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13.04.2020

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Planning & Development
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RE: Bowness Community Association Letter (March 5, 2020)
LOC 2019-0101 (222 Greenbriar PL NW)

Through numerous outreach channels and strategies to date, Melcor and the Applicant team have engaged with a wide variety of stakeholders on the proposed land use change at 222 Greenbriar PL NW. We would like to thank all participants for getting involved.

As a concluding element of our application and stakeholder outreach process, Melcor and the Applicant team would like to provide all interested stakeholders with a response to feedback outlined in the Bowness Community Association's most recent letter (dated March 5, 2020). The below provides a high-level summary of key feedback themes contained in the letter, along with the Applicant team's response. Additional details and supporting materials can also be found within *Application Brief 2.0 + What We Heard Report,* available via the project web portal (www.engageGreenwich.com).

Theme 1: Shadow
Letter Feedback: The letter notes a concern that a midrise building of 9 -10 storeys will "create shadow for many residents in the mobile home park and extend down into the community along 33 and 34 Ave NW".

Applicant Team Response: In response to stakeholder feedback, the project team has undertaken extensive shadow and shading studies, and worked with Administration to craft a revised Direct Control District to facilitate the transition of building height from north to south and east to west, step building mass back from adjacent sloped lands and minimize potential shadow impacts.

Shadow studies completed and made available online (see *Application Brief 2.0 + What We Heard Report)* show that impacts in March, June and September are contained entirely to the subject site and Melcor's Greenwich lands – importantly, anticipated impacts during these seasons do not include Greenwood Village properties nor residential properties along 33 and 34 Avenue NW. Comparative shading studies also showed that the revised approach results in a significant 45% reduction in additional shade impact area on Dec. 21 – when the sun is lowest in the sky, daylight hours are shortest, and shadows are longest. The results also showed that shading impact was primarily contained to existing building rooftops, with significant reductions in amenity space and natural area shading.

It is important to note that all shadow and comparative shading studies did not consider the shading impact of existing area vegetation. Today, dense 8-12m tall mixed vegetation along the escarpment lands also casts shadows on the residential properties below the escarpment. As per Bowness ARP policy, careful consideration of building design, massing, and placement will be used to mitigate shadow impacts at the Development Permit stage.

Theme 2: Visibility

Letter Feedback: The letter expresses a concern that the proposed land use change will result in buildings that are visible from Bowness, with associated negative impacts to the character of the surrounding community.

Applicant Team Response: Since 2015, the emerging neighbourhood of Greenwich has begun to take shape as a distinct mixed-use urban village with a diverse range of housing options for Calgarians, underpinned by high standards of architectural design, amenity and day-to-day convenience. Today, Greenwich is becoming a unique community and destination with its own distinctive urban character. Melcor has invested considerable time and resources to ensure that Greenwich conforms to a high standard of architectural quality, with comprehensive Architectural Guidelines that govern all Greenwich development projects. Any future development on the subject site would also adhere to these Guidelines.

Given the subject site's elevated location, any form of development – including the currently allowable 16m (5-story) building envelope – would be visible from surrounding areas. A natural visibility buffer is provided by the escarpment lands, which span well over 100m / 328ft between Juniper Drive / Aspen Drive NW and the low-density residential buildings along 33 AV NW. Today, dense 8-12m tall mixed vegetation along the escarpment lands currently blocks views up to the subject site from the residential properties below the escarpment.

In response to stakeholder feedback, the project team has also undertaken a comparative building visibility study of the original application and revised Direct Control approach (see *Application Brief 2.0 + What We Heard Report)*. The visibility studies highlight areas of conceptual building envelopes that would be visible to an observer standing at 83 Street and 33 Avenue NW, a location that is generally not screened by other buildings or features. The comparative visibility studies show that the revised Direct Control District approach results in a significant 38% reduction in visible building face area. Additionally, the studies show that the additional visibility impact would be concentrated in the southern portion of the subject site, well back of the escarpment and adjacent natural areas.

To ensure that the subject site is developed in a considered and contextually sensitive manner, the Applicant team has also worked with Administration to develop a site-specific amendment to the Bowness ARP that creates robust urban design policies to guide a future Development Permit application. As per Bowness ARP policy, careful consideration of building design, massing, placement and materiality will be used to mitigate privacy, shadow and visual impacts at the Development Permit stage.

Theme 3: Transition

Letter Feedback: The letter expresses a concern that the proposed land use change does not provide adequate or sensitive transition between the mixed-use village and adjacent low-density residential developments.

Applicant Team Response: In response to stakeholder feedback and in line with Bowness ARP policy, the Applicant team has worked with Administration to craft a Direct Control District and supporting ARP amendment that are specifically designed to provide a sensitive transition of building height and mass across the subject site. As a result, the proposed Direct Control District includes a variety of building setback and height rules that set building form back from adjacent sloped lands and transition building height and mass from north to south and east to west on the subject site, resulting in north building heights that are comparable or lower than those allowed by the M-C2 District rules governing the site today.

Theme 4: Environmental Impact
Stakeholder Feedback: The letter expresses a concern about "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."

Applicant Team Response: The proposed land use redesignation does not include any lands considered to be a part of the Bowness escarpment. The subject site is also not contiguous with the Bowness escarpment lands, but rather shares an interface with Juniper Drive NW – an active road that supports both vehicle and Calgary Transit bus traffic and is the primary access for Greenwood Village.

A *Preliminary Natural Site Assessment* undertaken by Westhoff Engineering found the construction of Juniper Drive NW introduced a considerable physical barrier separating the north Bowness escarpment from the subject site, having also changed the physical nature of the slope south of Juniper Drive. Based on field observations, the study found that residual plant communities and sloped lands south of Juniper Drive to be distinctly different from the residual native aspen forest of the Bowness escarpment. The study noted that the lands south of Juniper Drive have relatively low ecological value and are influenced considerably by weed invasion.

The subject site is also bounded by an existing natural area to the east, designated as Special Purpose – Urban Nature (S-UN) District. To maintain natural slope stability, provide a natural buffer and protect public views, a minimum setback of 18m from the top of slope within the S-UN lands is reinforced by rules of the proposed Direct Control District.

Theme 5: Preference for No Change
Stakeholder Feedback: The letter concludes by stating "Our position is that the Land Use previously approved for the site better suits the context and community and should not be revised."

Applicant Team Response: The proposed land use change allows also for densities and built forms that are in line with present day policy, infrastructure improvements and market conditions. The 2015-era *M-C2f2.5d42* land use district that governs the site today was the direct result of previously existing transportation network constraints and now obsolete site-specific density caps within the Greenbriar Special Study Area. These density caps were based on a now obsolete Transportation Analysis and 2010-era transportation network. The density limit placed on the subject site in 2015 significantly hampered the development opportunity of these unique lands (previously referred to as Cell 4 and capped to a maximum of 21 to 45 units).

To transition the subject site to a more appropriate built form and density, the proposed land use change and associated application process have been built on a robust stakeholder outreach process, with extensive engagement efforts undertaken by Melcor and the Applicant team. The resulting Direct Control District and supporting site-specific ARP Amendment provide a responsive solution that:

- Balances key stakeholder feedback themes and interests with Melcor's development goals and project vision;
- Provides a sensitive transition of building height and mass, gradually increasing from north to south and east to west; and
- Facilitates high-quality, grade-oriented, multi-residential development that responds to the unique characteristics, constraints, and prominent location of the subject site and adjacent lands.