

Pendola, Amy J.

From: laeaston@shaw.ca
Sent: Saturday, June 6, 2020 2:54 PM
To: Public Submissions
Subject: 222 GREENBRIAR PL NW - LOC2019-0101 - Comment from Development Map - Sat 6/6/2020 2:50:25 PM

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Application: LOC2019-0101

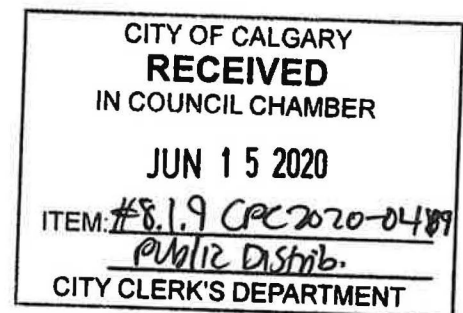
Submitted by: Alan Easton

Contact Information

Address: 8523-33 Avenue, NW Calgary, AB T3B 1M2

Phone:

Email: laeaston@shaw.ca



Feedback:

The residents of Bowness and Greenwood Village agreed with City Council that Melcor's Master Plan, Multi-Residential-Contextual Medium District, would be a responsible and sustainable development which would provide jobs, new business and homes and would retain the quality of life we enjoy.

Shortly after, the City of Calgary rewrote The Bowness ARP and what was removed or changed in the ARP, were the roots of our quality of life. Residents of Bowness have fought since the early 1900's to preserve that quality of life in our neighbourhood. It is also about our tourism... "Welcome to the Historical Community of Bowness", the little village in the valley. How long will it take to erase the "Historical Community of Bowness"?

Melcor/Civicworks statement; "Each Community begins with a vision of how it will enhance the quality of life of its residents and build a true sense of old-fashioned neighbourliness". We were given to believe that the Melcor/Civicworks vision would also apply, include and acknowledge the quality of life already well established in the old -fashioned 100-year-old Community they are moving into. They are within Bowness boundaries!

Not long ago, older homes in my Community were rebuilt or replaced with bigger, modern, landscaped homes which were an improvement to our Community. Now things have changed. Single family homes are being replaced with low or mid scale buildings.

I followed "Maria and David's journey" in the new proposed "Guidebook for Greater Communities". If their journey had been through my neighbourhood, they would pass a new 4/5 story residential building, wedged between two neighbours' homes and on these uncared-for lawns, are FOR SALE signs reading, "PRICE REDUCED". They turn the corner and there are more of the same. They return home to discover; a row of 10/12 story residential building rimming the top of the hill overlooking their neighbourhood and the City.

Maria, David and the neighbourhood's quality of life has certainly changed but unfortunately, not for the better. Traffic and elevated noise from the hill have increased, privacy is questionable and the views the neighbourhood once enjoyed, are now gone. All they can do is accept their new quality of life or try to sell... at a reduced price. Welcome to my neighbourhood!

The "Historical Community of Bowness" is the quality of life we enjoy and that is why we live here. Just like you, live and enjoy the quality of life in your Community. We are willing to share with new neighbours moving in, but we will not give

up our quality of life so that Melcor/Civicworks can enhance the value of these new homes at the expense of our quality of life.

We are not against high density development. It makes sense and solves many problems for any City, but it must be done in a responsible way. It is very disappointing, that while having 59 acres of undeveloped land to work with, sitting beside another 60 areas of undeveloped land, the only site which fits the criteria for high density development is a 2.59-acre lot, on a hill, at the extreme border.

The rewritten Bowness ARP designated certain areas for multi-dwellings, some areas were to remain low density and certain areas were targeted to take the density increases, knowing other areas would be kept lower density. The new proposed "Guidebook for Greater Communities" encourages high density in areas close to amenities, major transit systems and green spaces. Civicworks claims the subject site meets the criteria set out for high density development. We disagree! The subject site is at the extreme east boundaries of Melcor's property on top of a hill overlooking Bowness and Calgary, conveniently tucked out of Melcor/Civicworks way. The amenities, including the Business Core, Festival Street and Farmers Market are down the hill at the extreme west boundaries of the property.

The Guidebook says pedestrian routes should be universally accessible. However, the 400m walk to Bowness Road and

