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Planning and Development
P.O. Box 2100 Station M
IMC 8201

Attention: Derek Pomreinke

The Bowness Community Association Planning and Development Committee met on Sept 14 to discuss this application **LOC2019-0183**. The application in question is for a new Outline Plan, Land Use Amendment and Road Closure. As there have been recent amendments we met with the project team via Zoom on September 14, 2020 to discuss these amendments.

This is a very well thought out plan with a good mix of housing options and recreational amenities. We understand that the lack of commercial space opportunities is due to the close proximity of the Town Centre development located immediately to the East. There are concerns with the location of the higher density uses proposed along the escarpment and we will look forward to ongoing discussions about this at the DP stage.

The engagement has been challenged by COVID as the Open House scheduled for March of this year was cancelled. In response to this a project website was launched and a survey was made available in which 83 responses were submitted. The "What We Heard" report was presented to the committee and the applicants responses were attached as well.

The one area of concern remains the protection of the Woods Homes Douglas Fir Tree Sanctuary listed on the Canada's Historic Places website as one of high heritage value. We do acknowledge that it is completely outside of the Greenwich property but would encourage thoughtful design around any development influences that may impact this site.

We look forward to working with the applicant's team at the DP stage and thank you for the opportunity to respond.

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