

Community Association Responses



Bowness Community Association
www.mybowness.com
Phone: 403-288-8300
E-mail: planning@mybowness.com

February 28, 2022

Re: DP2021-1024

The Bowness Community Association Planning and Development Committee has reviewed this application and provide the following comments:

- Parking is below required – According to LUB they should provide a total of 469 stalls while they are providing 425 (72 surface, 353 below grade and 43 visitor). No rationalization provided on the relaxation.
- We do not like the poor excuse of an Outdoor Amenity Space – in the middle of a traffic circle with Electric Vehicle stalls and a loading bay included in the space. It will become a dark and cool unwelcoming space.
- The internal circulation system seems very tight and constrained. If there are large delivery trucks stopping in the road (as they are often prone to do) will there be enough road width to allow the safe passage of vehicles? How does all the surface parking impact the traffic flow?
- 5 and 6 storey design so Bowness better like the looks of it – rather wallish as no setback design incorporated. This is very visible from the Community and there does not seem to be any effort made to incorporate any design features to take advantage of this iconic location and history. This development looks like all the others happening everywhere across the city right now and I believe the original intent when council approved the proposal in 2016 was for this to be a unique development that all of Calgary would be proud of. Is that not why every DP needs to proceed through CPC and Council for approval?
- As a last comment it has been very difficult to review these applications that come in piecemeal over a number of years and during which there have been amendments to the ASP, of which the approved document we have never seen. We understand this is the process but feel that oversight for the entire project is not possible.

Thank you for the opportunity to respond,

Sydney Empson
Planning and Development Coordinator
Bowness Community Association



West Springs/Cougar Ridge CA

March 1, 2022

Re: DP2021-1024

Question: I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

Response: Yes

Question: What are the strengths and challenges of the proposed development?

Response: *This development of two residential building in Medicine Hill of 5 and 6 stories, has incorporated attractive relief features. This will enhance the views from the north and south. Separating the two buildings with a outdoor amenity area ensures that there is not a solid wall of buildings along the Trans Canada Highway (TCH).*

Question: Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area? Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions. - The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)

Response: *The proposed residential buildings fit the intended residential use of the Village District of Medicine Hill. - The site design The site design provides a visually attractive view from the TCH. Providing the residential units in two non-linear buildings allows for an attractive layout that does not provide a wall of concrete for views from the north or from Na'a Dr SW. The addition of the outdoor amenity area, including EV visitor parking stalls, is appreciated. We have noted the comments provided to us by Chris Wolfe, namely that Planning does not consider the placement of the garbage enclosure to present a blind spot for vehicles using the 2000-B building parkade. However, we still believe it will create issues for the following reasons: the vertical grade of the ramp and the adjacency of the 1-storey garbage enclosure will completely obstruct the view of vehicles coming in and going out of the garage ramp and thus create a potentially dangerous blind spot to drivers. The short side is just not an ideal placement as it introduces vehicle conflict. During garbage pick up with multiple 4 yard bins and front loading garbage trucks, the truck will operationally block the ramp or the crosswalk. This is also not an ideal situation. Consider moving the garbage enclosure to the north side of the driveway. If a loop is required for fire truck movement, consider formalizing a one way movement or emergency vehicle only passage along the short side where the crosswalk is designed. Consider additional set back for the entry signs (icon entry signage) as well as appropriately low plantings so that pedestrians are highly visible to drivers. We can imagine potential conflicts if the drivers cannot see a long way up the sidewalk. Consider providing more than the guideline recommended sight distance. - The building design The building design fits within the ASP requirements of maximum building height of 6 stories and also incorporates individual entranceways into ground floor residences along Na'a Drive SW. These individual entranceways will help to activate the pedestrian experience along the main street. We noted*

that total parking stalls provided (425) is less than that required (469) at 1.25 per unit. While Medicine Hill is designed to be a walkable community, it is still substantially removed from surrounding communities and downtown area and vehicles therefore remain a necessity. Allocating less than 1.25 stalls per unit appears insufficient, however, we do recognize that many visitor stalls are provided. Although several outdoor EV charging parking stalls are included we would recommend including several in the underground parkades of both buildings as well. Electric vehicles are quickly becoming popular.

Question: Has the applicant discussed the development permit application with the Community Association?

Response: No

Linda Nessel
WSCRCA Planning Committee