

Community Association Response

February 5, 2021

The Planning and Development Committee of the Bowness Community Association has reviewed this application and provides the following comments.

The BCA was a member of the Joint Advisory Committee that helped to craft the Canada Olympic Park and Surrounding Lands Area Structure Plan. This was necessary when Trinity Developments purchased a significant part of the properties then known as the Paskapoo Slopes. This committee worked very hard to ensure that safeguards were in place to honour the lands that have significant historical importance as well as civic pride as a natural environment located within the confines of the city. Many hours were spent wordsmithing as the intent of the ASP was meant to protect what would be left after all development occurred. When the application went to council for approval many, many residents from across the city took the time to express their dismay at the loss of this iconic space. Council was very clear in their discussion that this would be a landmark development that all of Calgary would be proud of and that would provide a strong gateway to the City from the west. The language in the ASP reflected this and was approved by the City.

Forward to 2021 and a pandemic that has changed the business landscape of the City. While I can understand that the development industry is facing challenges unprecedented in modern times so is everyone else. Why are we bowing to pressures from developers at the expense of everything else? Because of the importance of this development both as a gateway to the city from the west, as well as an area of historical and environmental significance we believe that the ASP as written and approved by council should remain as is. All the unique items in that document were there intentionally to ensure the best development possible.

Thank you for the opportunity to respond,
Sydney Empson on behalf of the Bowness Community Association Planning and Development Committee.

Sydney Empson

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West Springs/Cougar Ridge
Community Association

Planning and Development
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Attn: Ms. Colleen Rene-Grivell

May 11, 2021

Re: LOC2020-0160 Amendment to the Canada Olympic Park and Adjacent Lands ASP

REQUEST FOR COMMENT

To whom it may concern,

The West Springs/Cougar Ridge Community Association (WSCRCA) has participated in the engagement process with regard to the Trinity Hills development in Medicine Hill, and has been a member of the Paskapoo Slopes Joint Advisory Committee (PSJAC) for many years. In the past, the WSCRCA has actively participated in the PSJAC meetings and community open houses for this development. After attending the PSJAC meeting on January 18, 2021, and the virtual public open house held by the applicant on February 25, 2021, as well as reviewing the Detailed Team Review dated February 12, and the applicants response to the DTR dated April 20, 2021, the WSCRCA has the following comments and concerns to submit for consideration at this time.

The WSCRCA believes that the timely and successful completion of the Medicine Hill development is of utmost importance to the City of Calgary due to its prominence and importance at the western gateway of Calgary and the connection to Canada Olympic Park. The WSCRCA is cognizant of the changing economic situation in Calgary, and the world, and that a successful development needs to take market forces into consideration. However, the WSCRCA believes that the applicant should be held, in general, to their original plans and not be permitted to overly change the residential/commercial mix as this could result in a significant deviation from the original intent and feel of the Medicine Hill community.

Initially the WSCRCA had many concerns with the ASP amendments proposed by the applicant. However, some of these concerns have subsequently been addressed in the DTR response. The comments below are the remaining concerns that the WSCRCA continues to have regarding this application.

Prominent Building Design and Review

A.5.2(3)(a) The WSCRCA is opposed to any major relaxation in the *location* of Prominent Buildings. Having prominent buildings located closer to the ER park lands, or massed together would negatively impact the environment and wildlife, and would also negatively impact the patrons of the parkland and the residents of WSCR that live and walk along the upper escarpment. Any massing of prominent buildings would decrease the visible permeability of this gateway from all directions.

Public Flag Plaza and Gateway Vision

3.2 Vision of the Future and 5.6.1 Gateway District Purpose

The WSCRCA does not support the change to the wording “*may feature*” from “*features*” with respect to the “public flag plaza and commercial and public amenities that complement events and operations at Canada Olympic Park”. It is felt that such a vision is central to original core principles of celebration of outdoor sports, competition and winter that was envisioned by the public and City Council in 2015. In addition, we would strongly encourage the indigenous theme be *added* to theme of the area, not as an alternative as proposed in 5.6.1.

The public plaza specifically, is a central idea to the Gateway District, and would provide a social and recreational gathering place for nearby residents and Medicine Hill/WinSport patrons. The Plaza, as well as the Main Street connecting COP and the Gateway, will provide a transition between these areas and thus, we believe, is a very important element in the development. The WSCR community is heavily involved in participating in WinSport activities and thus the inclusion of such a plaza will positively impact our community as well as Calgarians as a whole. To consider economic factors only when designing the Gateway District does not properly honour the indigenous and Olympic history of the area.

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West Springs/Cougar Ridge
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Structured Parking

The WSCRCA is strongly against additional above ground parking lots as this would take away from the pedestrian orientated feel of the Medicine Hill community. Additional above ground parking lots may have a negative impact on (1)the enjoyment of the ER lands by patrons; (2) wildlife; (3) the WSCR community in terms of noise pollution; and (4) the visual aspect of the community from the north and south as vast swaths of pavement are not attractive to look at; (5) solar glare and (6) overland water flow. It does appear that the intent of the applicant is to *not* increase above ground parking lots. Therefore the WSCRCA would suggest that stronger wording be put in place to stress that above ground parking be severely limited. In A.5.3(1)(a) we suggest changing "Surface parking is discouraged" to "Surface parking is *strongly* discouraged". In A.5.3(1)(b) the WSCRCA does not support the proposed change to allow "parking access and driveways along Main Streets". At a minimum, stronger wording should be put in to severely limit driveways and parking access along main streets.

ADDITIONAL CONCERNS:

Pedestrian Overpass

Although not part of this ASP Amendment application, the WSCRCA urges the City to finalize the plans for the pedestrian overpass from Medicine Hill to Bowness as soon as possible. This regional connectivity piece is vital to the WSCR, Medicine Hill and Bowness communities and the city at large. There is no other direct pathway link between the south and north sides of the Trans Canada Highway in the area. It is imperative that the financing of this pedestrian overpass, that was specifically added to the ASP by Council, and urged by surrounding communities and Ward Councillors, be finalized with the DP presently in place for Cell H.

Roadways Overpass Connecting Cells A and B

The abutments for the bridge roadway over Canada Olympic Drive SW linking cells A and B in the Gateway District are in place. Although we have not heard anything to the contrary, we would not support the abandonment of this overpass as it is an important pedestrian link between the cells.

Sustainable Practices and Renewable Energy Uses

WSCRCA also encourages the developer, CPC, City Council and CPAG to investigate a solution to allow blanket approvals for, and encourages the use of, solar panels for rooftops, and geothermal solutions for buildings throughout the subject lands. In addition, EV charging stations for electric cars should be required or, at the very least, 20% of all residential and customer parking stalls should be "EV Ready".

Regards,

A handwritten signature in black ink, appearing to read "Linda Nasset", is written over a light blue horizontal line.

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

cc: Jeff Davison, Councillor Ward 6
Paul Ghazar, President WSCR Community Association

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