

Community Association Letter



Circulation Control
Planning and Development
P.O. Box 2100 Station M
IMC 8201

Attention: Jyde Heaven, Planner 11 Centre West Planning
RE: LOC2018-0272 6904 32 Ave NW

The Planning and Development Committee of the Bowness Community Association would like to provide the following comments with respect to the Land Use application submitted on behalf of One Properties for the Sunnyside properties.

We have been pleased to see the high level of public engagement throughout the last year. The project team has been open to attendance at meetings, they have kept us apprised of ongoing developments and changes to the project and have conducted 2 open houses. The web site is up to date and feedback from community responses appears to have been incorporated into the development. We support this application in general and would like to provide the following comments:

- The inclusion of a light industrial component to allow for a brew pub or artist studio, for example, is well supported by the community but we are cautious of this as we do not wish to see an inundation of automotive type use in this location. How can we be assured that this will not happen?
- Many residents of Bowness feel that a 10 storey residential tower is too big and will not be in keeping with the small town feel that they cherish as an important characteristic of this community. It will be important to incorporate design elements including setbacks and stepped floors when designing this component of the project in order to mitigate the impacts on surrounding small scale development.
- We continue to support the acknowledgement of a strong residential component in this application and as it will be a DC application this needs to be written into the amendment moving forward. The DC zoning being applied for does not require residential development and our concern is that although the developer is proposing a residential component to this development, there is nothing that would actually make this a requirement. We require a commitment from the developer to provide a residential component in this area.

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- We are expecting a high quality public realm with this development and it has been great to see the project evolve to include good pedestrian and bike connections through the development as well as an area that can be used as a gathering space for residents and visitors to this development.

This is a very important project for the Community of Bowness and we look forward to working with the owners to create a space that all can be proud of. The Bowness Community Association supports development in this area, but is wanting for this development to be a part of the community and not a commercial area adjacent the community. We appreciate the engagement from the developer thus far. We feel there needs to be a residential component tied to the land use application and that automotive related industry should be limited in this area.

We do have continuing concerns especially as they relate to traffic flow through and around the site as well as other design issues relating to massing but we are confident that these can and will be addressed at the appropriate DP stage. Please see the attached letter outlining some of these concerns we will be addressing when appropriate.

Thank you for the opportunity to respond.

Sydney Empson
Planning and Development Coordinator
On behalf of Planning and Development Committee,
Bowness Community Association
October 7, 2019