

## Over-Height Towers on Ninth Avenue: Summary of Objections

The Inglewood Community Association, with the support of other concerned stakeholders, including the Business Improvement Area (BIA) strongly objects to a series of land use changes (LOC) filed in the last year. The community is being inundated by a seemingly developer driven City administration who have tacitly up-zoned Inglewood with a disregard for existing bylaws and statutory local area plans, particularly height, under the guise of densification. One result has been the three proposed towers shown which range from 2 to 2.5 times the currently bylawed height. Our concerns include:

- The impact of the towers would change the face of the community irreversibly
- These developments do not contextually fit in with heritage in scale or style
- The height is not relatable to pedestrians
- If one of these glass towers is built, the neighborhood will be changed forever and Calgary would be the only major Canadian city without a heritage district, a loss of which would impact:
  - Inglewood businesses are uniquely branded by the heritage area
  - Films and television series shot against the historical backdrop generate millions in revenue
  - Heritage tourism generates a lot of interest and money into the city year-round
- Calgarians support and love Inglewood as a destination and activity center
- The development process and the rights of communities to discuss or challenge it has been deeply flawed because these over-height developments are based upon a draft ARP; neither the rationale nor the document have been accepted by the community or the BIA
- The City is remiss in its duties because it has no consistent rules nor guidelines for density bonussing and is effectively giving away density value worth millions of dollars to developers for almost no compensation in the middle of a recession
- Demonstrably, the best use of a heritage community for both citizen enjoyment and optimizing its tax base is to respect human scale in development of the area
- The BIA has commissioned an independent peer review of what is appropriate for 9<sup>th</sup> Avenue - we must wait to see the findings in order to get future development right

These issues are based on planning and economic principles, not NIMBY-ism. We are in the middle of a recession and destruction of this unique destination center would only exacerbate the impact of the downturn. We support new development and are just advocating for appropriately contextual architecture. The BIA report to be conducted by Urban Strategies from Toronto will give us all key insights into how conservation should be approached, and what will preserve the special nature of 9<sup>th</sup> Avenue.

A city-wide redo of Area Redevelopment Plans, in which we and other city-center communities invested years of time in outlining our individual neighborhood character for reflection in updated legislation, reflects a City about-face which features watered down district plans, where local character is omitted entirely.

Based upon this result and with no solution on the horizon, we feel we must look at other ways to address this pressing issue. If we can capture a groundswell of opposition to these towers and prove that Calgary values our heritage, we hope to demonstrate to those councillors who really wish to represent their constituents that the heart of Calgary is at risk.