



INGLEWOOD COMMUNITY ASSOCIATION
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June 11, 2020

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
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Dear Yuping Wang:

Re: LOC2019-0149, 1025 – 9 Avenue SE

A survey concerning the Landstar (Louis on 9th) development project was distributed electronically through the ICA's E-Blast and the Inglewood Neighbours Facebook page on April 14, 2020. The survey closed on April 27, 2020 and received 178 responses with over 87% of the respondents identified as living in Inglewood.

Individual question summaries were generated based on the survey responses provided, resulting in a combined 123-page report to provide evidence of a lack of community support for the project. Survey respondents were particularly opposed to the building's massing and the height of the residential tower (which we understand has now been reduced from 56 metres to 50 metres). Many respondents commented the building does not fit in within the surrounding area building's location, the building's massing/height, and how the proposed building relates to and will impact the other properties, buildings, and amenities in the surrounding area – which appeared in questions specific to those topics and bled into questions on different topics.

Respondents were extremely concerned about the building's massing, scale, and height and how approving a building of this nature would set a dangerous precedent in a key area of Inglewood's historical main street. Respondents felt the building being proposed is completely out of context with the area and does not fit in with the overall community.

One respondent called to "PLEASE listen to the community! If this is all to serve the purpose of "adequate community consultation" before you rubber stamp this proposal, just tell us instead of wasting our time. And yes, you are correct, based on past experience, we don't trust the city anymore."

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

Building Massing

- When asked for comments on the overall massing of the building, only 19/142 respondents (who answered this question) were supportive of the building's massing (overall). Most of those who were not supportive of the building's massing felt the residential tower was too high (and inappropriate) for this location and its height is not sensitive to the smaller scale historical buildings. Respondents also commented how a building such as this will change the overall feel of Inglewood, the tower will stick out like a sore thumb, and that it would continue to erode the character of the street.
- One respondent commented (it is) "simply too massive, both in terms of heights and widths and does not fit in with adjacent buildings, or any buildings along 9th Ave." Another commented "the overall massing represents a measurement of greed."

Building Relating to Surrounding Area

- Most of the survey respondents did not feel the new building related well to the other buildings in the surrounding area (e.g. National Hotel, Art Block, Hose and Hound). Respondents commented that it did not relate (rather) it dwarfed and that it does not relate in a coherent way.
- One respondent commented (it) "will be too large of scale and not add any value to the neighbourhood as it will take away from surrounding businesses" and "it will dwarf every business around it." One respondent commented "the tower in the middle totally dwarfs every other surrounding building does not remotely "relate" to anything in this neighborhood...it relates to East Village, not Inglewood."
- Someone responded "overall, it probably fits with the newer buildings but increasingly is threatening the historic buildings in the community by making them look out of place rather than enhancing them."

Building Height

- Survey respondents were generally not supportive of the 56 metre (now 50 metre) height being proposed, many commenting it was over height, that they would support the maximum 20 metre height/6-10 storeys along 9th Avenue, that it not consistent with Inglewood's ARP, and that it sets a bad precedent. Many respondents were concerned about the amount of shadowing the building will create and how it will contribute to the wind tunnel effect along 9th Avenue.
- One respondent commented "the proposed height is insane. There is no place for a 17 storey building in the heart of the historic blocks of Inglewood and in such proximity to a residential neighborhood of historic homes and other single-family dwellings. The tower will overshadow the neighborhoods and homes. It will leave residents staring at a building wall instead of skyline and will block the sun from shining for parts of the day. This is totally unacceptable and unprecedented for the neighborhood."

Building Height (Specific to 9th Avenue SE)

- Respondents were asked to comment on the height of the structure specifically in reference to 9th Avenue – most commented the 6 storey range (up to 10 storeys) and 20 metre maximum height is what would be supported. Respondents identified concerns related to contributing to the “wind tunnel”, that it’s overwhelming, that it does not tie in with the scale of existing buildings, and primarily – that it is out of place and not an appropriate height for 9th Avenue.
- Respondents were asked to comment on the height of the structure specifically in reference to 9th Avenue – most commented the 6 storey range (up to 10 storeys) and 20 metre maximum height is what would be supported.
- One respondent indicated “anything over the recommended 20 metre height will take away from the heritage of 9th avenue.” Another commented “I appreciate that it is similar to the Atlantic building, but again - we are creating a wind tunnel effect down 9th Ave, and there is going to be a looming mass that is going to cut out sunshine to those directly across the street, height is not the answer for Inglewood.”

Building Height (adjacent to the National Hotel)

- Some respondents did seem supportive of the podium height adjacent to the National Hotel. One respondent indicated “it seems like an appropriate accommodation”, “this height is more to human scale and what is welcome in a community”. Some still questioned how relevant this reduction in height would be relevant, indicating “I do not think that a slight setback is going to change the mass and density of the building on the site. It is going to overwhelm everything.”

Building Setbacks

- Concerning the setbacks along 9th Avenue, one respondent commented they “understand matching the height of the Arts Block. Why not follow their model of integrating the building to the streetscape with a nice wide sidewalk for pedestrians? Their proposal with a covered sidewalk is so out of place with the nature of 9th Ave as a pedestrian centric neighbourhood.”
- One respondent commented “sadly, pedestrians cannot relate to a building of this size, no matter how setbacks are played with. People feel uncomfortable around architecture that they can't relate to and once they are dwarfed and shadowed, the experience is ruined.”

Building in Proximity to Heritage

- Respondents commented it was important to honour the historic feel of Inglewood. One respondent commented “building near to heritage properties should be generally subservient to them, heritage buildings should dominate and be celebrated while new development should be sensitive to them and play a supporting role. Another commented “I think its design should be sensitive and defer to, in some senses of the word, to the existing heritage elements surrounding the development.”

Comments Concerning Density

- Respondents recognized there are benefits associated with adding additional density along 9th Avenue – such as a larger tax base, larger customer base to support 9th Avenue businesses, more shops and restaurants, and more services, etc.
- Others were less supportive of the “need for density” commenting “sensible density would start with targets and balancing what is gained by sensitive filling in gaps along Ninth Avenue streetscape and what is lost economically by thoughtless failing to respect this unique housing span. The financial gain should be to the community, not the developer if the community loses by a poorly planned addition.” Another commented “I don’t see any benefits for the residents of Inglewood. It will make money for the developer, and the city but zero benefit for the current residents” and another “density is great, but it defeats the purpose if you sacrifice the character of the neighbourhood.”

Public Benefits & Public Realm Improvements

- When asked about what types of public benefits/public realm improvements they would like to see, with the caveat that the ICA did not have a copy of the draft DC when the survey was distributed, had some ideas including: public green space, wider sidewalks, community restoration, funding for the Inglewood Pool, and theatre spaces as examples. Many respondents also mentioned public art.
- Some were less supportive of the concept of the public benefit/public realm improvements – stating “we do not need developments of this size to get public benefits. A steady development of smaller developments would be better for the community. Another commented “No public art, please no public art. Funding for the Streetscape Master Plan would be great, it was a really shame when the funding was axed. I think it would be nice to see them contribute to some heritage funds that would help preserve/designate some of the other heritage properties in the area.”

In summary, Inglewood is Calgary's oldest neighbourhood and 9th Avenue is Calgary's original main street. This development, as proposed, does not respect the community's historical context, unique character, or the height supported by residents (along 9th Avenue) – a maximum height of 20 metres and ~6 storeys.

Inglewoodians (and the Inglewood Community Association) support development on this site. We encourage thoughtful, creative, high-quality development that enhances Inglewood's rich character and reflects its values. Values that include walkability, heritage, liveability, arts & culture, and community. However, most of Inglewood is opposed to this out-of-place development that does not align with its character or reflect its values nor provide any commensurate community benefit in terms of what Inglewood will be losing.

The proposed site of this development finds itself in the middle of Inglewood's historic main street – a building of this height, density, and scale will be the final nail in the coffin for any hope this historic neighbourhood has of saving its heritage rich main street.

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION

A handwritten signature in blue ink, appearing to read 'Erin Standen', with a stylized flourish at the end.

Erin Standen, Planning Committee Chair