

45 New Street Inglewood H-GO Proposal



Response from Inglewood Community
Members

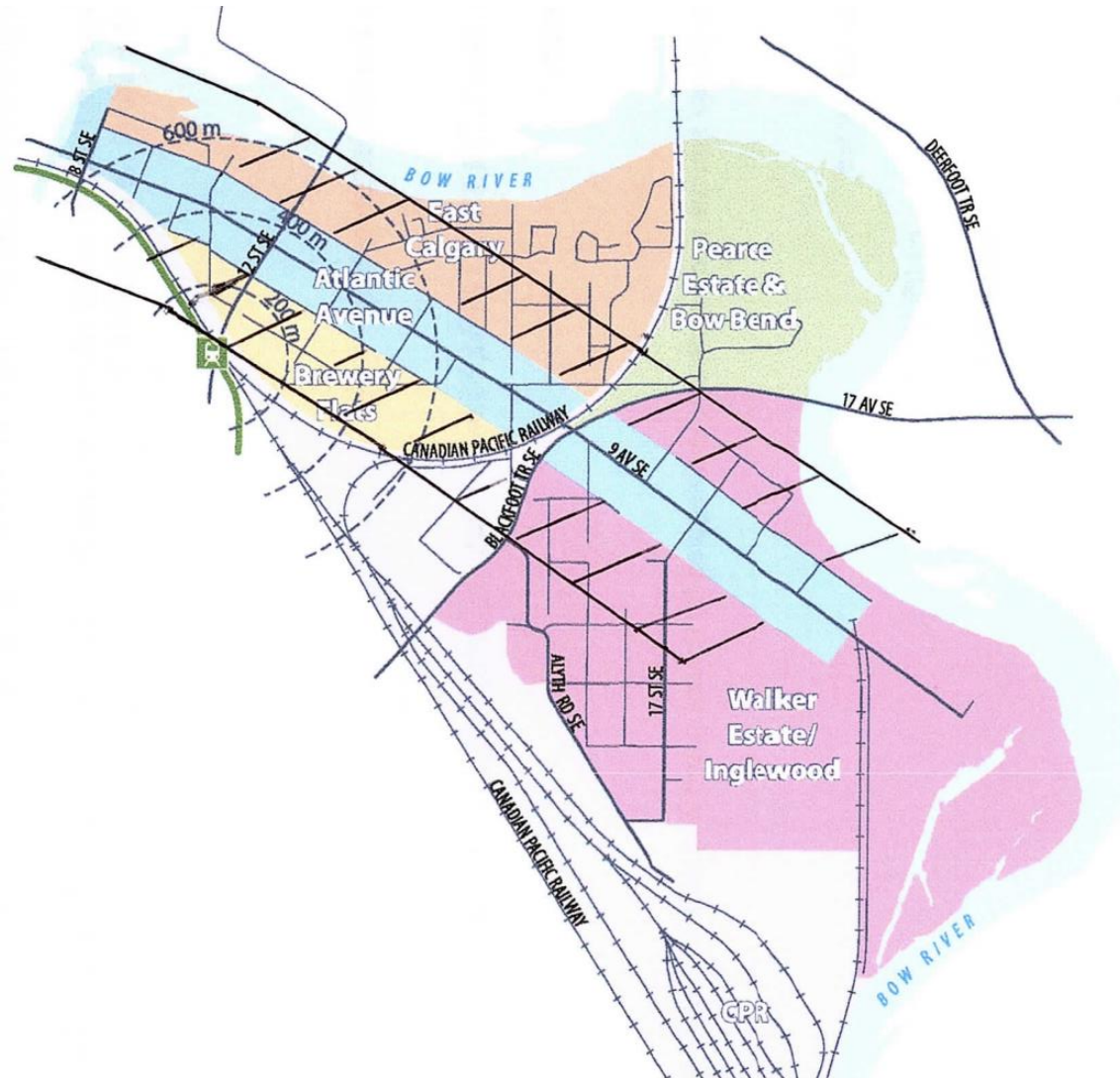


Inglewood





Core of Inglewood Bound by River and CPR



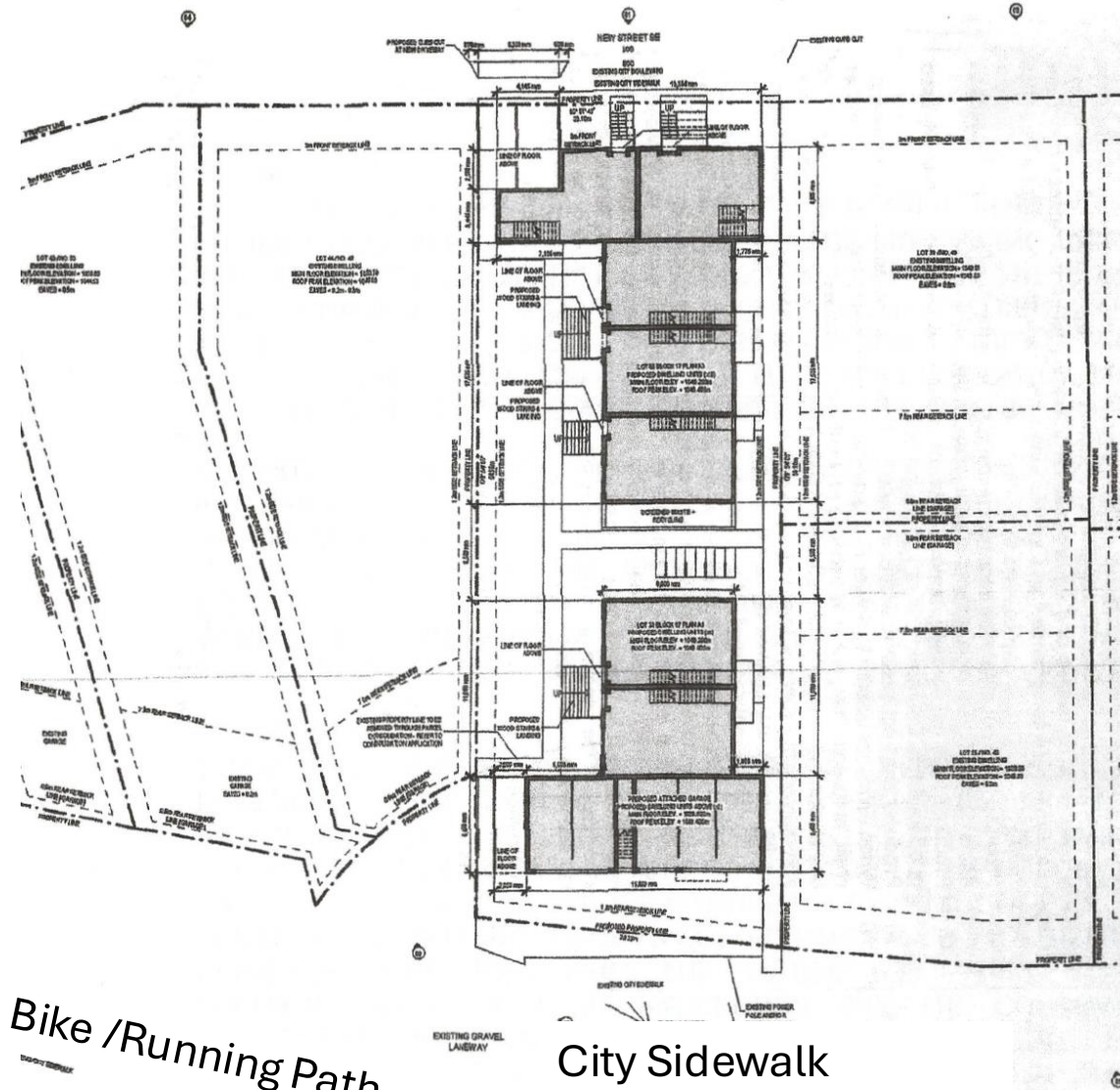


Recent Developments Worth Noting





Development Proposal



Bike /Running Path

City Sidewalk

Nellie Breen Park



Public Submission Results



Analysis of Public Submissions:

- 74 submissions – 69 For, 5 against (some against did not appear)
- About 25 had vested interests – real estate, developer, architect, family
- 3 business owners supporting community growth
- Only 5 Inglewood residents (other than owners and those against – none from New Street
- @ 12 just signed with no comments, most others supported with little location-specific knowledge

Identified Reasons for Supporting

- Address Housing Crisis
 - Support for Densification/"Gentle" Densification
 - Housing Affordability
- Support for Local Businesses
- Felt the Plan Honoured the Character of Inglewood – rather than high rise
- Expands Tax Base
- Optimizes Underutilized Land (and leverages existing infrastructure)
- Address Climate Change



We Also Support These Issues



- Address Housing Crisis
 - Support for Densification
 - Housing Affordability
- Support for Local Businesses
- Honouring Character of Inglewood
- Expand Tax Base
- Adapt to Evolving Community Needs
- Optimize Underutilized Land
- Address Climate Change

Our desire to protect the character of Inglewood with appropriate densification is **not** NIMBYism.

Disrespectful and inappropriate densification degrades the community, people's sense of home, and increases community tensions.

We support affordable housing across Inglewood, but doing it through significant densification in the middle of the top neighborhood in the community is not the place. It also sets a dangerous precedent that will eventually destroy the community character!



Inglewood is Carrying Our Weight



.... With many others in stages of approval including Brewery Rail Lands and Hungerford



Issues with the Proposal



- ARP Non-Compliance
- Safety Concerns
- Insufficient Community/Neighborhood Engagement
- Misalignment to Character of Inglewood
- Traffic Issues
- Unintended Consequences



Unintended Policy Consequences Example





Potential Unintended Consequences of This



- Serious Concerns on Impacts to Safety of Children, Bikers, Joggers, etc.
- Potential for Significant Fire Impact to Development and Neighbors
- Increasing Agitation / Conflicts Between Neighbors
- Development will set Precedent that Other Developers will build on
- Squeezing Out of Long Time Inglewood Residents
 - Some Residents already Considering Moving from “Dream” Home
- Inglewood as Special Character District will Erode



Another Blow to the Heart of Inglewood



New Street and Nellie Breen Park are seen by many as the heart of Inglewood character.

Nellie Breen for a safe place in the community for children.

New Street for its character homes and serene environment.



Our Outstanding Questions/Concerns



- Traffic and Parking Studies are Required
- Address Safety Concerns Around Nellie Breen Park, Pathways, Increased Traffic– fences, traffic calming, 14 Ave sidewalk
- Reconsider Fire Hazard and Potential Impacts
- Proper and Transparent Community Engagement
- Work with Community to Address Concerns around shading, privacy, traffic, safety
- Define Affordability (Inglewood has lots of affordable rentals)
- Rationalize ARP and H-GO Zoning Differences