

Community Association Letter (2019)



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

September 5, 2019

Attention: Ben Ang
RE: LOC2019-0101 22 Greenbrier Place NW

The Bowness Planning and Development Committee met on Sept 4, 2019 to discuss this application for a Land Use redesignation of a 2.59 acre property known as the Romeo and Juliet site. Over 150 residents of the community were in attendance at the meeting with the overwhelming majority of the attendees NOT in support of this application.

We would like to provide the following comments:

- The proposed parcel of land is located adjacent to the Bowness escarpment and as indicated in the Bowness ARP (2018) "The actual escarpment areas along 33 Avenue and 83 Street should be preserved in their natural habitat. As well, "developments adjacent to the Bowness escarpment should be designed to minimize visibility from the greater Bowness community". The approved land use classification Multi-Residential – Contextual Medium Profile (M C2f2.5d42) was more in keeping with this policy. Section 7A of the ARP (Greenbrier Area Land Use), subsection 3 Policies, General, states "in assigning densities, building height and massing for parcels along the Bowness escarpment and areas highly visible from the Bowness and Valley Ridge communities give due consideration to impacts on adjacent existing developments." The proposed increase from 4 storey to 8 storey buildings will clearly contravene these policies.
- There is a lot of concern about the potential shadow effects from a development of this nature. Concerns include personal property implications from the effects of shadowing, impacts on the tree stand along the escarpment and impacts on the wildlife who use the escarpment for food and shelter. There are fewer and fewer of these special areas left in Calgary and they must be protected if we are not to become an urban wasteland.
- The City of Calgary recently completed an update of the Bowness Area Redevelopment Plan (ARP) (extensive community engagement occurred over a two year period). The Bowness ARP designated certain areas, primarily along Bowness Road, for multi dwelling units. Other areas were to remain low

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density. With much thought certain areas were targeted to take the density increases knowing that other areas would be kept lower density. This development as proposed will be the largest single building in Bowness and will be highly visible for over 70% of the community.

- There are several significant development projects underway in Bowness including The Jake, a 6 storey multi-residential development on Bowness Road and The Sunnyside redevelopment project still in early planning stages but proposing a significant residential component. The original Melcor Plan was supported by the community as residents saw the benefits of increasing development in a sustainable way but 3 amendments later lead many residents to question what exactly the plan looks like now.
- Many residents have spoken of the increase in traffic along the major routes including 83 St, Bowfort Road, and Bowness Road. The changes to Sarcee Trail/Trans Canada Highway interchange have resulted in significant delays entering and leaving Bowness particularly in the pm peak. The road infrastructure for Greenwich/Greenbrier on Bowfort Road has already been constructed in accordance with the original Outline Plan. The addition of a Farmers Market and this proposed development could impact the traffic patterns significantly.
- The proposed development will provide 196 residential units and includes 326 parking stalls on two underground levels. Due to the location and limited access there is very limited room for parking spillover
- Residents of Greenwood Village were not informed of this proposal and are the most directly impacted. They are concerned about many all the issues listed above but most importantly are concerned with their quality of life and how it is already changing with the completion of Greenwood Village. Over 500 homes call Greenwood Village home and they should have been informed.

The Community of Bowness has worked with Melcor over the last number of years to come up with a development that is responsible and sustainable. The community is excited about the possibilities that the addition of amenities such as the Farmers Market will bring to the community but we have serious concerns about the increased density proposed at this particular location. Over 60 emails were sent to the city outlining the reasons for not supporting this application and a meeting of over 150 residents held on September 4 made it very clear that residents have concerns and issues with this application. We cannot, with any confidence, say that this is a good proposal for either the potential residents or the surrounding neighbourhood and thus cannot support this application.

Thank you for the opportunity to respond

Sydney Empson