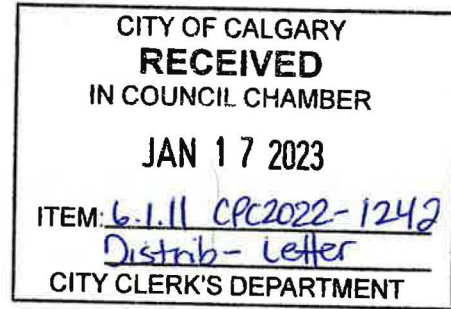




January 10, 2023

Your Worship and Members of City Council
City of Calgary
Box 2100, Station M
Calgary, Alberta T2P 2M5



Dear Mayor and Councilors;

RE: LOC2022-0129 scheduled for Public Hearing on January 17, 2023
Address: 1210 – 11 Avenue SE
File No. CPC 2022-1242

I, Devon Sidwell, am an owner of Ol' Beautiful Brewing Company located at 1103 – 12 Avenue SE directly south across 11th Avenue SE from the subject parcel. This site is the subject of the proposed land use amendment to allow for a Fire Hall, commercial and office space, and dwelling units above.

While I support business and development opportunities for the Inglewood community, I am aware that the subject parcel has been used for parking which supplements the on-street parking that is available for all the businesses located in the vicinity. The buildings in the immediate area are heritage buildings which have existed for well over 100 years and when built parking was not a requirement. These buildings fill their parcels and add to the eclectic character and charm of the Inglewood business community. As Inglewood has developed and densified in recent years, parking has become a challenge, particularly in conjunction with the numerous community events and festivals. The success of the immediate businesses in the vicinity and Festival Hall located on 10th Street are dependent on on-street parking and the public parking lots located on 9th Avenue and the informal parking stalls located across the street.

While the land use amendment does not go into the details of parking, this application certainly should. It is eliminating the majority of the on-street parking that surrounds the parcel and the parking on the subject parcel. The fire trucks will require space to maneuver when leaving the station and returning and vehicles parked on the street surrounding the parcel will impede the truck's quick exit. 11 Avenue SE is narrow with a slope at the 12 Street SE intersection. Parking is not permitted on the streets adjacent to the Fire Station #1 located on 450 - 1ST Street SE, and it is expected that on-street parking will be restricted in a similar manner for this Fire Station.

I estimate there are 40 parking stalls on the site currently used as public parking and 40 parking stalls on the streets for a total of approximately 80 parking stalls, see attached map.

I have researched the parking requirements for several mixed-use commercial/apartment buildings from the Vancouver and the Lower Mainland which are located on the Sky Train route and within a transit-oriented community. These are

projects developed subsequent to the opening/operation of the rapid transit line. All apartment buildings have onsite parking. The following is a table of comparison:

PROJECT TITLE	NUMBER OF UNITS	PARKING STALLS	RATIO	COMMENTS
W2	128	172	1.34	COMPARABLE RENTAL UNIT
8X ON THE PARK	119	59	0.50	YALETOWN- DOWNTOWN
HAZEL	238	197	0.83	METROTOWN MALL
CITY OF LOUGHEED	237	114	0.48	THE OTHER THREE PROJECT TOWERS ARE CONDO SALES AND HAVE RATIOS AVERAGING 1.92
EVERLEA	201	227	1.13	COMPARABLE
THE U	109	90	0.83	COMPARABLE
WESTMINSTER	187	250	1.34	COMPARABLE
FUSION	146	146	1.00	COMPARABLE
THE LINE	371	334	0.90	COMPARABLE

AVERAGE: **1736** **1589** **0.92**
INGLEWOOD
STATION
(PROPOSED) **213** **66** **0.31**

The rationale given for this land use amendment's increase in building height/building density is the site's close proximity to the future Green Line LRT Station proposed in Ramsay. Also, the building height and density proposed is only suggested in the proposed Historic East Calgary Communities Local Area Plan which has not been approved or agreed to by the community.

This land use amendment is premature as there is no policy to support such a drastic increase in building height from 22 meters to 45 meters. This is a 204% increase in building height and 2.8 FAR to 6.6 FAR which is a 235% increase in building density. The proposed building, if approved, will be the tallest and biggest building in Inglewood.

Until the new Local Area Plan has been approved, no land use amendments should be approved based on the suggested densities of the Historic East Calgary Communities Local Area Plan. The proposed building is large and has a high density, thus may not be compatible with adjacent developments and/or may not complement the existing development forms and uses. I agree with the position of the Inglewood Community Association letter of September 9, 2022.

I request Council to add a component of public parking to this development that is equivalent to those stalls that are currently available on the parcel and those parking stalls available on both sides of the adjacent street. Furthermore, adequate parking



should be provided for the commercial, office, and fire department staff that will occupy the building on a permanent basis. Council should also review the parking requirement for the residential component of this project. Failing to provide adequate parking for the project itself will certainly disrupt/harm the surrounding businesses and residents. Without a higher parking ratio, spillover onto local residential/commercial roads is inevitable.

I request Council state this application is pre-mature and either adjourn the matter or reject the land use amendment based on the lack of approved policy to guide decisions. The lack of consideration for the loss of public parking, inadequate parking allocation for the proposed unit counts and its impact on surrounding existing businesses and residents, no stated rationale for such an increase (more than double) in building height and density, and uncertain timing of the construction of the LRT Line and Station.

Thank you for hearing my genuine concerns for this land use amendment.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Devon Sidwell", written over a faint circular stamp or watermark.

Devon Sidwell, BA, CRSP
Co-Founder
Ol' Beautiful Brewing Company
403.918.6616
devon@olbeautiful.com

Map of Area

