

# Community Association Response

**From:** Sydney Empson <[planning@mybowness.com](mailto:planning@mybowness.com)>

**Sent:** Monday, January 4, 2021 12:49 PM

**To:** Schlodder, Tom <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>

**Subject:** [EXT] LOC2020-0180 5835 Bowness Road NW

The Planning and Development Committee of the Bowness Community Association met on Dec 1, 2020 to review this application. We were, delivered through Zoom, a presentation by the applicant's team.

We do not have objection to the Land Use amendment but there are many aspects of this development that are concerning to us. These are all related to the DP application stage which, unfortunately we have not received as of this date. It was implied that it would be submitted almost immediately after the presentation on Dec 2.

In general we would like to point out the following:

1) This development is not currently indicating that it has any intention to integrate any of the components of the City of Calgary's "Low Impact Development (LID)" into this project. The City of Calgary LID has listed these best management practices: Rain Gardens, Green Roofs, Permeable Pavements, Bioswales and Absorbent Landscapes.

2) More Parking and Parking Safety should be facilitated on-site. By increasing the amount of parking on the streets, it is not just inconvenient for the tenants and the neighbours, it creates more traffic and parallel parking on streets which increases the chances of accidents. This private site parking should not put an undue load of safety concerns to the community.

3) Windows from the North and West sides of the building have not been indicated, therefore it's not possible to see the impact of site lines on neighbouring properties.

Most importantly, it should be noted that there is huge opposition to this proposal from the surrounding residents. They have indicated in the past, that there is demand for on street parking and they have applied for a parking permit in 2018. As there is so much objection we cannot support this application knowing that they will have a drastic reduction in parking provided on site.

Please feel free to contact the undersigned if you have questions.

Thank you for the opportunity to respond.

**Sydney Empson**

Planning and Development Coordinator

Bowness Community Association



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February 15, 2021

Attention: Tom Schlodder

The Bowness Community Association Planning and Development Committee met on Feb 3, 2021 to discuss this application **DP2020-8317 5835 Bowness Road**.

The application in question is located on the corner of Bowness Road and 32 Ave NW with access proposed from the laneway located off 32 Ave. Please note the following concerns with this application:

1. Although massing and setbacks are within allowable zoning regulations there is no transition between the proposed development and the adjacent properties that are small one or two storey buildings. There is considerable impact to those properties to the west and there should be a zone of transition between the higher density proposed and the low density that currently exists.
2. There are a lot of windows that will look into the adjacent resident's back yards which need to be specifically treated to obscure views.
3. This development is not currently indicating that it has any intention to integrate any of the components of the City of Calgary's "Low Impact Development (LID)" into this project. The City of Calgary LID has listed these best management practices: Rain Gardens, Green Roofs, Permeable Pavements, Bioswales and Absorbent Landscapes.
4. The principle objection to this development is the amount of parking provided and while we understand how and why the relaxations are allowed, we cannot agree that the lack of on-site parking that is proposed will not impact the surrounding residents. There is a longstanding recognition amongst residents that on street parking is already oversubscribed and has been for several years. Due to the proximity of the Long Term Care facility and the lack of parking provided on site, spill over from both employees and visitors is an identified issue. As well, during school drop off and pick up times many parents/caregivers chose to park in alleyways and driveways because there is nothing left on the street. It is important to note that the applicants parking study counts were done when the Care facility was in lock down and no visitors were allowed. At the very least these counts should be done when the facility is operating under conditions that allow for the normal operations to occur. Even if a parking permit was issued to the street residents as a condition of approval we are not satisfied as the problems just move 1 block over. This private site parking should not put an undue load of safety concerns to the community. We have heard from many residents who are concerned and distressed with this proposal as they see the parking situation presently untenable. I have driven by 3 times in the past month and have not found a place to park on the street during the weekday.

As a result of the above noted concerns we are not supporting this application and would appreciate a dialogue with the City as to how we can alleviate the residents concerns. Thank you for the opportunity to respond.

Sydney Empson  
Planning and Development Coordinator

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