

Community Association Letter (2020)



March 5, 2020

City of Calgary
Circulation Control
Planning and Development
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Attention File Manager: Benedict Ang
Re: LOC2019-0101 22 Greenbrier Place NW

The following letter outlines the Bowness Community Association comments with respect to LOC2019-0101 222 Greenbrier Place, NW. They are a summary of concerns as reviewed by the Planning and Development Committee that met on March 4, 2020.

This project has been a controversial one for the community and resulted in a huge response from over 75 residents almost entirely against the proposed development. The site under review is seen by many to have historical significance and, as it is located adjacent to the escarpment, development sensitive to the special environment is deemed necessary.

When it became apparent that the community was over-whelming against this application Melcor agreed to meet with a concerned group of residents to ascertain what the issues were. This meeting took place in late October and many concerns were raised. As this proposal will directly impact the adjacent mobile home park it was important that their voice be heard. Melcor took the comments and told residents present that they would delay the application, evaluate the entire project and come back to the group with a revised application. They subsequently met with the group in late January and presented the revised package. The community of Bowness would like to acknowledge the thoughtful response and further engagement work that Melcor and its team undertook in response to the community's concerns. There are, however major concerns still.

1. There are concerns with the development of the midrise building of 9 -10 storeys. This will create shadow for many residents in the mobile home park and extend down into the community along 33 and 34 Ave NW. As well the buildings will be visible throughout the community. As stated in the Bowness ARP revised in February, 2019 Section 6A3 Policies General point 5: "In assigning densities, building height and massing for parcels along the Bowness escarpment and areas highly visible from the Bowness and Valley Ridge communities consideration give due consideration to

Community Association Letter (2020)

impacts on adjacent existing developments". Point 6 also states: "...the maximum densities and allowable building heights for parcels will be based on consideration of liveability of units, shadow and privacy impacts, and general compatibility with the residential context." While they have split the site in two to create one M-C2 district and one M-H1 district the issues listed above are still relevant.

2. Concerns speaking to the lack of compliance with general design of the project as outlined in the policies in the Bowness ARP Section 6A. It states: "Provide a sensitive transition between the mixed use village and adjacent low-density residential developments by incorporating a gradual height transition...", "provide maximum building height of 12 metres to minimize shadow and massing impacts to the north
3. Of major concern is the future of the Bowness escarpment as it is eroded with development not in keeping with the policies outlined in the Bowness ARP including Point 18 "The escarpment should be preserved in its natural state. As well, Point 20 "The City of Calgary will work with developers in Greenbrier to cooperatively protect a contiguous natural habitat." Section 3 Environmental Policies point 1 states "Major natural areas...and adjacent escarpments within the community should be protected, rehabilitated or re-established to support the natural landscape and ecosystem."

After discussion with many residents who expressed concern and provided comments to the City in September of last year it is clear that there are still serious concerns and objections to this development proposal. The Bowness Community Association Planning and Development Committee does not support the Land-Use application for the reasons listed above. Our position is that the Land Use previously approved for the site better suites the context and community and should not be revised. We would like to acknowledge the efforts made by Melcor and the project team in response to the overwhelming community rejection of this application. Many residents feel this application will not reflect the values represented in the vision statement in Section 2 "to ensure all existing and new development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit."

Thank you for the opportunity to comment on this file.

Sincerely,

Bowness Community Association

Planning and Development Committee|