

I would like to thank the council for considering our input. I am here today on behalf of many in the community who oppose this development, as we believe it does not align with Inglewood's character or established planning policies.

Inglewood has been officially declared a Special Character District by the City of Calgary, recognizing its unique heritage and cultural significance.

While we are not opposed to increased density or thoughtful development, the proposed project at 45 New Street disregards the established processes and takes advantage of Paused Local Area Plan, which guidelines the developments to enhance the integrity of our community and provides **long-term vision for how land could be used and redeveloped.**

This development seeks to rezone from R-CG to H-GO treating Inglewood as if it were a typical neighborhood, and setting this development as a norm, instead of respecting the careful planning and protections outlined in the Inglewood Area Redevelopment Plan (ARP).

The applicant references Section 2.3 of the ARP, citing a call for "*new residential opportunities.*" However, the broader section explicitly emphasizes the preservation of low-density areas, collaboration with the community, and adherence to necessary studies and public engagement:

- *Section 2.3.1: The R-2 and R-2A designations in existing low-density residential areas should be retained.*
- *Section 2.3.6: The City Administration should work with the community to process residential applications.*
- Section 2.4.6(a): Area residents must be fully involved in the redesignation and development permit process.*

We respect the City's goals for managed growth and believe density can be introduced responsibly. However, it must be done with proper community consultation, compliance with ARP guidelines, and an understanding of the local context—none of which this application sufficiently addresses.



The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	3
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	2
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				7
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	3
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	3
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	2
TOTAL				8

IMPACT SCORE
 4 to 6 1
 7 to 9 2
 10 to 12 3

COMPLEXITY SCORE
 3 to 5 A
 6 to 9 B

		COMMUNITY COMPLEXITY	
COMMUNITY IMPACT	3A	3B	
	2A	2B	
	1A	1B	

Your Project's Score:
 2 B

Outreach Approach Assessment	
Direct approach (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform the community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
Moderate approach (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
Comprehensive approach (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

*For an overview of outreach tactics and techniques you could consider, click [here](#).

Community Outreach Assessment Tool

The applicant claims a 1B score on the Community Outreach Assessment Tool, implying the project is “low impact” with no significant disruption. However, our independent review scores the project as 2B, signifying a medium-to-high-impact development that requires heavy more comprehensive engagement process.

Minimal Engagement

The applicant communicated with only two neighbors, relied on a third party for online feedback, and failed to contact or follow up with many affected residents.

Insufficient Notice:

Postcards were delivered the day before the development committee review, leaving neighbors little time to understand or respond to the proposal.

Administration was in receipt of letters of opposition, there letters did not reach council members and are not attached to this item on today's agenda.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, noticed posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 27 letters of opposition and 15 letters of support from the public. The letters of opposition included the following areas of concern:

The Applicant have done due diligence in reaching out to their friends, family, co-workers, etc. We wish the same was done for the community residents who will be affected by this development.



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

Community Opposition:



At multiple Inglewood Community Association (ICA) meetings, residents overwhelmingly opposed the project:

- September 2024: 93% voted against.
- January 2025: 70% voted against.

While we value open dialogue and collaboration, the applicant's efforts to involve the community have been inadequate and inconsistent with what the ARP requires.

Traffic and Parking Studies Ignored

Section 2.4.6(c) of the ARP mandates traffic and parking studies for new developments. However, no such studies were conducted, and the planning committee dismissed their necessity. This is a glaring oversight, especially given that nearly every resident's response raised concerns about parking and traffic impacts. Due process demands that these studies be completed to ensure the development does not negatively impact the community's functionality.





Parking Issues



Alignment with the Community

The ARP emphasizes that new developments must integrate seamlessly with the existing neighborhood:
- Section 2.4.6(d): *The appearance of new developments should harmonize with nearby buildings, with edges attractively designed or screened to enhance the area.*

Design Issues





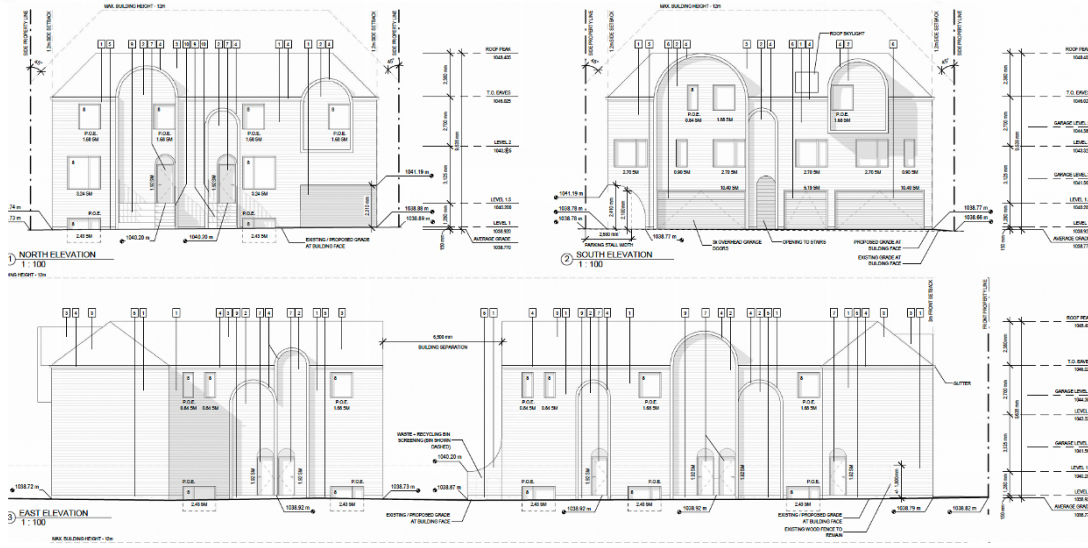
Community Engagement Issue:
Neighbors opinions not sufficiently collected and documented

Community Character Issue:
Single Building Mass totally out of character for neighborhood

Parking Issues: Adds significant parking demand to already constrained area on narrow street (New Street)

Safety Issues: New Street popular commuter recreational bike/scooter usage on a narrow road with existing parking issues

H-GO Redesignation: “...Avoids any potential firewall concerns during the building permit process...”



This proposal, however, fails to align with these expectations. It is decidedly NOT “gentle densification”. It is completely out of scale for the street, offers no aesthetic considerations to the

building style and character of the neighborhood. As a Special Character District, Inglewood requires strong heritage conservation measures. While we welcome growth, we must ensure that it reflects the area's architectural character and respects its rich history.

We Call for Proper Process and Respect for Inglewood

We are not against development or increased density in Inglewood. On the contrary, we believe that thoughtful, well-planned projects can contribute positively.

However, this proposal undermines due process and sidesteps the ARP's guidelines, which were created to protect Inglewood's unique character and ensure that new developments enhance our community.

We urge the City Council to reject this proposal in its current form, send BOLD back to the drawing board, and require Planning Committee to follow the proper process, including thorough community engagement, compliance with the ARP, compliance with R-CG firewall requirements, and the necessary studies (traffic, parking, shadow, etc).

Let's work together to support responsible development that nurtures Inglewood's identity while accommodating growth. Protect the heart of Inglewood by ensuring development reflects its values, heritage, and vision for the future.

Do not let anyone to take advantage of the paused LAP – which sole purpose is to outline a long-term vision for how land could be used and redeveloped.



Lack of Respect for Neighborhood



Vs.

