
1	How would any paving impact my municipal tax fees? How will this impact garbage and recycling collection? Are there any concerns around added strain to sewage/water services?	12/27/2020 12:23 AM
2	Sigh...	12/24/2020 2:08 PM
3	we need to get GC's written position on this before it goes to council	12/23/2020 9:30 PM
4	It is a very large building for the context.	12/23/2020 12:27 PM
5	I'm totally in favour of density where it makes sense. It does not make sense in this exact location so please reconsider.	12/22/2020 5:32 PM
6	Please please stop this development	12/22/2020 4:39 PM
7	Why?	12/22/2020 7:55 AM
8	Yes. I'm concerned about the process that the city and the developer have taken to reach approvals. A previous question asked about the first developer application and I admit I saw the sign on the building, but only after the deadline. No signs were ever placed on the street that the development impacted. At that time I received no communications were ever received by the developer. It feels the process is being pushed through for approval based on an unapproved ARP that is not available to the public. I would like to think that these processes are created to balance community and development and to work collaboratively to ensure we have a great residential neighbourhood that supports more density and public transit. I don't think it's too late to be able to accomplish this, but I think in the last few years the trust that the process is fair has dwindled. With each successive individual approval (in an unvetted ARP) in this process (Hungerford 1 and Roundhouse), it becomes more difficult to feel that the community is being heard or respected. Thank you to the ICA and its volunteers for fighting for our community.	12/21/2020 10:28 PM
9	This development does not fit the current vibe in the area. It would stand out and the community would lose identity. Would also lose the reason why a lot of people chose to call it home.	12/21/2020 4:21 PM
10	why does the source of the images in this survey say "RND SQ" when the developer is Hungerford. Why was the Hungerford website not given as a reference for further info in the notice provided by the ICA? this seems like an intentional omission and results in a rather biased survey by the ICA	12/21/2020 12:11 AM
11	Max 10 storeys, add a +15, bike path and adequate parking and no objections.	12/20/2020 5:33 PM
12	Publish results of survey and go to press.	12/20/2020 4:06 PM
13	We have lost our voice with City Hall because we do not bring our councilor to task. He needs to answer to us and take into account our concerns. Why is he never at our community meetings and only sends his assistant? Unacceptable.	12/20/2020 2:03 PM
14	DO NOT SUPPORT THIS DEVELOPMENT! IT WILL BE THE BEGINNING END OF THE INGLEWOOD COMMUNITY AS WE KNOW IT.	12/19/2020 8:04 PM
15	Concurrent dp should be enforced with zone change applications	12/19/2020 4:18 PM
16	We support the community association taking a development perspective that goes beyond the narrow confines of the negative impacts on the immediately adjacent residents and looks also at the positive impacts on the local economy, community vibrancy and city-wide and environmental benefits.	12/18/2020 9:51 PM
17	The approach the developers have taken by applying to increase the height after initial approval is devious and insulting to the community. Our councillor is not acting in the interests of his ward once again.	12/18/2020 2:33 PM
18	This survey shows pictures saying source is the RoundSquare Session, but this is all supplied by Hungerford?	12/18/2020 8:40 AM
19	Maybe you should have stuck to the original proposal. Greedy doesn't look good on you, or GCC!	12/17/2020 6:30 PM
20	I am opposed to this development as proposed.	12/17/2020 6:19 PM

Hungerford on 17th - Land Use Change Feedback Survey

Supay Monkey  
Attachment 8

21	Will there be any retail shops on the bottom? Or anything other than residential? I support the idea of some sort of development in this location but not in the form of purely three 20-story buildings that will add nothing to the surrounding community.	12/17/2020 1:57 PM
22	Scale the height back and more importantly do something about those ridiculous massive walls around the project. Looks like a jail.	12/17/2020 8:46 AM
23	should apply at the lower hight	12/16/2020 8:48 PM
24	DON'T DO IT!	12/16/2020 8:05 PM
25	20 stories is too high with the 3 building design. It sets a precedent that is too lax.	12/16/2020 8:02 PM
26	I am sure you will try your best to restrict this excessive building height proposal. I am in favor of more development but sincerely hope that the profit motive does become more important than protecting one of Calgary and Canadas' great neighborhoods	12/16/2020 7:52 PM
27	Calgary, without an energy industry, is rapidly becoming the next Detroit. People are leaving Calgary in droves. So who is this development for? Housing for all the "climate refugees" that Goldy Hyder's Century Initiative wants to bring into Canada? More people living on the government teat? If that's the case, change the name of this development to Refugee Towers. Better yet, go build this development at Rideau Cottage. Trudy is desperate to increase the ranks of devoted followers.	12/16/2020 4:24 PM
28	This is TOO high. It should be limited to 5 storeys. How city hall can allow this to move forward is unbelievable. Councillors must be receiving bribes or taking their own community development aspirations into account. Current Inglewood councilman included. This is not what the community wants.	12/16/2020 2:58 PM
29	This all was pre-determined when the city changed the zoning. now we are seeing the consequences. councillors are going to screw Inglewood over again and again working against our best interest	12/16/2020 1:44 PM
30	Has anyone done an assessment of the lots sunshine hours for the current residence in the area?	12/16/2020 1:44 PM
31	I am not against increasing densification in Inglewood but would like to see a plan that shows improved services, access, planning. And also a plan for what happens next in that area.	12/16/2020 12:33 PM
32	I oppose any high density development of buildings over 4 stories and lack of any historical facade components incorporated.	12/16/2020 2:52 AM
33	no one objects to increased density but it must be done in a way that doesn't destroy the community. I truly believe 4 stories should be the absolute max	12/15/2020 11:49 PM
34	Go back to the original height proposed.	12/15/2020 10:29 PM
35	It would be great if we could just go back to the original 14 storey proposal or even 10. I think that would be a better balance of the costs and benefits.	12/15/2020 9:34 PM
36	Not specifically with this development but it is the start of another take-over of yet another inner-city community...	12/15/2020 8:47 PM
37	This development has my full support at 10 stories per tower	12/15/2020 8:20 PM
38	get GC Carra out of the picture this next election, he is dangerous to Inglewood and its future	12/15/2020 1:51 PM
39	Yes, lower the amount of stairs and I think it would be a fair compromise to existing residents of the area.	12/15/2020 12:48 PM
40	please focus community comments on what we can actually influence.	12/15/2020 12:41 PM
41	They haven't done their homework. I feel the city is pushing the height more so than the developer. For 3 reasons: 1. This is out of character for Hungerford portfolio. Even in Vancouver their projects are in scale with the existing neighborhoods. 2. The birds eye view renderings clearly showing the dimensions of the building, do not reflect the size of the lot. To reach their density capacity they could go shorter and wider eliminating the private lane off 11th Ave public laneway very easily and instead have access from 17th as the property currently has. 3. GCC has been pushing to exceed the existing ARP with every single development that has been brought forth to the city. This is not in good faith. He's selling out to developers at the communities expense in every single project that has come forth. When their	12/15/2020 12:16 PM

is no clear need. Housing vacancies are at a high. Rental vacancies are at a high. They have been for 10yrs since I moved to Calgary the demand isn't here. Its why the new communities being considered got squashed. Focus should be on encouraging business development and commercial infrastructure. We need industry. Building condos that sit with a 30+% vacancy rate isn't value added.

42	Scale it down	12/15/2020 11:47 AM
43	As an architect, I feel this proposal does NOT fit into the fabric of Inglewood, by any stretch. And being a long term residence in Inglewood, I feel that this proposal would devalue a great neighbourhood.	12/15/2020 11:44 AM
44	I see this developers projects in the city and they are not built with longevity in mind. Projects look dated and are built cheap.	12/15/2020 11:42 AM
45	Scrap this and move on.	12/15/2020 10:35 AM
46	Said my peace	12/15/2020 10:22 AM
47	Of all the giant tower proposal in Inglewood, this is probably the one I think with the less impact and that I could agree with. I do wish it was lower and had more space given to neighbors across the public lane, maybe with a flat part before the tower instead of that high dead wall.	12/15/2020 9:59 AM
48	If any changes were to be made it might be a slightly shorter building but I am okay with this height personally.	12/15/2020 9:28 AM
49	Stop ruining Inglewood,	12/15/2020 9:12 AM
50	I support having a development of some sort but not of this size in a residential neighbourhood	12/15/2020 8:57 AM
51	Reduce the height by ten storeys at least. My other concern is that they'll build it and nobody will move in considering how high vacancy is right now	12/15/2020 8:53 AM
52	Stop being so greedy & listen to the people who live here	12/15/2020 8:49 AM
53	100% opposed to this proposal, and prepared to fight it.	12/14/2020 11:20 PM
54	Please do not inhibit progress and development in a place well suited to increase density	12/14/2020 6:44 PM
55	I wish the ICA would present a more balanced approach in addressing new developments such as this one. I hope that ICA can work with the developer and with City Planning in a respectful and mature manner.	12/14/2020 6:35 PM
56	It is completely obscene the developer made zero attempts to engage with the community before submitting this ludicrous application. It is so insulting and disrespectful.	12/14/2020 12:46 PM
57	Good luck! Hope you get approval	12/14/2020 12:39 PM
58	Find compromise. Development of area can be good. But for a developer with many tools at their disposal, is this the only way to go? Again. Compromise! PS: Survey is too long1 Tries to answer too many questions best reserved for discussions between city and developer!	12/14/2020 11:30 AM
59	I've said my piece.	12/14/2020 11:22 AM
60	Please do not do this.	12/14/2020 10:42 AM
61	I do not agree with general community concerns around preserving Inglewoods "heritage" look and feel. Unfortunately Inglewood has become mostly irrelevant compared to Mission and Kensington in my view as most retail is ridiculously overpriced or non-existent. Our restaurants and nightlife are also sub-par. Build in some residential density and bring in commercial with it and we might have a neighborhood that offers more than old retail shops that barely survive, a blue store for \$5 cans of soup, hair salons that charge \$50 for a men's hair cut, etc. If I want to go somewhere decent for dinner with my wife I am never choosing Inglewood at this point. We go all the way to Kensington or Mission regularly. Gorilla Whale or The Nash isn't cutting it.	12/14/2020 10:41 AM
62	No	12/14/2020 10:23 AM
63	We all know it's about money not people	12/14/2020 9:47 AM
64	It's a horrible idea!	12/14/2020 9:30 AM



65	How can they propose such tall buildings to be built right up against current backyards? There isn't even a street in between.	12/13/2020 10:46 PM
66	No	12/13/2020 10:30 PM
67	Calgary has become a city of big tall boxes with little or no redeeming visual appeal. It would be nice to see more of our historic character retained. It would be refreshing to see some projects proposed that would enhance the historic character of the area. High rise buildings in this area would not do that.	12/13/2020 10:20 PM
68	Does not fit with the neighbourhood	12/13/2020 10:16 PM
69	For the love... this is ridiculous. Seriously. If GCC doesn't publically stand up against this in Council, I hope he has the conscience to do a public Q&A with the community. I cannot understand why the City would even consider allowing this.	12/13/2020 9:51 PM
70	Stop! Stop pushing huge developments on this community.	12/13/2020 9:38 PM
71	TOD is beneficial to the city, as well as increasing density in our inner city communities. However, I believe the developer is getting greedy in proposing such a tall project. The height will be detrimental to the community. A more modest proposal should be put forward.	12/13/2020 9:36 PM
72	This sucks.	12/13/2020 9:31 PM
73	The development as a whole does not fit with the Inglewood Community and would be better suited near a green line rail stop with less community impact.	12/13/2020 8:46 PM
74	I'm so disappointed that this keeps happening	12/13/2020 8:25 PM
75	Please don't relax the rules. It will open the flood gates and soon there won't be any restrictions at all.	12/13/2020 8:17 PM
76	I don't support the level of density	12/13/2020 8:06 PM
77	I am supportive of increased density central to Calgary and am not against development in Inglewood. But I'd like to see this specific development at a much lower height and in line with the aesthetics of the neighbourhood.	12/13/2020 7:38 PM
78	Too tall!	12/13/2020 7:28 PM
79	I support the proposal with recommendations to lower the height, provide all the recommendations with regards to improving public spaces and to have it set back enough to limit shading and provide privacy	12/13/2020 7:24 PM
80	developing this property is a good idea I just don't think it should be higher than 3-5 stories	12/13/2020 7:07 PM
81	I hope the NIMBY voices don't win out. There have been some questionable development proposals in Inglewood, but if we can't build condo towers next to a railway by a planned C-Train station then where can we build one? We need more people down here to keep 9th Ave alive and thriving and to maintain public amenities. If people are so concerned about privacy and having the sun shine on their property all the time then there are many options in the suburbs and surrounding communities. If we can bring it down a few storeys then great but I'm tired of hearing "I'm not against development but I'm against this" on literally ever development proposal.	12/13/2020 7:05 PM
82	No	12/13/2020 6:27 PM
83	There's no need for the height, zoning should not be changed so that developers can improve their margins at the cost of the neighbourhood's value and general appeal.	12/13/2020 5:58 PM
84	City council has to stop letting every developer do whatever they want! Get the ARP approved and then abide by it. This has been talked about for at least the 5 years since we bought property here.	12/13/2020 5:49 PM
85	Go back to the lower heights and densities proposed before	12/13/2020 5:42 PM
86	Too tall...why did they revise upward? New height should absolutely be rejected.	12/13/2020 5:40 PM
87	City council needs to be fired, let's make sure this happens next election.	12/13/2020 5:14 PM
88	Council should reject this outright and issue the plan for the Inglewood Area such that it's not an open season for every land use request. I bought and built to the ARP draft after doing my	12/13/2020 4:57 PM

research. I'm disappointed in recent decisions that make it appear as though the city has one set of rules for me, and another if you have deep enough pockets to lobby planners and council.

89	The original proposal of 38 stores seems closer to reasonable than the current proposal	12/13/2020 4:34 PM
90	Too tall. Too large. Not appropriate for Inglewood.	12/13/2020 4:34 PM
91	No	12/13/2020 3:56 PM
92	I think these developments are necessary for businesses in Inglewood to survive	12/13/2020 3:32 PM
93	No	12/13/2020 3:12 PM
94	Make it 6 storeys like every other building	12/13/2020 3:05 PM
95	Why is it that developers continually push to do things that are not allowed. Why is this even a conversation? Why is it that the voices of the community fall on deaf ears? When will the City open their eyes and ears and do appropriate planning. We did years of sessions to have an ARP and more (including streetscape), why is this being ignored? When will the City actually engage with the people and not continually tell us what we want?	12/13/2020 3:01 PM
96	Don't sell your soul for a few curbs and bushes.	12/13/2020 2:59 PM
97	The city, council and all those who decide on re-zoning need to listen to and respect those whose lives are already entrenched in this beautiful neighborhood, rather than prioritizing the financial gain of a development company, and possibility of future tenants and owners who haven't been living, working and paying taxes for years in this community that we strive to protect and grow in appropriate and beneficial ways.	12/13/2020 2:54 PM
98	No	12/13/2020 2:53 PM
99	I don't ever feel that my concerns as a citizen and resident in the affected community mean much when in the face of a developer with deep pockets	12/13/2020 2:40 PM
100	It's vital that with our suffering businesses and growing need to meet environmental standards that we densify and grow locally.	12/13/2020 2:39 PM
101	Thank you for doing what you are able to for Inglewood! Fighting these obscene proposals is made all the more difficult by the complete lack of political will and overwhelmingly development friendly City council. Thank you, as our community association, for doing what you can. I wish you all the success you can achieve in apparent isolation. I appreciate it is a mostly thankless task you're taking up, that is all too frequently not given the respect it deserves. Maybe this time!	12/13/2020 2:37 PM
102	No	12/13/2020 2:27 PM
103	It is just too large of a footprint	12/13/2020 2:27 PM
104	Please- reconsider the current plan	12/13/2020 2:27 PM
105	Don't do it	12/13/2020 2:23 PM
106	It's obvious that the city is going to push forward these types of developments so I think the best that we can do is negotiate more for the community and longer-term benefits	12/13/2020 2:18 PM
107	I moved to Inglewood in 1988 for the community's proximity to downtown (I walked and rode by bike to work), as well as its small town feel. Developments of this nature remove the small town feel.	12/13/2020 2:03 PM
108	STOP THESE DEVELOPMENTS	12/13/2020 1:55 PM
109	It should not be built	12/13/2020 1:50 PM
110	Yes. What part of no do they not understand?	12/13/2020 1:45 PM
111	Don't build this. It's absolutely out of place and will ruin the neighbourhood	12/13/2020 1:39 PM
112	Please reconsider your proposed height strategies in a historical neighbourhood. I am sure you know it's not suitable. But please have regard for the character in this community through smaller scale new development. Calgary has a lot of high rises, don't make Inglewood into the downtown core by the height and massing precedent you are wanting to set against the ARP	12/13/2020 1:39 PM

113	What the City failed to do in the 70s by bulldozing the community, they are now doing by building overtop of the community. One would have been a quicker death, but the second more insidious campaign will result in the same thing. The death of Inglewood.	12/13/2020 1:36 PM
114	Great to see some more projects coming to Inglewood	12/13/2020 1:32 PM
115	The buildings are too large and will not fit within the current aesthetics of the neighborhood and will have a negative impact on property values as well as enjoyment of the current properties along 11 Ave	12/13/2020 1:22 PM
116	No	12/13/2020 1:21 PM
117	No	12/13/2020 1:18 PM
118	I would 110% be on board if it was about 10 stories shorter.	12/13/2020 1:14 PM
119	Nope - very excited for this development!	12/13/2020 1:02 PM
120	enough with these proposals already	12/13/2020 1:00 PM
121	It is sadly typical of what we have come to expect form both the City and Hungerford: duplicity, disdain for the community and individual neighbors, greed, arrogance, disregard for planning principles and heritage.	12/12/2020 8:43 AM



*INGLEWOOD COMMUNITY ASSOCIATION*

*1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA*

*T2G 1P9*

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June 23, 2020

To Whom it May Concern:

We are writing in response to the proposed land use change at 1390 and 1401 – 17<sup>th</sup> Avenue SE (Hungerford on 17<sup>th</sup>). The Community Association and residents were completely bewildered to discover on June 4, 2021 that the above land use redesignation application was going to CPC on June 17, with little to no engagement with the applicant and City Administration since January 2021.

**We are strongly opposed to this proposed development** based on the following:

1. Failure to Engage

- Hungerford failed to conduct any meaningful engagement with affected residents, with only drops of postcards in the mailboxes of surrounding residents. The only resident engagement was led by the Inglewood Community Association (ICA).
- The ICA led two community meetings in December and January, encouraging residents to contact the applicant, Councilor and File Manager. The ICA also distributed a survey that collected over 260 responses in three weeks and delivered the feedback in a 166-page submission to the City in early January objecting to the development.
- Three (3) information sessions held in late November/early December 2020 by Civic Works after the land use change application was submitted and were for information purposes only. Civic Works even flaunted a special relationship with City Administration in one of the online sessions.
- The applicant made no further attempts to meet with the ICA or affected residents beyond an offer extended by the ICA Planning Committee in December that they declined to attend. The applicant made no further attempts after that to meet with ICA or affected residents.
- Between January and June, the ICA heard next to nothing in terms of the application's status, with occasional check-in emails sent to the File Manager (Brad Bevell).

2. Out-of-Context

- This application was revised from an earlier application filed by Hungerford at 13 storeys which is now at 20 storeys, which coincidentally aligned with the increases in height for the site in two subsequent drafts of the Historic East Calgary LAP/ARP.

- The ICA was provided with an incomplete draft of the Direct Control Bylaw on June 2, 2021 and as of today's date, has still not received a complete/finalized draft.
  - There is no building in the entire community of Inglewood at a height of 65 metres (let alone three (3) buildings each at 65 metres in height) and with a 6.5 Floor Area Ratio (FAR).
  - The community benefits/amenities to get the bonus FAR include access to the Greenline, a plaza and public art (none of which are wanted or were discussed) in a DC drafted by the applicant.
  - The project is overwhelming insensitive to the height and scale of the single-family homes to the north of the proposed development – the homes on 11<sup>th</sup> and 10<sup>th</sup> Avenues between 12<sup>th</sup> and 14<sup>th</sup> Streets being the most impacted.
3. Impacts on Surrounding Residents
- The applicant has not addressed any resident concerns including privacy/overlooking, traffic, parking (and parking enforcement), noise, shadowing, impacts to property values, etc.
  - There have been no updates shared with residents regarding these concerns since the information sessions in December 2020 which were not intended for collecting feedback.
4. Traffic Disruptions and Parking Concerns
- Impacts on the public lane between two homes on the south side of 11<sup>th</sup> Avenue SE have not been addressed. No traffic calming has been proposed or was planned – the question was asked directly to Civic Works who ran the sessions.
  - The primary concern flagged by the City related to inadequate access/egress from the site – there are two only, one from 17<sup>th</sup> Avenue and the other a narrow lane between two houses.
  - The City met with the ICA in January, indicating it was unlikely the project would proceed without a third access point.
  - In the first week of June, the City announced a third emergency access point to be added onto 12<sup>th</sup> Street – a road with limited visibility, that is fast-moving and a block away from where a pedestrian fatality took place two years ago.
  - The significant parking relaxation expected concerns the development's surrounding neighbours, who believe the building's residents and visitors will spill over into the surrounding residential streets.
5. Alignment with the City's "Development next to Freight Rail Corridors Policy & Implementation Guide"
- It is unclear how the proposed development adheres to the City's "Development next to Freight Rail Corridors Policy & Implementation Guide".
  - The ICA has not seen anything concerning how this development will address some of the policy's criteria, mitigations, risk tolerances, and risk assessments will be in alignment with the requirements outlined in both documents.

- The ICA is not aware of any plans to address noise impacts for residents or for how derailments will be managed for the parcel.
- One of the applicant's proposed amenities for extra height/density is a pedestrian and cycling connection along the freight rail line, which many residents and other stakeholders are having difficulty understanding the value of, given the potential risks (e.g. derailment), and it felt generally to be a means of moving the main building structure to be further from the Rail Proximity envelope.
- Developments that are within the Rail Proximity Envelope are exposed to varying levels of risk due to the potential physical impacts of a train derailment based on the physical relationship between each parcel and the rail. It is unclear how the application is addressing these risks and subsequent mitigation measures with the City.
- Vibration, chemical releases, and noise caused by rail operations are also aspects that should be considered for the development's residents when developing adjacent to a freight railway corridor, with noise requiring a specific study and specific mitigations – a question was asked at one of the information sessions on this topic but there have been no updates since.
- A Site-Specific Risk Assessment is required which we are unaware of being prepared would need to be submitted in support of development proposals within the Envelope which must: contain quantitative and qualitative assessments of the mitigations required to address the risks and hazards associated with freight rail operations on an individual parcel; the mitigation measures (which must be incorporated into the development proposal) and three additional criteria.

The height and density being proposed is beyond unreasonable. It should not outweigh the destruction in the quiet enjoyment of the property of surrounding residents, impacts on property values, the loss of privacy, an increase in traffic congestion, a substantial increase on parking pressures in surrounding streets, significantly reduced sunlight, among many other factors.

**Why did City Administration allow Hungerford to completely avoid meaningfully engage the community on a development that exceeds the height of every single building in the community of Inglewood?**

**Who is going to hold Administration accountable to provide meaningful engagement with the residents that will be most impacted by this project?**

**How did Administration determine that postcards in the mailboxes of residents, many of whom are renters, were acceptable in terms of engagement for a project of this size and significance.**

This application progressed with no resident awareness and little Community Association awareness between December 2020 and June 2021. The ICA was led to believe by Administration, in two separate meetings that included the File Manager, that it was unlikely that the development would proceed at the height and density proposed (mainly due to access/egress

concerns). A last-minute solution was communicated to the ICA in June 2021 **making the lack of engagement and the lack of sharing any pertinent updates/information on the progress of the application seem intentional on the part of both Hungerford and City Administration.**

The voices of the community seem to continue to fall on deaf ears with City Council (and Administration) with each major development application the City has received for Inglewood. This current application being the 5<sup>th</sup> high-density, multi-family development headed to Council in the last four (4) years.

If the applicant and the City can get away with avoiding any meaningful consultation with residents to the point progressing this application “in secret” over the last six months, the question remains whether it was a democratic process. How can this application move forward in good faith with so many concerns unaddressed and questions unanswered, with so little care/concern for the affected residents and the overwhelming failures in City Administration process?

We are **strongly opposed to the land use redesignation** of 1390 and 1401 – 17<sup>th</sup> Avenue SE and the proposed development for that land (Hungerford on 17<sup>th</sup>) and we ask that the CPC strongly consider a delay of decision.

Thank you for considering our viewpoint expressed above.

Sincerely,

*Erin Standen, Vice-President & Planning Chair*  
Inglewood Community Association (ICA)



*INGLEWOOD COMMUNITY ASSOCIATION*  
*1740 24<sup>TH</sup> AVE SE*  
*CALGARY, ALBERTA*  
*T2G 1P9*  
*PHONE: 403-264-3835*  
*FAX: 403-261-2724*

July 18, 2021

*Attention: Mayor Naheed Nenshi and City Councilors*

We are writing to provide an update to our earlier June 14, 2021 letter concerning land use redesignation application LOC2020-0149 (at 1390 and 1401 – 17<sup>th</sup> Avenue SE), it is recommended the two letters are read together.

- Failure to Engage
  - The File Manager supported the applicant’s assertion at the CPC meeting on June 17, 2021 that the postcard drops, information sessions in November/December 2020, and having an e-mail, phone number, and project website were sufficient engagement with affected residents.
  - The applicant’s agent released their “What We Heard” report on June 15, 2021 (just two days prior to CPC) indicating that “although several months have passed since our digital event (in November/December 2020), our phone lines, email, voicemail inbox and project website have remained open and it is not uncommon for an Applicant to report back to stakeholders once a recommendation of Approval/Refusal has been made by City Administration.”
- Meetings and Phone Calls with Planning Administration
  - Two meetings plus some additional phone calls were held with a Manager for Community Planning and the File Manager on this project in early 2021.
  - At one meeting, the Manager indicated that Administration and the Community Association shared common concerns regarding the project’s proposed height and density. Additionally, that the application was unlikely to proceed based on the site access issue.
  - The Community Association articulated on two separate occasions with the same Manager about the applicant’s engagement being inadequate with the Manager committing to speaking to the applicant/applicant’s agent about the concern.
- Emergency Access onto 12<sup>th</sup>/11<sup>th</sup> Street
  - Following resident concerns about the safety of the proposed access and considering the pedestrian fatality (about two years ago) that occurred in very close proximity to where this access point might be created along the 12<sup>th</sup>/11<sup>th</sup> Street corridor, the File Manager was asked for more details concerning the access and indicated there was nothing further to share.
  - The File Manager indicated there was no expectation for the applicant to provide any concrete details in terms of design, location, and how this access would function at the land use redesignation stage despite resident concerns.



- Alignment with the City’s “Development next to Freight Rail Corridors Policy & Implementation Guide”
  - The File Manager indicated in the CPC Hearing that efforts to verify the project’s compliance with the policy and implementation guide were not being completed as part of the land use redesignation application.
  - Adherence with the policy and implementation guide could impact the project’s location on the parcel, setbacks, and some of the bonusing items which are all drafted in the Direct Control (DC) District document (that will form part of the by-law with the application).
  - Canadian Pacific (CP) is required to be consulted to ensure there are no encroachment concerns and for any other plans/activities that could affect their operations – we are not aware if this consultation has been initiated.

Additionally, completely inadequate notice was provided by the File Manager on June 4, 2021 to advise of the upcoming CPC meeting on June 17, 2021 after several months of no updates despite regular check-ins. This lack of notice made it extremely challenging to mobilize residents and provide meaningful responses on the application ahead of CPC and to meet their required deadline for submissions in advance of the meeting.

In summary, we do not support this application as it has been presented, primarily due to:

- The lack of engagement by the applicant and their agent, particularly given the applicant’s level of engagement on their first project (on the west end of 9<sup>th</sup> Avenue).
- Failure of Administration to hold the applicant accountable to engage with residents in a meaningful way or respond to concerns about the lack of engagement.
- A complete lack of transparency with the community and affected residents on the progress of the application by the applicant, the applicant’s agent, and Administration.

We believe this site is an excellent candidate for development and density due to its proximity to the future Ramsay/Inglewood Greenline Station. We do not support the application for several reasons but chiefly around this engagement piece. We accept that resident feedback may or may not have any impact on an application – but to not even give residents the opportunity to weigh in, it’s a slap in the face.

The fact that we are/have been in a pandemic since March 2020 is no excuse, a justification given by the File Manager in the CPC meeting, to bow out of engaging with residents. I am certain most of us have lost count of how many online Microsoft Teams or Zoom meetings we have attended through the pandemic.

Regards,

INGLEWOOD COMMUNITY ASSOCIATION



Erin Standen, Vice-President & Planning Chair



## FORM TITLE

Header text

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Molly
Last name (required)	McDougall
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	Hungerford Development
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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## Hungerford Development

3 messages

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**Molly McDougall** <46st.monica@gmail.com>

Mon, Jul 19, 2021 at 3:20 PM

To: Brad.Bevill@calgary.ca, ward09@calgary.ca, cpc@calgary.ca, idi@icacalgary.com

To whom it may concern

The proposed Hungerford Development is inappropriate for a number of factors.

Three issues which make it wrong for today's Calgary are:

1. The changing nature of office work; remote work has decreased demand for both office space and inner city living.

This trend has just started. Numerous articles are documenting the change, eg. "If you're looking for a six-figure salary, there are now more remote openings than in any individual city", Globe and Mail, July 12, 2021.

2. We should rethink high rise dwelling in the face of the Covid 19 pandemic.

Residents of high rise buildings are at greater risk of contagion due to common areas such as elevators, corridors and stairwells. The more people in a building, the greater the risk. Post pandemic living standards will be higher WRT air quality and personal proximity.

3. Resiliency is far lower for high rise dwellings. Utility disruptions are likely to increase with increasing severe weather patterns.

Service disruptions such as loss of electricity, natural gas or water have inordinate impact on high rise dwellers compared to low rise residences. Five storey walk ups are still accessible; elderly, children and handicapped persons will not be marooned in the event of elevator failure.

The decision on the Hungerford Development should be deferred to evaluate these critical issues.

We can achieve reasonable densification without high rise development. There is ample proof of successful densification in many cities without using high rises. Inner city Calgary can be developed to encourage pedestrian traffic and human interaction with nature and neighbors. The Hungerford Development as it now stands is inappropriate for a modern city.

Therefore the proposed Hungerford Development should be denied or the decision deferred to evaluate the changed environmental, social and health requirements.

Yours truly,

Molly McDougall,  
46 St Monica Ave SE  
Calgary AB T2G 3Y3

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**Molly McDougall** <46st.monica@gmail.com>

Mon, Jul 19, 2021 at 3:32 PM

To: City Of Calgary Public submissions <PublicSubmissions@calgary.ca>

[Quoted text hidden]

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**Planning Advisory & Coordination** <PAC@calgary.ca>

Mon, Jul 19, 2021 at 3:44 PM

To: Molly McDougall <46st.monica@gmail.com>

Cc: Planning Advisory & Coordination <PAC@calgary.ca>, Bevill, Brad C. <Brad.Bevill@calgary.ca>, Ward9 - Jordan Stein <Ward09@calgary.ca>, idi@icacalgary.com <idi@icacalgary.com>

Good Afternoon Molly

This Item (CPC2021-0896/LOC2019-0194) is scheduled to go to Council on July 26th, submissions from the public need to be submitted to the Clerk's Office through the [Public Submissions portal](#), in order to be attached to the report going forward to Council. However, the deadline for submissions is July 19th (today) at noon.

You can still take part in the Public Hearing process by signing up to speak at the Public Hearing through the [Public Submissions portal](#), you will have 5 minutes to address Council with your concerns about the development.

Thanks

Kim

[Quoted text hidden]

**MARIE-JEANNE LE**  
Barrister, Solicitor & Notary Public

1317 11 Avenue S.E.  
Calgary, Alberta T2G0Z6

Phone: (403) 830-1191  
Fax: (403) 984-8578  
Email: mariejeannele@gmail.com

VIA FACSIMILE (403)268-2362

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Dear Sirs/Mesdames:


RE: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS  
LAND USE REDESIGNATION-INGLEWOOD BY-LAW 117D2021  
TO REDESIGNATE THE LAND LOCATED AT 1390-17 AVENUE SE  
(PLAN 8110528, BLOCK 1)

Please be advised that as owner of 1317 11 Avenue SE, Calgary, Alberta, I am not against the re-designation of the land located at 1390 17 Avenue SE (Plan 8110528, Block 1) per se. However, I would like to go on the record again, regarding my position on the Hungerford Proposal that is presently before the City of Calgary planning commission for consideration.

Attached please find documents submitted previously on June 14, 2021, to Brad Bevill, File Manager, the City Councillor for Ward 9, City Planning Commission, and representatives of Hungerford.

Although I am not against the land use re-designation per se, I do find that there is a general lack of public information and lack of public outreach to stakeholders. For instance, subsequent to my communication with the City of Calgary on June 14, 2021, there has been no response and no further information regarding any upcoming public consultation for stakeholders regarding the proposal. There has been no public outreach from City authorities and certainly no communication from Hungerford. This deplorable lack of consultation leaves the stakeholders with a general impression that decisions are being made without critical stakeholders' input.

Sincerely,

  
Marie Jeanne Le

cc: Brad Bevill, City Planning Commission, City Councillor for Ward 9, Hungerford, Inglewood  
Community Association



Le Marie &lt;mariejeannele@gmail.com&gt;

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**HUNGERFORD PROPOSAL-CPC HEARING JUNE 17, 2021**

1 message

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**Le Marie** <mariejeannele@gmail.com>

Mon, Jun 14, 2021 at 12:28 PM

To: Brad.Bevill@calgary.ca, ward09@calgary.ca, cpc@calgary.ca, brady@civicworks.ca, idi@icacalgary.com, info@hungerfordproperties.com

Hello

I am the owner of 1317 11 Avenue SE, T2G 0Z6.

I am absolutely appalled at learning of Hungerford's proposal. I understand they are an operation located in BC specifically Vancouver.

If the CPC allows this calamitous proposal to go one step forward, it will spell disaster for the residents of that neighborhood. The proposed height and density of those buildings will mean no sunlight for the residents of 11 Avenue SE, of whom I am one.

Why are the City authorities considering developers from out of town to build ugly developments in our city? Do you want Calgary to become an unlivable city such as Vancouver and Toronto where all you see are concrete building after building blocking out natural sunlight and the residents are constantly stressed out because of the density?

Why are you even considering allowing this so-called developer to invade a historical neighborhood such as Inglewood where the very historical nature of the city attracts tourists and contributes to the esthetics, economy and well being of ALL the residents of Calgary?

Again, I stress that I cannot oppose the project more. Have local developers come in and build some beautiful townhomes in keeping with the residential nature of the neighborhood for mercy sake! How would you like ugly high rises to be built virtually in your backyard blocking out sunlight and increasing traffic and noise in a tranquil oasis?

Marie Jeanne Le



Le Marie <mariejeannele@gmail.com>

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**Fwd: Message from KM\_C224e**

1 message

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Le Marie <mariejeannele@gmail.com>

Mon, Jun 14, 2021 at 12:34 PM

To: Brad.Bevill@calgary.ca, ward09@calgary.ca, cpc@calgary.ca, info@hungerfordproperties.com, brady@civicworks.ca, idi@icacalgary.com

The Hungerford proposal is an absolute insult (dare I say, an absolute obscenity) to the residents of Inglewood. I have already sent in my personal opinion. I am attaching the official letter of protest herewith.

----- Forwarded message -----


From: <mariele@shaw.ca>

Date: Mon, Jun 14, 2021 at 12:16 PM

Subject: Message from KM\_C224e

To: <mariejeannele@gmail.com>

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 SKM\_C224e21061412090.pdf  
742K

*Hungerford on 17<sup>th</sup> – Letter of Opposition*

Marie Jeanne Le  
1317 11 Avenue SE  
Calgary, Alberta, T2G 0Z6

To Whom It May Concern:

We are writing in response to the proposed land use change at 1390 and 1401 – 17<sup>th</sup> Avenue SE (Hungerford on 17<sup>th</sup>). The community and residents have been surprised after finding out on June 4, 2021 that this application is targeted to go to CPC in mid-June. **We are strongly opposed to this proposed development based on the following:**

1. Failure to Engage
  - Hungerford failed to conduct any meaningful engagement with affected residents, with only drops of postcards in the mailboxes of surrounding residents. The only resident engagement was led by the Inglewood Community Association (ICA).
  - Three (3) information sessions held in late November/early December 2020 by Civic Works after the land use change application was submitted and were for information purposes only. There was no follow-up following the information sessions with any Inglewood stakeholder.
  - The applicant made no further attempts to meet with the ICA or affected residents beyond an offer extended by the ICA Planning Committee in December that they declined to attend.
  - The community was not consulted on any of the community amenities proposed to allow for Hungerford to increase the height and density of their development, they were all put forward by the applicant who drafted the DC with the City.
2. Out-of-Context
  - This application was revised from an earlier application filed by Hungerford at 13 storeys which is now at 20 storeys, which coincidentally aligned with increases in height in subsequent drafts of the Historic East Calgary LAP/ARP.
  - There is no building in the entire community of Inglewood at a height of 65 metres (let alone three (3) buildings each at 65 metres in height) and with a 6.5 Floor Area Ratio (FAR).
  - The project is insensitive to the height and scale (primarily single-family homes) of the surrounding area, specifically homes on 11<sup>th</sup> and 10<sup>th</sup> Avenues between 12<sup>th</sup> and 14<sup>th</sup> Streets.
3. Impacts on Surrounding Residents
  - The applicant has not addressed any resident concerns including privacy/overlooking, traffic, parking (and parking enforcement), noise, shadowing, impacts to property values, etc.
  - There have been no updates shared with residents regarding these concerns since the information sessions in December 2020 which were not intended for collecting feedback.
4. Traffic Disruptions and Parking Concerns
  - Impacts on the public lane between two homes on the south side of 11th Avenue SE have not been addressed. No traffic calming has been proposed or was planned (per one of the December 2020 information sessions).



*Hungerford on 17<sup>th</sup> – Letter of Opposition*

- No details have been provided concerning the third access being created going onto 12th Street SE which has unknown impacts to safety (as an example) in consideration of a recent pedestrian fatality occurring close to the proposed development along 12<sup>th</sup> Street, following which a crosswalk was recently installed.
- The significant parking relaxation expected concerns the development's surrounding neighbours, who believe the building's residents and visitors will spill over into the surrounding streets.

The excessive height and density being proposed should not outweigh the destruction in the quiet enjoyment of the property of surrounding residents, impacts on property values, the loss of privacy, an increase in traffic congestion, a substantial increase on parking pressures in surrounding streets, significantly reduced sunlight, among many other factors.

Hungerford failed to meaningfully engage the community on a development that exceeds the height of every single building in the community of Inglewood.

The City failed to hold Hungerford accountable to provide meaningful engagement with the residents that will be most impacted by this project. The City found postcards in the mailbox acceptable in terms of engagement for a project of this size and significance.

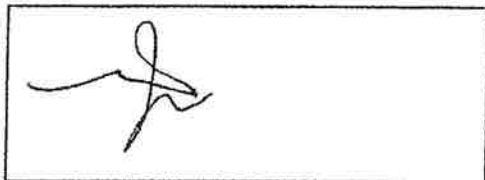
This application progressed with very little community or resident awareness between December 2020 and June 2021, and we were led to believe by the City through the ICA that it was unlikely that the development would proceed at the height and density proposed (mainly due to access/egress concerns). The last minute "solution" communicated in June 2021 makes the lack of engagement seem intentional on the part of Hungerford and City Administration.

The voices of the community seem to continue to fall on deaf ears with City Council (and Administration) with each major development application the City has received for Inglewood with this current application being the 5<sup>th</sup> project headed to Council in the last four (4) years.

We are **strongly opposed to the land use redesignation of 1390 and 1401 – 17<sup>th</sup> Avenue SE** and the proposed development for that land (Hungerford on 17<sup>th</sup>) and we ask that the CPC not recommend supporting moving this application forward to City Council and strongly consider a delay of decision.

Thank you for considering our viewpoint expressed above.

Sincerely,





## NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

[www.calgary.ca/development](http://www.calgary.ca/development)

02 0 0000010\*

IMC 8062

MARIE-JEANNE LE  
1317 11 AVE SE  
CALGARY, AB  
T2G 0Z6

### *Why did I receive this letter?*

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Combined Meeting of Council on Monday, July 26, 2021, which commences at 9:30 a.m.

The precise timing of Council's consideration of this item is not certain as Council will confirm the order of the agenda near the beginning of the meeting. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

### *Can I review the application in more detail?*

The proposed bylaws and documents relating to these items are available for electronic inspection on The City of Calgary website: [Calgary.ca/PlanningMatters](http://Calgary.ca/PlanningMatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. If you wish to inspect the proposed bylaws and documents relating to these items in another manner, please contact the City Clerk's Legislative Coordinator at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca) or by phone at 403-268-5861.

### *Can I submit my comments to City Council?*

Persons wishing to submit comments or file a petition concerning these matters may do so electronically or by paper, and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Monday, July 19, 2021, shall be included in the Agenda of Council. Submissions must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

**In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.**

**Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).**

### LAND USE REDESIGNATION

### INGLEWOOD BYLAW 117D2021

To redesignate the land located at 1390 – 17 Avenue SE (Plan 8110528, Block 1) from Industrial – Edge (I-E) District to Direct Control District to accommodate mixed-use development.

