

Community Association Responses



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

June 3, 2022

Re: DP2021-8057

The Bowness Community Association Planning and Development Committee met on June 1 to discuss this application and provides the following comments:

- In the package we received it is unclear about connections to areas outside the development. Pedestrian access and circulation is not shown and it would need to be assumed that there is something planned to allow for the movement of pedestrians throughout the site.
- No access to adjacent park space is shown.
- There is no room for any community space or gathering space as shown on the drawings. Lots of little boxes and not much else.

As a general comment, we have received several DP's for development in the community of Medicine Hills but we see each on a one off basis – there is nothing provided to summarize what has been approved to date. How each development fits into the bigger picture. As well, it is difficult to compare to the actual vision and details as presented in the original ARP – we know that an amendment to the ARP was approved in 2020 (?) but we did not receive any information on what was approved and the subsequent changes. We can only hope that someone at the City has all the components added up.

Thank you for the opportunity to respond,

Sydney Empson
Planning and Development Coordinator
Bowness Community Association



West Springs/Cougar Ridge CA

March 16, 2021

Re: DP2021-8057

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

Response: Yes

What are the strengths and challenges of the proposed development?

This dense development of townhome units in Village district of the Medicine Hill community lies directly adjacent to the steep grades of the beautiful Paskapoo Slopes Natural Area. The design of the development needed to incorporate the natural gradient throughout the site.

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

The addition of green spaces within the development would be appreciated. To minimize the use of retaining walls and instead create a development that is in harmony with the existing grade.

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)

The proposed residential townhomes fit the intended residential use of the Village District of Medicine Hill. - The site design provides maximum density as permitted within the development. This results in a lack of sidewalks, pathways and excessive pavement. The design is therefore not as pedestrian friendly or walkable especially in winter months as it could be. Converting some driving lanes to landscaped pathways would be more pedestrian friendly and would fit in with the natural feel of the area.

A.5.2 (2) (b) (i) provide direct access to the public sidewalk from individual ground floor units. However, the townhomes that line Na'a Dr do not provide direct access to the public sidewalk, and instead have the rear of the units facing Na'a Drive.

There do not appear to be any bike racks provided more EV charging parking visitor stalls. Bike racks are critical in this development, particularly for visitors as this is an area with heavy existing bike traffic.

The building design

The building design fits within the ASP requirements. The addition of peaked roofs is a welcome change from the flat roofs of the adjacent townhouse complex and gives a more mountain feel.

A.3.2 (1)(iii) minimize the use of retaining walls, with any such wall not to exceed 1.8m (6.0) in height and 15.0 m (50') in length. The retaining wall along the south edge of the development is 2.0m in height and well in excess of 15m in length. A preferred method of dealing with the

interface between the townhomes and the natural area would be to include a more slope adaptive building and site design, instead of using an extensive retaining wall.

Has the applicant discussed the development permit application with the Community Association? Yes X. No

Linda Nessel, Cara Molnar
WSCRCA Planning Committee