

Inglewood Community Association Letters



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

May 16, 2018

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Lisette Burga Ghersi:

Re: LOC2018-0066, 740 19 Street SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from C-COR3 to M-H2f5h50d580 at the above location. We have met with the applicant over several months as this project iterated from the original height of 22 storeys, including as you know, the open forum hosted by the ICA that you attended.

It is fair to say that we have found the applicant's approach to the community to be confusing to the point of being obstreperous throughout, since they have steadfastly refused to listen to the community's clear expectations for the form of any development on the site. The only reason that has been given for this willful refusal to negotiate has been project economics: we do not consider that their bottom line is relevant to good planning choices. We fully expect the site to develop and think that the six storey SoBow across the street to be an appropriate height considering its proximity to single family homes that will be impacted on 7th, 8th and 9th Avenues. It is also in the AVPA regulation area and cannot be developed any further under current rules. For some time, we have indicated that issues of overlooking, shading, environmental impacts (proximity to the flood fringe and bird sanctuary), transportation routes, etc. associated with the project make the height and size of the proposal unequivocally unsuitable for the location. Any suggestion that TOD density could be considered in supporting this hitherto unheard-of density belies the commitment made to both Inglewood and Ramsay at the beginning of the ARP consultation that these regulations would not be appropriate in our heritage communities.

We are fully aware of the proposed upzoning include in the latest ARP draft. We did not approve (nor were shown) this recent amendment and do not support it. We will be doing our best to have the area rezoning (assuming of course that AVPA is ever lifted) changed

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to neighborhood mid-rise and would support an application that complied with that guidance. The height proposed is still more than twice what is reasonable on the site. It is not considered acceptable to cast aside two years of negotiation on the ARP to effectively go in and gut one third of the east arm of East Inglewood. Therefore, a motion to not to support the permit was proposed by the PC and was passed unanimously at a well attended May 7 general meeting.

I would also note that distribution of a survey addressing a development permit for the building at the limited notification Open House on Monday April 7 to be optically very inappropriate. We would hope that the Planning Department might at least pretend that the land use change was still open for consideration before going on to the DP stage. I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

A handwritten signature in black ink, appearing to be 'L.J. Robertson', with a long horizontal line extending to the right.

L.J. Robertson, Chair

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October 2, 2018

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Lisette Burga Ghersi:

Re: LOC2018-0066, 740 19 Street SE

This correspondence will serve to augment rather replace our May 16 correspondence to you as we stand by our original comments. The Inglewood Community Association Board appreciates the time that you have taken to reach out to us as the format of the proposed Direct Control bylaw evolved.

We understand that you will incorporate our most recent suggestions of reducing the monetary compensation “bonussing” options to one choice only wherein any funded project would be something that would be the result of community consultation and the overall formula would involve the choice of two or more of the options.

For clarity, we would like to underline that, as much as we appreciate the opportunity for comment, our input after the actual LOC was submitted was very limited. We were under the impression that the process would be a collaborative negotiation between ourselves and the applicant but were given no relaxation at all on the height portion of the equation. We did not show any appetite for bonussing either, yet its introduction has made an astronomical height increase even worse. For the record, we want to emphasize that in the one session with the applicant, our attempts to negotiate were completely rebuffed. The “reduction of height” that took place from their first proposal to actual application (22 storeys to 16) we see as posturing since the original proposal was triple the regulation in place.

We are and have been in an unfortunate position where, while having an existing ARP, the phantom draft ARP clouds the assessment with heretofore unheard-of heights, along with a generic application of TOD density which has also not yet been discussed with or

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agreed to by the community. As such, we are having incomplete/draft policy imposed upon us that was in no way negotiated or revised at all. Again, we reiterate that we fully support development of this site but only in a way that is contextual for the location and is compatible with the neighborhood, i.e. something along the height of six floors, which provides ample density and is already in existence in the SoBow complex.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

A handwritten signature in dark ink, appearing to be 'L.J. Robertson', with a long horizontal line extending to the right.

L.J. Robertson, Chair