

Community Association Letter

Development Circulation
Controller Planning and
Development #8201

P.O. Box 2100, Station M IMC 8201
Calgary T2P 2M5

ATTN: Mr. Brian Smith

July 31, 2020

Re: DP2020-4025 Medicine Hills

Please find below our comments regarding the development permit application DP2020-4025 from B&A Planning Group, on behalf of Trinity Development Group, for Block H in the community of Medicine Hill, Calgary. As these two mixed use buildings are the mirror image of the two buildings in Block I, we do not have any comments regarding the actual design of the buildings per se. We submit several recommendations below, and are also perplexed as to why, in several instances (as mentioned) the relevant Area Structure Plan does not appear to be followed, or at least there is no evidence of such in the application documents we received. In any application, but especially Medicine Hill DP's which has some very particular requirements, it would be very helpful if the applicant was responsible for noting on the application where these important elements are included.

1. **OVERPASS to Bowness** (over the trans Canada highway) Agreement: As written in the ASP, an agreement between the developer and the City for such an overpass SHALL be entered into PRIOR TO RELEASE of a DP for Block H.

*10.2.2 (4) Pedestrian
Overpass*

When development occurs within Development Block H, as a prior to release condition of development permit approval, the developer shall enter into an agreement with the City for one-half the cost of construction of, or payment

for one-half the cost of construction of, a pedestrian overpass over the Trans- Canada Highway connecting the Plan Area with the community of Bowness to the north. The amount of the developer's contribution shall not exceed \$3 million.

2. Ensure **Blackfoot elements** are included in the design elements, as per the ASP. Blackfoot elements are not evident in the application renderings that we received.

5.8.2 (2) (e) Public art, signage and other urban design elements of the Commercial District should reflect the cultural and historic significance of the area to the Blackfoot people.

3. Provide **EV charging stations** for electric cars or at the very least, the parking stalls for underground and outside parking should be "EV Ready" as required in Vancouver and Ontario. As a bare minimum, 20% percentage of all stalls should be EV Ready. Electric cars are becoming more popular in Calgary, and additionally, in the recent LOC2019-0177 application, small boutique auto dealerships (Tesla was given as an example) were added as a possible use. It makes sense, therefore, to offer some EV charging capacity. As stated in the ASP, HIGH levels of environmental leadership are REQUIRED in this development:

A.5.2. (1)

(k) of the Area Structure Plan (ASP) for the Trinity Hills (Medicine Hills) Project requires that associated Development applications meet high levels of environmental leadership, standards and practices on various levels including:

- (i) *wildlife connectivity;*
- (ii) *methods to reduce wildlife conflicts;*
- (iii) *Bird Friendly Urban Design Guidelines;*
- (iv) *minimized interface between surface parking and the Paskapoo Slopes Natural Area.*

AND ALSO:

A.5.2 (3)

(g) *The design review should also consider other aspects of proposed buildings such as aesthetic quality and environmental sustainability as deemed appropriate.*

4. No indication was made on the application site plans we received of **garbage/recycling/bottles-for-deposit bins for the public** along Na'a Drive. Including the triple recycling/compost/bottle return bins should be considered as part of a "environmental sustainability" design.

5. As this area has a strong pedestrian and cycling focus, we recommend that the **pedestrian crosswalks** along Na'a Drive be **raised** in order to reduce traffic speed and improve safety for pedestrians and cyclists.

A.5.2 (1) (i) High quality and well connected pedestrian routes should be provided within all sites, between development sites and to adjacent open space areas, ensuring clear, safe, comfortable, well landscaped pedestrian connections from parking areas to buildings and between the individual buildings within the sites.

6. The pedestrian area between the two buildings, the **Common Plaza Area**, flanked by outdoor patios could be made more aesthetic and functional if there was a treed, grassy picnic/children's play area instead of concrete. In other cities this has been done (see images included) and it provides the children of parents that are dining on the patios a comfortable place to play, and a comfortable place for the public to gather. Although the photographed play areas below are much larger than the area available between these two buildings, there is sufficient room to apply a creative and attractive solution, rather than simply having a concrete walkway.



7. Are there any **trees as part of the design on the north side** of the buildings similar to what was designed for the south parking lot in Block I? We did not receive the landscape design plan but we would highly recommend that some native species of trees be included in the parking lot north of these buildings. Medicine Hill is a concept community that is meant to blend the "natural" environment with built form. Adding trees to this space will help break up the large swaths of concrete/asphalt.

8. No rendering of **views from the north** were provided to us although the ASP requires them. Therefore we can not comment on the following issues.

A.5.2 (3) (f)

(i) *ensure that prominent buildings achieve suitable visual permeability to and from public vistas, particularly along the Trans Canada Highway, and of iconic features, such as the ski jump towers at*

Canada Olympic Park;
(ii) ensure that the massing effect of prominent buildings is minimized;

Regards,



Linda
Neset Director
Planning & Development Committee
West Springs/Cougar Ridge Community Association

cc: Councillor Jeff Davison, Ward 6; Councillor Ward Sutherland, Ward 1; Paskapoo Slopes Preservation Society; gmwilky@shaw.ca; BCA Planning & Development; Valley Ridge Community Association; Crestmont Community Association; vivian@lifewayscanada.com; Coach Hill/Patterson Heights Community Association; Edworthy Park Preservation Society; Calgary River Valleys.