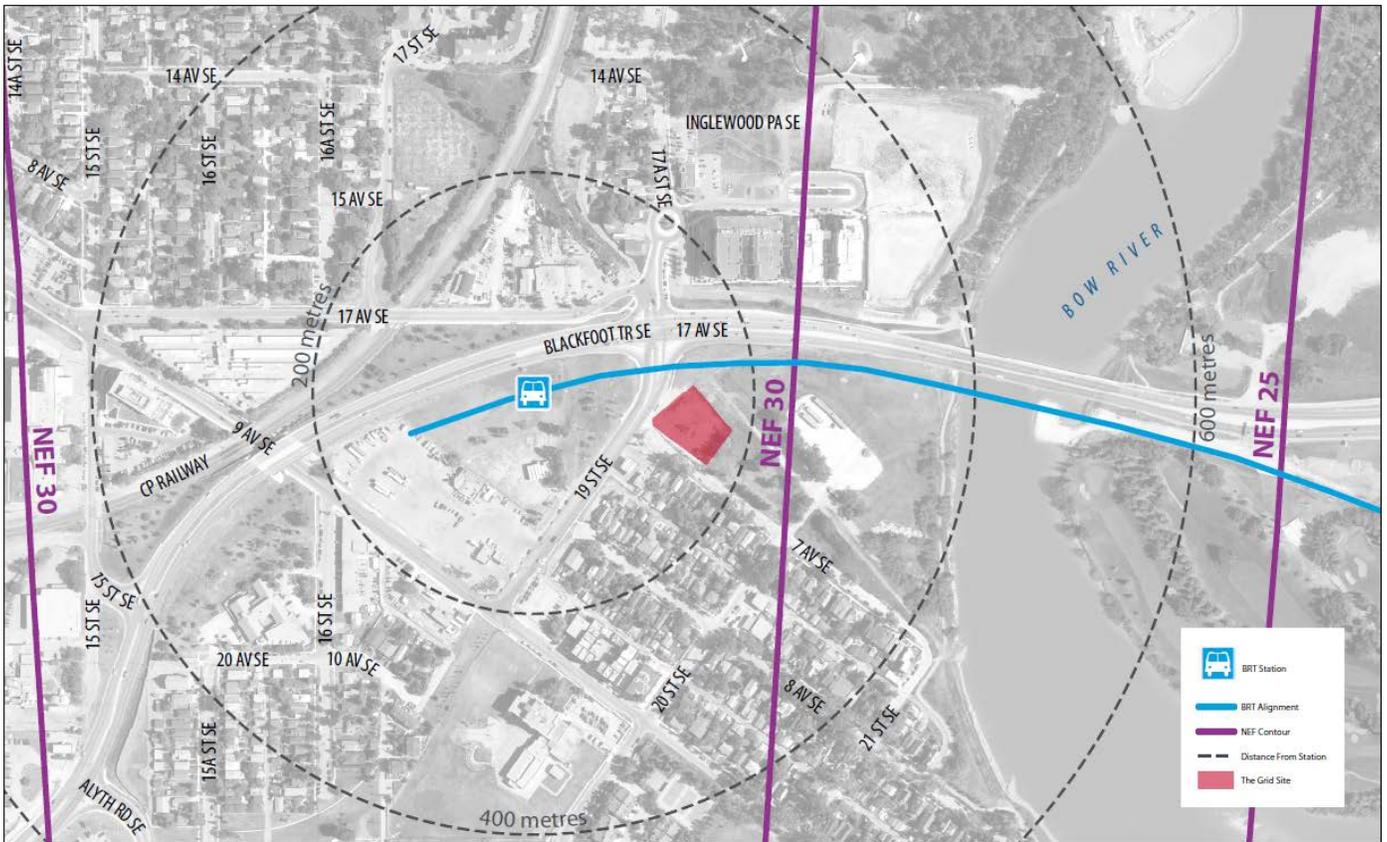


Project overview

The City has received an application that proposes to change the designation of a property located at 740 19 Street SE to allow for a mixed-use development which may include residential and at-grade commercial uses.

The proposal is for a DC Direct Control District that would allow for a maximum building height of 50 metres (± 16 storeys), maximum building floor area ratio of 5 and a maximum density of 580 units per hectare (up to 162 dwelling units).



Engagement overview

The City of Calgary hosted a drop-in open house event in Inglewood and Ramsay on May 7th, 2018, where participants were invited to share their input via feedback form. There was also an online opportunity to provide input at www.calgary.ca/engage between May 7th and May 21, 2018.



Land Use Redesignation Application: The Grid

Stakeholder Report Back: What we Heard

June 11, 2018

What we asked

Participants were asked the following questions (feedback from and online questionnaire):

Question 1:

1. The site is adjacent to low-density residential areas and we would like to explore ways to make the proposed development more compatible with the existing context. Please share with us what you think may help reduce the impact of high density/taller buildings.

- **Additional landscaping** (trees, shrubs, etc.)
- **Setback(s)** (minimum distance a building or structure must be set back from the property line).
- **Identifying maximum height along south property line (7th Ave).**
- **Building materials** (brick, metal, wood, etc.)
- **Architectural features and thoughtful building design.**
- **On-site public spaces and public elements** (seating area, bike racks, plaza, heritage elements or art installation, etc.)
- Other: _____

Question 2:

With restricted access to the site via 19 Street SE, do you have any specific concerns related to mobility and traffic impacts in the surrounding area? Do you have any ideas on how to address any potential impact?

Question 3:

The site is located in the east gateway of the community, is within a Transit Oriented Development (TOD) area and is adjacent to a park.

There are specific uses that are compatible with these conditions (such as medium to high density, care facilities including child care, light manufacturing, and shopping centres). In addition to residential use, The City could consider specifying additional uses that are appropriate for this site. Please tell us what you think of each potential use listed below and explain why.



Land Use Redesignation Application: The Grid

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What we heard

The following is a short summary of most frequent themes that emerged from the comments received for The Grid Land Use Re-Designation Application for both, in-person and online engagement. These comments are not representative of all input received.

Theme	Summarized Comments
Concern over Building height	<ul style="list-style-type: none"> • Overall height and size proposed is out of context for Inglewood. • Proposed height of building on such a tiny piece of land is inappropriate. • Building that is 44+ meters will overshadow the neighbouring homes. • Building needs to be in scale with neighbourhood.
Visual consideration for a Historic Neighbourhood	<ul style="list-style-type: none"> • The development needs to keep with the theme of the area, modern will not work. • The development should represent historic features. • The development must be in character with the community e.g. brick, wood or sandstone. • Keep consideration of Inglewood’s character and history associated with railway.
Does not “fit” the community	<ul style="list-style-type: none"> • Alignment with the historic character of Inglewood, mid-density and not a high density. • Building a glass tower in a historic community is not creative - nor is it suitable for Inglewood. • Building height does not respect or fit the existing surroundings, i.e. scale of neighbourhood. • No consideration has been given for natural surroundings like Bow River and Inglewood Bird Sanctuary.
Traffic/Access/Parking Concern	<ul style="list-style-type: none"> • There will be issues with traffic, access and parking for those who are living in the area, visiting the area and commuting through the area. • There will be an increase in traffic if a building at max height it built. • The intersection of 19st and Blackfoot is already major challenge for area and if traffic is re-routed on 7th Ave it will further cause huge concerns for residents, visitors, customers, delivery trucks etc. • The issues of traffic, access and parking will just be getting worse in the future with potential increase in development in the area.

- For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.



Land Use Redesignation Application: The Grid

Stakeholder Report Back: What we Heard

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Next steps

All feedback collected through engagement (open house and online engagement) will be compiled and shared with the stakeholders on The City's Engage site and shared with the City team reviewing the land use re-designation application. Feedback from the public will help determine, where appropriate, details (rules) of the Direct Control District associated with this proposed land use re-designation.

A recommendation on the proposed land use re-designation, including the Direct Control District details (rules), will be made by the Planner (file manager) to the Calgary Planning Commission who will then recommend approval or refusal to City Council. City Council is the decision maker on this proposed land use re-designation.



Land Use Redesignation Application: The Grid

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Summary of Input

The following are themed responses to all questions asked in the GRID questionnaire for both online and in person. Numbers beside each of “like” and “don’t” like indicate the number of times that option has been chosen. Numbers beside each of the themes indicate the number of comments that can be attributed to that theme under each question that was asked.

Question 1:

The site is adjacent to low-density residential areas and we would like to explore ways to make the proposed development more compatible with the existing context. Please share with us what you think may help reduce the impact of high density/taller buildings.

Option 1: Setback (s)

- Like (22)
- Don't Like (26)

Themes:

- Concern over building height (12)
- No amount of setback will change height of building (6)
- Setbacks continuity with houses (3)
- Wider / maximum setbacks preferred (5)
- In favor of minimum setback / no relaxations allowed (6)
- Building not suitable in residential area (3)
- Privacy / noise concern (4)
- Building visual to match character of neighborhood (3)
- Traffic / parking concern (4)
- Referencing SoBow Condos (1)
- Other (6)

Q1 Option 2: Additional Landscaping

- Like (31)
- Don't Like (19)

Themes:

- Mature / Large Trees (7)
- Beautification (4)



- Increased landscaping (4)
- Green space / natural habitat consideration (5)
- Community gardening / involvement (1)
- Landscaping to fit in with streetscape of neighborhood (2)
- Height of building an issue / landscaping won't hide (16)
- Other (7)

Q1 Option 3: Identifying maximum height along south property line (7th Ave)

- Like (35)
- Don't Like (17)

Themes:

- Concern over building height (9)
- Lower Building Height (14)
- Reference previous ARP / use that height (2)
- Visual consideration of historic neighborhood (4)
- Building design suggestion (4)
- Referencing SoBow Condos (5)
- Traffic concern (1)
- Doesn't/should fit in the context of community (4)
- Land area too small (3)
- Privacy (1)
- Current design has potential/better than before (3)
- Other (7)

Q1 Option 4: Building materials

- Like (25)
- Don't Like (18)

Themes:

- Visual consideration of historic neighborhood (11)
- Quality / sustainable / natural materials (8)
- Brick / Sandstone (7)
- Wood (2)
- Less glass / metal (less distraction to birds) (4)
- Appropriate scale / materials for project (2)
- Process / building height concern (11)
- Other (9)



Land Use Redesignation Application: The Grid

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Q1 Option 5: Architectural features and thoughtful building design.

- Like (33)
- Don't Like (11)

Themes:

- Visual consideration of historic neighborhood (10)
- Beautification / Suitable Design (5)
- Lower Building Height (4)
- Process / building height concern (12)
- Referencing SoBow Condos (1)
- Other (7)

Q1 Option 6: On-site public spaces and public elements

- Like (32)
- Don't Like (14)

Themes:

- Lower Building Height (7)
- Must have appropriate size/scale & fit community (4)
- Agree with addition of interface (5)
- Process question / concern (5)
- Too busy an intersection / safety concern (2)
- Addition of Plaza / Retail / Bike racks (4)
- Don't add new space, improve what exists (1)
- Land area too small to work (2)
- Concern about funding (1)
- Concern adding density will strain infrastructure (1)
- Add Art / Recreation / Parks (1)
- Other (9)

Q1 Option 7: Other

- Lower Building Height (12)
- Traffic / parking concern (3)
- Building not suitable in residential area (3)
- Visual consideration of neighborhood/history (2)
- Reference previous ARP / use that height (5)
- Disagree/concern with Process (5)
- Agree with Process (2)
- Rezone but require contribution to public realm (1)
- Referencing SoBow Condos (2)



Land Use Redesignation Application: The Grid

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- Other (4)

QUESTION 2:

With restricted access to the site via 19 Street SE, do you have any specific concerns related to mobility and traffic impacts in the surrounding area? Do you have any ideas on how to address any potential impact?

- Agree with proposed (1)
- Disagree with proposed (5)
- Traffic volume / speeding / safety concern (25)
- Parking concern (12)
- School safety concern (6)
- Reference to specific location (23)
- Improved sidewalks / pedestrian friendly (4)
- Other (3)

Q2 Option 1: Retail / Commercial

- Like (31)
- Don't Like (15)

Themes:

- Retail / Business / Grocery stores (10)
- Small Business (not big chains) (4)
- Community / Recreation Centre (2)
- Parking concern (5)
- Traffic too busy / or will be increased (8)
- Transit suggestion (1)
- Pedestrian friendly concern (2)
- Safety for pedestrians (1)
- Reference to specific location (4)
- Environmental cost (1)
- Not sensitive planning (2)
- Other (12)

Q2 Option 2: Child care centre

- Like (26)
- Don't Like (13)

Themes:

- Agree with more child care (12)



- Disagree with more child care / enough already in area (7)
- Community / Recreation Centre (1)
- Concern over parking / traffic congestion (13)
- Adequate green space for children (1)
- Reference to specific location (3)
- Need for residential use (1)
- Site contamination (1)
- Other (5)

Q2 Option 3: Office

- Like (18)
- Don't Like (21)

Themes:

- Prefer office use over residential (2)
- Prefer residential or not totally office (2)
- Traffic volume / speeding / safety concern (2)
- Concerns about traffic through neighborhood (5)
- Concern about height/density (3)
- Parking concern/comment (10)
- Already lots of vacant office space. No need for more (2)
- Reference to specific location (3)
- Detracts from neighborhood feel / not suitable (4)
- Other (10)

Q2 Option 4: Other

- Don't like / not in favour of this building (3)
- Don't like as residential (2)
- High-density residential (1)
- Low-medium density (4)
- Concern over building height (6)
- Not satisfied with survey / more options required (4)
- Traffic / parking / safety concern (3)
- No manufacturing / industrial / strip malls (1)
- Plaza / Open spaces / Park / Ball Diamonds needed (2)
- Maintain historic community feeling (3)
- Other (8)

Sticky Note Feedback (Open House) on May 7th, 2018.

- Like (2)
- Don't Like (3)

Themes:



- Concern over building height (7)
- Traffic concern (1)
- Flood concern (1)
- Other (5)



Land Use Redesignation Application: The Grid

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Verbatim Comments

May 7th, 2018 Open House comments via Feedback Forms received.

Question 1:

The site is adjacent to low-density residential areas and we would like to explore ways to make the proposed development more compatible with the existing context. Please share with us what you think may help reduce the impact of high density/taller buildings.

Additional landscaping (trees, shrubs, etc.)		Setback(s) (minimum distance a building or structure must be set back from the property line).		Identifying maximum height along south property line (7 th Ave).	
__8__ (number of people who LIKED) this option	__2__ (number of people who DON'T LIKE) this option	__6__ (number of people who LIKED) this option	__3__ (number of people who DON'T LIKE) this option	__7__ (number of people who LIKED) this option	__2__ (number of people who DON'T LIKE) this option
Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE
Perhaps a wedding cake design for first three floors would help tie the new structure into existing some rooftop landscape or creating balconies					
Let the people in the community get involved in landscaping and planting trees. It will be more meaningful					



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			Why would it require more set back? Especially if there is main floor retail	But it needs to be increased. Far of Max 5 would be fine	
Large trees				Needs to be in scale with neighborhood	
Keep all existing mature trees		Widest possible sidewalks			Keep the current height restriction of 4 to 5 stories
Natural features are important to mitigate impact on low density residential nearby. Should work / align with Bend-in-the-Bow, given close proximity		Yes. Wider set backs encourage activity and livable sidewalk spaces and will slow traffic down		Yes. Very important given most of the adjacent homes on 7 th Ave bungalows	
Good landscaping is essential to any development				I feel the proposed height is too high 6-7 stories is better. I wouldn't object to taller buildings closer to the industrial core by Altyn Yards	



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				<p>Height still remain inappropriate for this small piece of land next to single dwelling homes. Suggest it builders believe they can cram on Z towers to equally choose 10 stories max.</p> <p>*Personally, feel this is the wrong piece of land for this development. There are other sites even in Inglewood that is would be better suited for (land next to SOBO)</p>	
	<p>Beautification of an important. Encourages community</p>		<p>Why only min.</p>	<ul style="list-style-type: none"> ▪ 3 stories maximum ▪ This is a restricted area. People live work and play 	
				<p>How about following the heights prescribed in the previous ARP?</p>	
<p>Trees can't cover 16 stories but they can help with 6 FYI</p>				<p>6 stories to a maximum of 10 on the property</p>	
<p>Fits better into green spaces</p>		<p>Too large without set backs</p>		<p>Fits into neighboring housing and looks better</p>	
				<p>Stick to 4 or 5 stories!</p>	



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	I do not think anything will help next to a 44m high building. Do not listen to developers when you have significant opposition from residents		I don't think anything will help next to a 44m high building see previous.		How about following heights laid out in previous draft (March 2017) ARP
		Keep heritage character		Keep same as 50 (?) bow heights	
Everyone likes this		Everyone mean it wants a maximum setback, but more than that, they want the height constrained		Maximum 22.5 m	

Building materials (brick, metal, wood, etc.)		Architectural features and thoughtful building design.		On-site public spaces and public elements (seating area, bike racks, plaza, heritage elements or art installation, etc.)		Other:
<u>2</u> (number of people who LIKED) this option	<u>1</u> (number of people who DON'T LIKE) this option	<u>3</u> (number of people who LIKED) this option	<u>1</u> (number of people who DON'T LIKE) this option	<u>5</u> (number of people who LIKED) this option	<u>1</u> (number of people who DON'T LIKE) this option	
Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	
Brick would work well in the community						



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		Needs to be in character with neighborhood. No ugly cheap building, i.e. Torode buildings				
Quality only				All in favor of!		
Material is less important than form / height / set backs. Any materials must be high quality		I like it, but you'd have to		Yes. Interface with the neighborhood /village is very important		All of these!!
		Would prefer a building similar to the so how Dev older buildings fits in with Inglewood character		This is a great space to add art, recreation opportunities		
*Keep consideration of Inglewood's character and history associated with railway. Entry with railroad tiles/brick facades and interiors				See ←		



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				You need places for people to park cars, bikes etc. It should not affect neighbors.		
		Actually, listen to residents. Actually, consider the feedback provided		Does not matter		
		Protect birds from window hits				
	Not going to help		Not going to help. Please listen to residents		Not going to help	Please listen to residents. Not the place for a 44m high tower
Brick-historic less glass				Grocery cafe		
Brick. Fints (?) neighborhood and there are very too many metal/glass building		Give me a break- don't ponder (?)				



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Question 2:

With restricted access to the site via 19 Street SE, do you have any specific concerns related to mobility and traffic impacts in the surrounding area? Do you have any ideas on how to address any potential impact?

Access needs to be off 19 th . Increased traffic through community can't be an option
Traffic will be a nightmare through that side of Inglewood. Parking for all tenants and businesses needs to be addressed. Elementary school on the same block needs to be addressed.
Yes. Blackfoot/19 th intersection is a dog's breakfast. Nobody can practically conceive of how this intersection will work once the BRT is in. Could the City explain? That might help!
I have serious concerns about the traffic increase past the school. I don't have little kids – all grown up. This street is busy all morning and afternoon and congested, buses, yellow lined up, transit coming, from and commuter traffic. Busy and these are not wide streets. The streets at the site are really narrow and there are never enough parking at large residential complexes. Sobow – family experience. Son ticketed regularly when he lived there because there just is not sufficient parking. The City should enforce some parking requirements as for businesses. Counting on most new residents to use transit is a gamble
Yes plenty! BRT line is opening fall 2018. Intersection will have 6 lanes of traffic and pedestrians to access. Timing to ped. Light will likely be increased creating longer delays for cab travelling through the intersection. Elementary school in close proximity
Yes, this is a quiet street with limited parking. Why add to an area that has insufficient space. This site may be okay for a professional building and would be complimentary to the neighborhood.
Traffic volume caused by number of resident's access to visitor parking, parking for at least one car per residence
What about the 2 or 3 houses that will now be forced to access their places from 19 th Street SE, because of the gate.
Yes, traffic flow-pedestrians-school children parking issues
Keep height, size low/small



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Question 3:

The site is located in the east gateway of the community, is within a Transit Oriented Development (TOD) area and is adjacent to a park.

There are specific uses that are compatible with these conditions (such as medium to high density, care facilities including child care, light manufacturing, and shopping centres). In addition to residential use, The City could consider specifying additional uses that are appropriate for this site. Please tell us what you think of each potential use listed below and explain why.

Retail / Commercial		Child care center		Office		Other
6 (number of people who LIKED) this option	4 (number of people who DON'T LIKE) this option	5 (number of people who LIKED) this option	3 (number of people who DON'T LIKE) this option	2 (number of people who LIKED) this option	5 (number of people who DON'T LIKE) this option	
Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	Suggestions / Why? For LIKES	Suggestions / Why? FOR DON'T LIKE	
The community desperately needs a real supermarket				Office space might provide opportunity for shared parking. Office parking from 7:30 – 6:00 residential parking overnight?		
People's convenience		Good options for the busy parents		More work		
Will draw people to this part of the community		Too busy				
	To support residents	If so, parking			Parking	



	and other close residents	for drop off/pick up needs to be addressed unlike I.D. Inglewood building and Little Treasures Daycare				
Depends on usage. Light café facing the park would make sense. Bike shop, post office, bakery would be fine. Not the right spot for a grocery store, garage, etc. No convenience stores					Residential. Live / work units would be appropriate, but not office space	
A small coffee shop as mentioned in the GRID meeting would be a good addition						
Potential spot for community, Rec Centre (nearby ball fields and bike/running trails)			<ul style="list-style-type: none"> ▪ School already has ▪ Higher traffic area ▪ We lack children in this neighborhood 	<ul style="list-style-type: none"> ▪ Close to BRT ▪ Close to Deerfoot for commuters ▪ Underground parking for employee ▪ Reduces traffic parking issues for 		<p>Residential - Don't like</p> <p>Not appropriate for residential at this scale. The site is small and the area would be best suited</p>



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			(We need to attract more families to Inglewood)	surrounding travellers at night and on w/e.(weekend?)		for 1 mid rise and town homes at the very most
		The site has contaminated. Why house kids there.		Best		
Don't care		Don't care				
						Do not agree, not designated to do
	We already have more than enough vacant retail space. Would need more parking space traffic increase	People living in building would find this useful			Lots of empty office space down town already	Creates a precedent for other overly tall buildings. Not needed as more than enough spaces in East Village
	No option		No option		No option	You are probably not going to listen. You have ignored us in the past
						Keep small town feel-lower height!



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Additional Feedback that was not part of the feedback forms received at Open House on May 7th, 2018.

STICKY NOTE FEEDBACK:

I do not agree with the Grid as a high-rise. There are too many concession being requested for a site to be developed it needs to be with the thought of longevity.
This is a joke. In any event, City seems to invite impact, then do what it wants
Concern: <ul style="list-style-type: none"> ▪ Access ▪ Parking ▪ Land contaminated ▪ High rental / turner(?) in people living here is a concern
Keep it the same height as South Bow!
Far of 5 is fine for this location
The Grid
Stick to 4 or 5 stories!
Keep same height as so-bow
This has been forced on the community and written into the ING/RAM ARP W/ no consociation(?)
Concerned about flood fringe-in last flood, lots of people evacuated because of power outages- what happens here? Large development should be questioned in flood zone
I like the location for density, but limited to mid-rise, max 30 metres. This is a height that works in the context of village feel and form
Concern: <ul style="list-style-type: none"> ▪ Living next to high density ▪ Instead of a surgical pin, it's a density bomb in my neighborhood (ARP)
We need growth in the community to keep it vital and we need the community to remain viable and diverse, serving the needs of many.
The height is concerning, so high and also very concerned with the traffic past the school. These are narrow streets. I understand why exiting
Development, yes..... but let the community around the Grid live out its useful life first. The immediate adjacent single-family homes are full of families and young kids. Start redeveloping with something that is over respectful of these neighbors (i.e. six stories tall) and then scale up to larger developments as original residents begin to move away. This is the way respectful, community-focused development should happen
Point blank: This is the wrong site for this development. 16 stories are still too high. There are other sites, even in Inglewood where the development would be better suited
7 th Avenue South is being resourced to allow 8 story buildings, or with GRID on North side of street being 20 stories or 16 stories. But I don't want and 2^{nd(?)} next to a 8 story building



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Feedback Received online at www.calgary.ca/engage, the following is a verbatim input collected between May 7th, 2018 to May 21, 2018.

Q1 Option 1: Setback(s)

Comments:

how much setback do you need to avoid seeing the tower? it is not realistic.
the contrast is so extreme I don't think any amount with help
The roadways in that area are major arteries and become quite busy. Noise will be an issue for unit owners.
The overall height and size of the proposed development is still out of context for Inglewood. Setback does not visually help in this regard. A building of this height will always stand out at this location. It just isn't appropriate.
Good planning is never black and white. Will a set back make it OK - your a r missing the point. It is not about a number it is about sensitive and good design at respects the character of the neighbourhood and the concerns of the neighbours.
When you're building a 16-story high rise next to residential homes there's not much you can do here. I would recommend that whatever type of building goes here that there be no relaxations allowed on the setback requirements.
I don't like the development as a start - a 16 story building is going to overshadow the neighbouring houses regardless of setback. Regardless of what's built here, the city should not allow for any relaxations in setback.
Please fix the Westbrook LRT station disaster. 300% increase in property crime in the surrounding area. The entire area is an eyesore of mud and weeds.



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<p>This seems like an unnecessary restriction on the use of land. Existing setbacks for similar zoned developments should apply</p>
<p>Not enough. Traffic impacts and sight lines cannot be mitigated with any reasonable minimum distance</p>
<p>The tower is so tall that a minimum distance isn't going to make a difference. You can see it from miles and miles away, and traffic will be an issue no matter how far back from residents it will be</p>
<p>I live almost directly across 7 Ave from the proposed site and the last thing we want is a wall of glass, or brick, or cement looming over our house.</p>
<p>There is not enough space on this small piece of land to meaningfully make a gradual tie-in to the current residential homes, unless the development was townhouses or a 4-6 storey condo/apartment building.</p>
<p>Nobody wants someone leaning over their balcony and able to look into your bedroom windows or backyard. Privacy is key. It's why people chose to live here. Old growth trees and culdesacs offer privacy. Highrises do NOT. This is family neighbourhood</p>
<p>Setback is not going to change the height of the building or save the afternoon sun for the people living on 7th.</p>
<p>Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories.</p>
<p>The property is not large enough to set the building back far enough to not overwhelm the adjacent single family homes. Across 19th st would be better.</p>
<p>I don't feel setback will account for the impact of placing a 16 storey building next to low density residents. This will also not address the issue of parking with that many residents.</p>
<p>No amount of setback will reduce the impact of a building that is 4 time the current allowable height limit. This building is out of place in the neighbourhood</p>
<p>Providing a min set back would allow for additional privacy for individual residents</p>



I don't feel that this big of a building is appropriate in this neighborhood.
Having the building follow the same set back as the houses will offer continuity in the streetscape
Set back is a better option although this will be hard to achieve on such a small property footprint and for a building as big as the GRID. Set backs would prevent neighbouring houses from facing a wall of concrete and glass.
Has the potential to help with incorporating higher buildings, cosmetically. The issue is the height of building with respect to the existing surroundings. What is in the interest of the community versus the developer?
It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.
The property should not have any buildings over 6 stories on the property line (along the lines of the high-density housing on the north of 17th Ave.
it minimizes the shading but the Grid is still to tall
The existing context has a height limit. The current design for the Grid does not respect or adhere to this at all. It should be max height of the Sobow.
Lowering the height is the preferred way to make this project more compatible with the community and neighbourhood. What a clever feedback form - you don't provide for answering the fundamental question. Who do you think that you are fooling.
Stand on the sidewalk at the base of a 50 metre building. Look up. Now imagine that the top were 3 metres further away. How much difference would it make? Very little. This is a ridiculous attempt to make a development more compatible.
Set back won't help with a height they are requesting. It won't help privacy of the low-density residents trying to raise their family.



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It is important to respect the single family homes that are so close. The minimum setback should be 30 meters and is assuming that the building is 6 stories high. 16 stories is completely ridiculous at this location.
Widest possible sidewalks
Yes. Wider set backs encourage activity and livable sidewalk spaces and will slow traffic down
Too large without set backs
Keep heritage character
Everyone mean it wants a maximum setback, but more than that, they want the height constrained
Why would it require more set back? Especially if there is main floor retail
Why only min.
I don't think anything will help next to a 44m high building see previous.

Q1: Option 2: Additional Landscaping

Comments:

make it beautiful rather than hiding it is a good option
this will help at the street level
make the building look more residential and less intrusive. also helps with noise.
Landscaping helps only if (i) relative to the building, it helps blend the structure into the surrounding area (not possible with a 50+m structure). Newly planted trees will take years to reach full height so as to be visually helpful.
Really ? Who wouldn't like this? Don't simplify this project by throwing more trees at it. Add someone to the team who knows how to design things properly - and can integrate some natural habitat improvements - you are beside the river!!!!!!



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Obviously landscaping of trees etc. will add to the overall structure - trees etc. would block maybe 3 stories - you still have an additional 13 stories of condos staring down into your home and yard etc.
Additional landscaping is fine and adds curb appeal - it does nothing to block the upper storied condos from overseeing residents in their yards etc.
Increased landscaping could help to ease the disparity between the low-density and high-density areas
Again. This is a weak solution to big problem. A few bushes isn't going to cover the massive ugly tower that is being proposed
Lipstick on a pig. Trees and shrubs aren't going to hide the fact that this is a huge, community changing, structure.
Of course, who doesn't like trees. But if trees are planted, they should be mature trees and not saplings that will take a decade or more to have an impact on the site and immediate surroundings.
Sure, landscaping is nice, but it will not hide a HUGE tower.
Mature trees only. Anything less is not acceptable. I cant see how 2 high rise towers and family styled townhouses with yards are expected to fit on this property. Doesn't sound appealing. Need lots of green space btwn existing houses and development
What you should be worried about is additional parking!!
Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density.
Cant possibly hide the height of the building and they lose their leaves in winter.
Trees and shrubs cannot grow tall enough to help mitigate the visual impact on the community of a 16 storey building.
While more landscaping is nice, again, it can begin to makeup for for a building that has no business in this location.



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Adding in some nice flowering and fruit bearing trees would be a nice touch
I don't feel that this big of a building is appropriate in this neighborhood.
Who doesn't like trees, lol. There are a lot of mature trees and shrubs in the area so including some in this new development will offer continuity in the street design
The current area designated for the GRID should be reclaimed as a natural area, connected with the bend in the bow park. Planting of naturalized species will address flood mitigation.
Has the potential to help with incorporating higher buildings, cosmetically. The issue is the height of building with respect to the existing surroundings. What is in the interest of the community versus the developer?
It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.
no vegetation can hide something this tall
You need to take care of ACTUA
Lower height.
The trees will have nowhere for their roots to grow. They will never reach a height or spread their canopy enough to ever look like more than spindly saplings. Would not help.
It seems like a given that there should be landscaping to beautify the area as much as possible!
Once again, there are no trees or shrubs that would help with the height they are trying to achieve.
Trees would help but they would have to be very mature trees that are at least 20 to 30 ft high.
Perhaps a wedding cake design for first three floors would help tie the new structure into existing some rooftop landscape or creating balconies
Let the people in the community get involved in landscaping and planting trees. It will be more meaningful



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Large trees
Keep all existing mature trees
Natural features are important to mitigate impact on low density residential nearby. Should work / align with Bend-in-the-Bow, given close proximity
Good landscaping is essential to any development
Trees can't cover 16 stories but they can help with 6 FYI
Fits better into green spaces
Everyone likes this
Beautification of an important. Encourages community
I do not think anything will help next to a 44m high building. Do not listen to developers when you have significant opposition from residents

Q1 Option 3: Identifying maximum height along south property line (7th Ave)

Comments:

I'd rather see a tall thin light tower than a massive bland wide mid height building
The area is too small for the proposed height/#of units. it will be an eye sore.
This will certainly help - and it should also include a max height of the face of the building overlooking the baseball / park space to the East. Shadow studies need to be conducted as well - impact on parks, river ecosystem, sensitive wildlife areas.
Again, you can identify maxi
You can identify a maximum height along 7th avenue but as long as there's a 16 story building adjacent to it you still have people in the upper stories being able to see into peoples yards etc.
Keeps the look of a main street



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Of course the transition from low density to high density should include some type of stepping-up.
A small long as the height is reasonable (eg 6 storeys) this would likely be enough to minimize impact
Maximum height of the entire building needs to be in place (eg 6, maybe 8 storeys) in order to better fit into the community. Otherwise you may as well tear down Inglewood and declare its part of east village or downtown
Initial proposed height of the project was ridiculous, given it's context and site size. Sixteen stories is still way too high. The density being attempted on this site it much too ambitious.
I think total height of all buildings should be in accordance with current guidelines (no taller than sobo buildings)
This option should apply to the whole building.
Imperative that this is where the townhomes go. Along with mature landscaping and yards to attract families. Offers a buffer btwn monstrous 10+ highrises and existing single dwelling homes. Should match character of existing homes. In scope and size
No the maximum height for the whole development is the concern here
Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density.
Its residential, its by the Bow River and near a bird sanctuary. It should be restricted to a maximum height of 20-25 meters
I would like to see an overall height restriction to be equivalent to the SOBO buildings and other buildings in the area. 4-6 storeys
While this is a good start, how does max height mitigate the significant increase in traffic that will be funneled through the residential neighbourhood and school zone
It would be good if the building did not <input type="checkbox"/> tower <input type="checkbox"/> too high compared to the other buildings



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I don't feel that this big of a building is appropriate in this neighborhood.
He designs I've seen of the development seem to take into consideration a tasteful transition from single family homes to the Grid
The south property line should be adjusted to match the residential scale of the neighbouring houses - maybe no more than 4-6 stories?
I think this description needs to be mad by the city as the local residents will not support
Has the potential to help with incorporating higher buildings, cosmetically. The issue is the height of building with respect to the existing surroundings. What is in the interest of the community versus the developer?
It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.
The maximum height on the entire property should be no higher than existing buildings on the north of 17th ave so it is not an eyesore/out-of-place.
make it shorter
Lower height.
This one is easy. The maximum height along all property lines should not exceed 12 metres.
Maximum height for the entire project should be no higher than So-Bow across Blackfoot Trail. Again, height requested is way too out of scope with the placement and residents already living there!
the south side should be no more than 3 stories high.
But it needs to be increased. Far of Max 5 would be fine
Needs to be in scale with neighborhood
Yes. Very important given most of the adjacent homes on 7th Ave bungalows



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I feel the proposed height is too high 6-7 stories is better. I wouldn't object to taller buildings closer to the industrial core by Altyn Yards
Height still remain inappropriate for this small piece of land next to single dwelling homes. Suggest it builders believe they can cram on Z towers to equally choose 10 stories max. *Personally, feel this is the wrong piece of land for this development. There are other sites even in Inglewood that is would be better suited for (land next to SOBO)
3 stories maximum. This is a restricted area. People live work and play
How about following the heights prescribed in the previous ARP?
6 stories to a maximum of 10 on the property
Fits into neighboring housing and looks better
Stick to 4 or 5 stories!
Keep same as 50 (?) bow heights
Maximum 22.5 m
Keep the current height restriction of 4 to 5 stories
How about following heights laid out in previous draft (March 2017) ARP

Q1 Option 4: Building materials

Comments:

make it light rather than massive
any material can be used poorly or successfully so limiting materials is a bad idea
Needs to keep with the theme of the area. Modern will not work.
The development proposal should clearly identify intended building materials. Glass is an issue (birds), as is metal (eyesore). Sustainable materials. Consideration of bird flight paths and safety..



<p>Who is developing these questions? They know very little about how a good project is developed. The issue is density and access - not a material palette! The public isn't there to pick siding - you are assuming this will be built!</p>
<p>So what is it brick, metal or wood? Or a combination - frankly it would be nice to see a design of an actual building.</p>
<p>Keep the area looking like it did in the old days</p>
<p>It should represent some historic features. Not another ugly building.</p>
<p>If a developer wants to rezone in a contentious location, they should be responsible with their development. High quality architecture should be required in this particular instance.</p>
<p>Must be in character with the community eg brick or sandstone</p>
<p>Lipstick on a pig. The building is too tall, no matter what it's made of</p>
<p>This won't matter with tower blocks. Appropriate density, scale and materials is important.</p>
<p>Heritage materials would be in keeping with the historic nature and charm of Inglewood, which is a resource that should be preserved by the City. Many people come to Inglewood because of the heritage buildings.</p>
<p>Natural elements over metals and glass. Shiny materials would make it look like a office building and any height over 10 stories would interfere with bird migration to and from the Bird Sanctuary. Proposed balconies will likely ensure bird perching/poop.</p>
<p>See question 3!!</p>
<p>Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density. I</p>
<p>Doesn't really matter to me.</p>



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While I would like to see a classic looking building that fits the character of the neighbourhood, I don't think it will help if the building is allowed to be 16 storeys tall.
Materials cant conceal a building that is 4 times the legal (and appropriate) height limit
Brick would fit in nicely with the area
I don't feel that this big of a building is appropriate in this neighborhood.
It seems tasteful
Lots of brick and wood please. If you want to keep the historic feel of the neighbourhood in line with the business district and neighbouring properties please don't cheap out on building materials.
Has the potential to help with incorporating higher buildings, cosmetically. The issue is the height of building with respect to the existing surroundings. What is in the interest of the community versus the developer?
It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.
Straw would be the best option so that it falls over in high winds.
no change in materials will make it look shorter
Lower height.
Lipstick on a pig.
Builders always pick cheap materials - they should be forced to use good quality that fits the community style.
This is a very generic statement (brick, metal, wood). What are the exact plans?
Height to be what the current adjacent building across Blackfoot-nice materials would make it more closely linked to current heritage homes and community.
brick or wood is preferable
Quality only
Material is less important than form / height / set backs. Any materials must be high quality



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Keep consideration of Inglewood's character and history associated with railway. Entry with railroad tiles/brick facades and interiors
Brick-historic less glass
Brick. Fints (?) neighborhood and there are very too many metal/glass building
Not going to help

Q1 Option 5: Architectural features and thoughtful building design.

Comments:

make it beautiful
Same as above, needs to keep with the theme of the area.
Density can be achieved in a creative way. Building a large, predominantly glass tower in a historic community is absolutely not creative - nor is it suitable for Inglewood. Rethink the need for 50+m structure.
Of course it should include thoughtful design - who would say No? Right now it is not thoughtful design.
To me this would be about the only thing you should do - discussion has been that a building here would be the gateway into Inglewood - anything but thoughtful building design & architectural features defeats the purpose - dumb question really.
Make it period based
If a developer wants to rezone in a contentious location, they should be responsible with their development. High quality architecture should be required in this particular instance.
Must be congruent with community eg respect historical nature (which would then be less than 6 storeys!)
This only works if thoughtful building design includes limiting storeys to 8 max



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Does anyone say that they oppose thoughtful building design? Thoughtful in this context starts with scale and density. Doesn't matter what it looks like if you're jamming people in.

Again the thoughtful design should be predicated on a height restriction consistent with current guidelines

The height of the proposed towers is too high to be thoughtful to the surrounding area, both the residential and the park space.

No height higher than 10 stories. FIRM. Wrong place wrong development for this land site. 1 bdrm units attract transient dwellers. Inglewood needs families to keep our school. Build next to SOBOW. More land there. Would accommodate higher heights.

Thoughtful??? Please ask people real questions. Then they can at least answer honestly

Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density.

I like good architecture where the form fits the environment. 15 or 20 stories does not fit the environment. At least not until there are tall buildings like that across the street in truckstop land and even then 15-20 stories may not fit there.

Once again our issue is not with the design of the building but the proposed height. Gian Carlo Cerra knows this from his meeting with community members.

Architecture features cant conceal a building that is 4 times the legal (and appropriate) height limit

I don't feel that this big of a building is appropriate in this neighborhood.

The building shows evidence experienced architects were involved with the design, unlike the Elderhouse by the Jack Long Foundation, which truly is an eyesore which made no attempt to blend with the existing street character.



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In my view, thoughtful building design for the proposed site would be a mid-density and not a high density monstrosity. That being said, please consider features that align with the historic character of Inglewood.
It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.
make it less tall
Lower the height.
Lipstick on a pig.
Design should fit with community-heritage flavour with a very classic look. No higher than what the building across from it is.
architectural features should showed sensitivity to privacy for people living on 7 and 8 Ave.
Needs to be in character with neighborhood. No ugly cheap building, i.e. Torode buildings
I like it, but you'd have to
Would prefer a building similar to the so how Dev older buildings fits in with Inglewood character
Actually listen to residents. Actually consider the feedback provided
Protect birds from window hits
Give me a break- don't ponder (?)
Not going to help. Please listen to residents

Q1 Option 6: On-site public spaces and public elements

Comments:

how will the space be managed? will is actually be public



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keep in mind it's at a very busy intersection. not ideal for family/kids. without this option though, it's not very attractive.
With increased density comes increased stress on current community resources and amenities, especially parks and public spaces. Plazas, green space, heritage elements are all important and should not be publically funded for a private development proposal
The questions get more insulting as this goes on. Address the concerns - seriously? You want to waste my time asking me if there should be bike racks? I believe they are a DP requirement.
All of these items will add to the appearance of any building on this space
There is a bunch of public space nearby. Adding more onto this site is not beneficial. Their contribution to enhancing the adjacent public spaces is more valuable.
Not enough to control the look of a massive tower
a plaza in front of a disruptive monstrosity is a slap in the face
Again, NONE of this matters if the scale and size are inappropriate for the site.
Playground was shown in the proposed conceptual design, but I would suggest that would be dangerous so close to the major intersection of 19St and Blackfoot. Bike racks would make sense if there was retail space to stop at.
Highrises attract transient dwellers that often don't stay more than 3-5 years. Less vested interest in the neighbourhood. They won't use the space unless to smoke outside. You won't have the space building two 10 story towers plus your townhomes
Seating areas for homeless folks to sit and rest while deciding which bike to steal. Great idea!



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Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density.
Sure, why not?
I would like to see all these options but with a restricted height of 4-6 storeys. This will reduce the number of new residents that could impact the neighbourhood.
Looking at the proposed development, I don't see how there is sufficient space to provide meaningful public space. Perhaps if the buildings were smaller, it would allow more useable public space
I don't feel that this big of a building is appropriate in this neighborhood.
This end of Inglewood is in dire need of public spaces. I'm not sure if the local residents who oppose The Grid would use the facilities, but they certainly would enhance the living experience of The Grid dwellers.
This area needs to have features that will blend it into the future Bend in the Bow park more seamlessly.
Has the potential to help with incorporating higher buildings, cosmetically. The issue is the height of building with respect to the existing surroundings. What is in the interest of the community versus the developer?
It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.
Maybe a big blue ring would look nice on the property.
works if the building is shorter
Lower height.
What's that over there behind that awesome bike rack? Oh it's a completely out of context 16 storey building.



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Bike racks, plaza, heritage elements would help with the main floor level looks and welcome for the community. AGAIN, won't help with a height that is way beyond what should be near heritage, low density homes for families.
a plaza would be good
All in favor of!
Yes. Interface with the neighborhood/village is very important
This is a great space to add art, recreation opportunities
See ß
You need places for people to park cars, bikes etc. It should not affect neighbors.
Does not matter
Grocery cafe
Not going to help

Q1 Option 7: Other

Comments:

Option 7 should be : Fix the horrific mess that the Westbrook LRT station has become.
Lower the maximum height of the building. Consider other uses for the site altogether.
Reducing the height would eliminate the impact of an awkward transition between the existing 1-4 storey and an out-of-place apartment tower.
We aren't tin kindergarten- don't treat us that way!
These questions are really kind of ridiculous to answer when I don't support the overall project and density - 16 stories + 6 stories and townhouses creates way too much density for this space.
Allow the rezoning but require contribution to public spaces: public art, active transportation infrastructure, and other neighbourhood enhancements in the public realm.
This is ridiculous! So now is about 5 storeys and this proposal is for three times that! Leave the existing height allowance as is!
Respect current zoning and community character. Don't allow anything over 8 storeys maximum



When we went to the ARP consultation, Chris Wolf told us that the reason that our block was so dramatically up-zoned was that a project like the grid and single family homes don't belong side by side. I agree, but rather than tearing down my house ...

Parking and traffic concerns are of critical concern to the community. Efforts should be made to restrict access via 19 th ave.

I am concerned that there were no questions allowing feedback about the height-the 2 towers (16 + 6 stories) making combined ht of 22 stories, which is more than originally presented, which the majority of public were opposed to. I would like 4-6 stories.

I was willing to consider a residential must use on this property when it was 1st proposed as time goes on I no longer support this development at all. City Hall has disregarded the existing and proposed ARP and clearly is in bed with developers.

Address the issue of resident parking. At least 60% of the units would have 2 residents and 1 parking space. Where are all the excess cars going to be parked. This development should be no more than 4 stories.

Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density.

Please change the plan to show a maximum building height of 12m which is it's current land use requirement. We live on a 3rd floor apartment in Inglewood and the planes are already extremely loud and close.

I like this project and would like to see it proceed. Adding density to my community would be great.

I don't feel that this big of a building is appropriate in this neighborhood.

The existing plan is still too high. Issues like parking and access to the building have not been sufficiently addressed.



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<p>Not sure; should I assume the height increase 12m to 50m has been approved and this simply a cosmetic questionnaire to suggest due diligence with respect to final application approval appears to have been completed? Has the height conversation ended?</p>
<p>It doesn't address the primary issue that current property owners of this residential area have - an extreme height change.</p>
<p>Of course these are all options to make a building look better/fit in better, but none of them take away from the fact that it will be 3 times higher than any surrounding buildings. This is the issue which none of these solutions are resolving.</p>
<p>The building is to tall for the Inglewood character.</p>
<p>This is the most dishonest feedback form that I have seen to date from the City. You must have allow option of you constituents.</p>
<p>The current landowner has been screwed over by the City. They have a commercial lot that used to have access to 19th Street. The development of the SE bus corridor took that away. The City should buy the land and add it to the Bend in the Bow park at FMV</p>
<p>I am in opposition to this proposal in its entirety.</p>
<p>I am NOT in favour of the current proposed height (50m / 14-16 stories). I think the height should be similar to that of SoBow across Blackfoot Tr. I would be on board with 25 m (up to 8 stories), taller than the 6 stories for Sobow but not dwarfing it.</p>
<p>This building needs to be thoughtful, nice to look at given the location, and a realistic height. Consider those who already live in homes raising families.</p>
<p>the north side of the property should be no more than 6 stories high - similar to SoBo.</p>
<p>All of these!!</p>
<p>Please listen to residents. Not the place for a 44m high tower</p>

QUESTION 2: With restricted access to the site via 19 Street SE, do you have any specific concerns related to mobility and traffic impacts in the surrounding area? Do you have any ideas on how to address any potential impact?



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Comments:

<p>Major artery out of town. Left turns to access Blackfoot, people take the far right lane to immediately turn. Those coming out of the neighbourhood will also take that lane. Will be highly congested.</p>
<p>Emphatically YES!!! Traffic is already a frustration (amount and speeds). Increasing traffic congestion in close proximity to school/residential zone raises major safety concerns. Solve access problem on 19th / Blackfoot. Limit available parking.</p>
<p>I understand from our Councilor there will be full access to 19th. You should have a chat and get on the same page.</p>
<p>First, why is there restricted access via 19th Street? I have huge issues with the amount of traffic now travelling down 7th Avenue - a very quiet residential street. Make all of 7th Avenue be made a playground zone or 40kmh zone.</p>
<p>Yes. It has to be able to provide parking for its residents. Do not make the community suffer the impact by not designing parking into the building. Otherwise don't build.</p>
<p>One traffic study has said that traffic flows would remain low. I believe it. There is very little traffic in the area. In fact we need more of it.</p>
<p>No</p>
<p>Traffic will be ridiculous. Ideas to address that are DONT ALLOW THE BIG TOWER IN THE FIRST PLACE</p>
<p>Traffic will be horrible. That intersection is already bad. Development shouldn't be allowed until the intersection is addressed. And we badly need sidewalks and more friendly pedestrian ways in the whole area.</p>
<p>I have HUGE concerns about traffic and parking. If all the traffic is routed along 7 AVE on our street, it will be a disaster. Residents, visitors, customers, delivery truck, garbage trucks ... Block off 7 AVE and allow access from 19th!</p>
<p>Restricting access to 19 th ave works only to the extent that the parking spots available in the complex = the number of cars owned by tenants. Otherwise traffic and parking concerns will arise on 7th ave regardless. Ensure parking is adequate to scale</p>



I am hugely concerned regarding the increased traffic, congestion, parking issues on residential roads including school zones with children walking to/ from school, not to mention the bottleneck at the 19th St/Blackfoot intersection.

BRT road that will run parallel to 17th will be extremely wide of an intersection & require a longer ped. crossing timer causing greater wait times for traffic in all directions. Next to a school and now condos. Do the math. More cars, more pedestrians

The traffic on 19th and Blackfoot is already congested. It is not a pedestrian friendly area. Perhaps a pedestrian over pass across blackfoot.

Site should have zero access through community, enter/exit via 19 St only else via BRT only. If that's a problem, don't build such a monstrosity in a low density community.

Absolutely concerned. If I lived in the Grid and had to go down 9th, 20th and 7th each time I drive in or out, I would curse that route everyday. Provide access off 19th for goodness sake.

The intersection of 19th St SE and Blackfoot Tr is already busy and experiences severe traffic issues. It is also one of the only ways to enter/Exit Inglewood in the case of train issues on the North side. What about parking for the new residents?

With the number of proposed units, there will be a significant increase in traffic funneled through a quiet residential neighbourhood, in particular a school zone

This will create a traffic nightmare, which already occurs during rush hour. This could especially impact the Colonel Walker School and children's safety.

Think this restricted access is going to create a lot of traffic problems. When my street was concerned about increased vehicle use due to the Elderhouse, we were told something 2000 vehicles per day was normal and not a problem. I find it extreme

Providing the development direct access to 19th St SE and blocking off access to 7th Ave SE is the only option that is acceptable. Having traffic pass Colonel Walker school and through the neighbouring streets is unacceptable.



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If you reduce the density; I would assume you reduce the impact. what capacity can 19 street provide today and 5, 10, 20 ? years ahead? I am assuming the issue gets worse over time with potential increase in development.
Yes. There are already persistent problems with speeding in the playground zone along 9th.
They shouldn't be forced to 19 street
Yes - left turns to the building will create bottlenecks on 19th that could spill on to Blackfoot/17th Ave. Very concerned that guest and second-vehicle parking will spill onto 7 Ave and create issues for residents there.
19 St will become a quagmire with this many people accessing the Grid off it. There would be less conflict with less people, make the building shorter.
Yes. The rush hour and traffic flow already clogs up major thoroughfares. Parking and traffic needs should be measured throughout the week, not on weekends or holidays for accuracy and transparency
Yes - ditch the upzoning.
The City should buy the lot and add it to the Bend in the Bow park.
Don't build it.
YES! I am worried about congestion at the intersection at 19 St and Blackfoot Tr, as well as an overall increase in traffic along 9th Ave (making it hard to get onto 9th Ave from the side streets which usually have just a stop sign facing the side street.
Too much traffic for any project isn't good being close to a school, an already congested intersection, and high pedestrian traffic. People's safety must be first. Lights don't cut it, no room for an over/underpass. Egress also could be an issue
this would create far too much traffic for the people on 7 ave and 8 ave and for the school.
Access needs to be off 19th. Increased traffic through community can't be an option



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<p>Traffic will be a nightmare through that side of Inglewood. Parking for all tenants and businesses needs to be addressed. Elementary school on the same block needs to be addressed.</p>
<p>Yes. Blackfoot/19th intersection is a dog's breakfast. Nobody can practically conceive of how this intersection will work once the BRT is in. Could the City explain? That might help!</p>
<p>I have serious concerns about the traffic increase past the school. I don't have little kids – all grown up. This street is busy all morning and afternoon and congested, buses, yellow lined up, transit coming, from and commuter traffic. Busy and these are not wide streets. The streets at the site are really narrow and there are never enough parking at large residential complexes. Sobow – family experience. Son ticketed regularly when he lived there because there just is not sufficient parking. The City should enforce some parking requirements as for businesses. Counting on most new residents to use transit is a gamble</p>
<p>Yes plenty! BRT line is opening fall 2018. Intersection will have 6 lanes of traffic and pedestrians to access. Timing to ped. Light will likely be increased creating longer delays for cab travelling through the intersection. Elementary school in close proximity</p>
<p>Yes, this is a quiet street with limited parking. Why add to an area that has insufficient space. This site may be okay for a professional building and would be complimentary to the neighborhood.</p>
<p>Traffic volume caused by number of resident's access to visitor parking, parking for at least one car per residence</p>
<p>What about the 2 or 3 houses that will now be forced to access their places from 19th Street SE, because of the gate.</p>
<p>Yes, traffic flow-pedestrians-school children parking issues</p>
<p>Keep height, size low/small</p>

Q2 Option 1: Retail / Commercial

Comments:



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Stakeholder Report Back: What we Heard

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there needs to be more in this area
smaller building. traffic in and out of the community will be much lower. additional shopping options for residents in that part of the community.
Proximity to river and sensitive wildlife areas makes retail / commercial use inappropriate. That's what 9th avenue is for! Leave this pristine area clean and natural. This area should encourage environmental engagement and awareness, not shopping!
The area is a series of high traffic intersections that could draw foot traffic from 9th Ave
Why not try comprehensive, sensitive planning. Your plop & drop approach is not working! A gateway should focus on the message and aesthetics not uses. An 20 floor tower is not a gateway to anything - it is what it is.
This is a commercially zoned area for a reason. Do you honestly think someone is going to love living on top of the new BRT? I live 2 blocks from 17th Avenue & Blackfoot and the traffic noise is still quite loud.
There's nothing in the area
Not enough need in this community.
The community would benefit from more services. However, it also requires a population to support that. Residential intensification is the more important use.
Bad area for it. We don't even have adequate sidewalks leading to this area. So you would force people to
This area is not friendly to pedestrians. Retail/Commercial will drive even more cars to the area
Lower density and business hour-only traffic and parking concerns.
I would be fine with some kind of retail, although am still concerned about parking issues with this...



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Good spot for medical office or a for City Recreation Centre rather than residential as Inglewood doesn't have one. They all get build out in the burbs. Close proximity to trails. Ball fields, river. Easily build tennis courts & close to school.
If this development goes ahead im sure there will be more to follow. Perhaps a grocery store?
Significant access issue to site, makes no sense to Increase traffic volume to area.
No parking on 19th would force shoppers and employees who drive to go through residential streets and past the school
Retail that is geared towards small businesses that fits the feel of our community would be desired. We don't want box stores.
Inglewood is missing some affordable essential retail such as groceries
Would be good to have additional businesses in the area
Traffic is too crazy there.
They are preferable because they are more likely to be medium density and traffic would peak only during office hours. This is suited to medium density. Areas like the truck stop/neighbouring business/industrial use should be made higher density.
with apparent concerns with respect to short term access, how much more access can we provide to support this? the boundaries of the train crossings and Blackfoot limit satisfactory access. and I will assume it will get worse. It's the lay of the land.
Yeah something on the bottom floor
would be a benefit to add some services to this part of Inglewood
Consult honestly with the ICA which represents the community.
No parking on site, no access to 19th St, no place for deliveries.
Retail helps make the community more pedestrian oriented.



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Again, traffic and parking would be an issue with the location. While close to transit, many don't use it. What about those who don't use transit.
this would generate more traffic to the site which means more traffic in the residential streets.
The community desperately needs a real supermarket
People's convenience
Will draw people to this part of the community
Depends on usage. Light café facing the park would make sense. Bike shop, post office, bakery would be fine. Not the right spot for a grocery store, garage, etc. No convenience stores
A small coffee shop as mentioned in the GRID meeting would be a good addition
Potential spot for community, Rec Centre (nearby ball fields and bike/running trails)
Don't care
To support residents and other close residents
We already have more than enough vacant retail space. Would need more parking space traffic increase
No option

Q2 Option 2: Child care centre

Comments:

more child care is always good
the closeness to major roadways is a concern, traffic in and out of the community will be much lower.
Unless this is going to be a rec facility for teens and kids - with programing. Inglewood does not need more daycares.
Day cares and schools tend to be congestion nightmares. Nice to have, hell to have near your house.
A child care centre would be conveniently located for parents wanting to drop kids off on the way to work and Bend in the Bow park would provide some green space for child play etc.



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<p>Already have one less than two blocks away.</p>
<p>The community would benefit from more services. However, it also requires a population to support that. Residential intensification is the more important use.</p>
<p>This may be useful for potential residents.</p>
<p>Again, lower density and business hour-only traffic and parking concerns.</p>
<p>Next to disastrous and poorly designed heavy trafficked intersection. I think the school already has one</p>
<p>No because you will end up with even more cars at peak hours</p>
<p>Inglewood already has an abundance of child care options. Adding more will destabilize existing providers. Significant site access issue a safety hazard.</p>
<p>If the new child care center already on 9th in Inglewood is at capacity then this would be a good option and enhancement for the community.</p>
<p>Daycares and childcare is always hard to find.</p>
<p>Would be great</p>
<p>There are already two large child care centers in the neighborhood (one about to open next year at the YWCA building). I don't think we will need more than that anytime soon.</p>
<p>Who doesn't like children, but will a high density area with increasing traffic be a safe area for children to play?</p>
<p>with apparent concerns with respect to short term access, how much more access can we provide to support this? the boundaries of the train crossings and Blackfoot limit satisfactory access. and I will assume it will get worse. It's the lay of the land.</p>
<p>Close to the elementary school, easy for parents to drop off kids at multiple stages</p>
<p>as in q1</p>
<p>See above.</p>
<p>Where are people going to park to drop off children? This is Calgary. Everybody drives everywhere.</p>



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Cars get too backed up with drop off and pickup and there's already a childcare centre on 9th Ave.
We do need more child care facilities, safe and with play areas. This would be a building that wouldn't be "way too tall". Concerns around drop off and pick up though. Again, traffic concerns.
residents could use this.
Good options for the busy parents
Too busy
If so, parking for drop off/pick up needs to be addressed unlike I.D. Inglewood building and Little Treasures Daycare
The site has contaminated. Why house kids there.
Don't care
People living in building would find this useful
School already has. Higher traffic area. We lack children in this neighborhood. (We need to attract more families to Inglewood)
No option

Q2 Option 3: Office

Comments:

less active
As long as the density is restricted by height, keeps traffic to a minimum and more visually appealing.
Could reduce impact on traffic (workers often use public transit to avoid parking costs) and impact on community amenities/resources. Would not want to see a 50+m dedicated office tower however.
I would be fine with this option as long as its not a high rise - office use would provide cheaper space than downtown for a number of smaller businesses.
Make sure you provide parking.



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Stakeholder Report Back: What we Heard

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The community would benefit from more services. However, it also requires a population to support that. Residential intensification is the more important use.
Doesn't fit with the character of the area
Lower density and business hour-only traffic and parking concerns.
Prefer this OVER residential use for this site as likely no office use after 6pm. Creating traffic calming at night. Office dwellers more likely to commute would need fewer parking spots. No balconies, no privacy issues with peepers at nights.
Again where are all the employees going to park?
Inglewood already has substantial vacant office space, adding more will contribute to the problem and erode community stability.
No parking on 19th would force employees who drive to go through residential streets and past the school
I don't feel the addition of office space is suitable for the neighborhood as it is already a residential area.
Provided it is within height/land use limits
Traffic is too crazy there already.
This area will already be a parking nightmare. I don't Inglewood to become a parking lot for office workers and commuters headed into the business district.
with apparent concerns with respect to short term access, how much more access can we provide to support this? the boundaries of the train crossings and Blackfoot limit satisfactory access. and I will assume it will get worse. It's the lay of the land.
Less community involvement.
Will not add to a "community" feel
as in q1
See above.
Parking, access to visitors and deliveries.
Ugly buildings and parking issues.
Doesn't really draw foot traffic.



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Again, this could end up being way too high, what about parking for all the staff? Even though, again on transit, not everyone uses it. People would come and go, but it would be mostly during the weekdays.
less traffic thru the neighbourhood
Office space might provide opportunity for shared parking. Office parking from 7:30 – 6:00 residential parking overnight?
More work
Close to BRT. Close to Deerfoot for commuters. Underground parking for employee. Reduces traffic parking issues for surrounding travelers at night and on w/e. (weekend?)
Parking
Residential. Live / work units would be appropriate, but not office space
Lots of empty office space down town already
No option

Q2 Option 4: Other

Comments:

Park. yes, there is a park across the road but crossing that intersection is danerous. The ball diamonds there were a great added feature, and now they're gone. so sad. it's losing it's community feeling.
No manufacturing. No industrial. No shopping / strip malls. Plazas, community squares, performance / festival spaces, artist studios, seniors facilities / amenities - all of these would be welcomed additions to the community.
Any mix with residential has good potential to help people work near where they live, or use transit for shopping and appointments. The height and density are too far ahead of their time for that location. Attract low-rise for transition.
See above - the market will determine what goes there.
The biggest issue with the use of this space is the 16 story high rise and the significant increase in traffic thru a residential community. The city seems obsessed with their BRT and densification strategy.



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More high-density residential.
I appreciate that there needs to be increased density in the area, but forcing the highest density on this small site with poor access is not the answer. There are lots of vacant lots on which mid-density could be built and still densify around transit.
There needs to be more questions or options for providing feedback about this project. These 3 questions only cover a very limited amount of the concerns and comments residents have about this proposed monumental project.
Prefer 1 midrise 10 stories max tiered tower with architectural interest & large wide decks. Luxury penthouses top 4 floors would make up for revenue of a 2nd tower of generic 1 bdrms. Build more townhomes at higher price point. Neighbour's would be
I am disappointed in the way this survey is set up. The questions are not open ended and remind me of typical government surveys. A once beautiful neighborhood is going to be swallowed up by this city's incessant desire to build higher and higher. So sad!
Problem is height of building on such a tiny piece of land. Site should be capped at 3 stories with access only via 19 St. If that's a problem to developers, then project ideas need a rethink for better community integration re height & density.
I support the development of retail with residential but think it should be executed in way that enhances the community. I think this is best done by keeping with the 12m height restriction.
I am not in favour of this big of a building in Inglewood.
Consider a pedestrian centre walking shopping, retail district where the truck stop is situated. This is close to BRT and adjacent to this site there are several vacant lots/automotive businesses etc., Why not target these areas for high density instead?



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It's not about liking or disliking, it's about understanding intention and reason. What is the long term feasibility plan for this relatively small, and hard to access community? From the above questions I will assume things are being discussed/tabled?
I am disappointed in this survey. It seems to indicate that the height is not considered an issue to the city. I would like to see more options presented. Options that increase density without high rise buildings.
The residents of Inglewood have the biggest stake in this. The City should not be imposing their plans on the community without proper and honest consultation this the ICA.
The City cut off access to this lot with the SE Bus lane. Buy the lot and add it to the Park space.
Low-medium density, similar to So-Bow and other buildings height that is not overly invasive to privacy. Parking needs to be considered and traffic. Not all use transit.
Residential -Don't like
Residential -Don't like. Not appropriate for residential at this scale. The site is small and the area would be best suited for 1 mid rise and town homes at the very most
Do not agree, not designated to do
Creates a precedent for other overly tall buildings. Not needed as more than enough spaces in East Village
You are probably not going to listen. You have ignored us in the past
Keep small town feel- lower height!