

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 9400 48 AV NW - LOC2022-0183 - DMAP Comment - Wed 3/22/2023 3:08:5 PM
Date: Wednesday, March 22, 2023 3:08:09 PM

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Application: LOC2022-0183

Submitted by: Stephanie Bielicz

Contact Information

Address: 382-3223 83 St NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Lot coverage, Privacy considerations, Included amenities, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

So far the development has impacted local wildlife, mobile homes in the area, and would be affecting the Douglas Fir trail

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes. I live in the mobile park beside the area and this will eliminate any privacy

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

Currently there is no homes in the area. This is a entire new community being built.

How will the proposed impact the immediate surroundings?

Currently this is a dirt field that was forested. This development has already torn out the natural landscape causing the wildlife that was there out of their homes. It is not acceptable to make a forested area into a parking lot for a park.

General comments or concerns:

Noise, traffic, and population will ruin the Douglas Fir Trail

PUBLIC SUBMISSION FORM



Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Ritchard

Last name (required) Stacey

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Council meeting - Public hearing Tuesday, April 4, 2023, 9:30 a.m: LOC2022-

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

An engagement meeting was held March 22, 2023 with the Wood's Home Bowness Campus staff and neighbouring Bowness residents to address concerns associated with the Application for Land Use Amendment: LOC 2022-0183, Location 9400 48 Ave NW, Calgary AB: Commentary and Action Plan request of City of Calgary and Wood's Homes for April 04, 2023 Public Hearing Meeting. and subsequent redevelopment of Wood's Homes as per the following:

- 1.) parking within campus and on adjacent residential streets
- 2.) staffing management with increased residents
- 3.) security upgrades
- 4.) residential impact and operation during proposed redevelopment
- 5.) long term development with relaxing land use

To: City of Calgary – Planning Matters

Copied:

- a. Sonya Sharp – Ward 1 Councillor
- b. Demetrios Nicolaides – Calgary Bow MLA
- c. Sylvia MacIver – Wood’s Homes Communications manager
- d. Bowness Residents – Undisclosed

**Application for Land Use Amendment: LOC 2022-0183, Location 9400 48 Ave NW, Calgary AB:
Commentary and Action Plan request of City of Calgary and Wood’s Homes for April 04, 2023 Public
Hearing Meeting.**

An engagement meeting was held March 22, 2023 with the Wood’s Home Bowness Campus staff and neighbouring Bowness residents to address concerns associated with the above noted application and subsequent redevelopment of Wood’s Homes as per the following:

- 1.) parking within campus and on adjacent residential streets
- 2.) staffing management with increased residents
- 3.) security upgrades
- 4.) residential impact and operation during proposed redevelopment
- 5.) long term development with relaxing land use

LOC 2022-0183 application proposes to change the designation of this property to allow for:

- 6.) Part A: a maximum building height of 14 metres (an increase from 12 metres)
 - a. Review of height increase limited to existing Wood’s Homes Bowness Campus foot print as per site redevelopment.
 - i. Discussion: Additional 2.0 m height increase will allow for building spacial requirements for utilities room in proposed building design.
 - ii. Engagement feedback from Bowness residents: Acceptable to increase potential redevelopment from 12 m to 14 m.
- 7.) Part B (1 – 5): a maximum of 40 residential beds (an increase from 32 residential beds)
 - a. Part B-1: review of residential bed increase as part of Wood’s Homes Bowness Campus redevelopment planning as existing infrastructure does not allow for more than 32 residential beds.
 - i. Discussion: Existing Wood’s Homes Bowness Campus building foot print within DC Site 2 is not to expand to other undeveloped areas.
 - ii. **Engagement feedback from Bowness residents:** Requested that development planning remain within existing developed areas for DC Site 2.
 - b. Part B-2: review of residential bed increase as part of Wood’s Homes Bowness Campus redevelopment execution for construction and equipment staging.
 - i. Discussion: Redevelopment activities to include construction, equipment staging and increased traffic will directly impact the area residents.
 - ii. **Engagement feedback from Bowness residents:** Requested that development planning include residential engagement on safety, construction activity and

equipment staging to minimize residential area impact for safety and traffic congestion to include parking overflow onto residential streets.

- c. Part B-3: review of residential bed increases as part of Wood's Home Bowness Campus operations for security.
 - i. Discussion: With redevelopment of existing infrastructure, modern building practices and security controls will be implemented to have improved monitoring capabilities to ensure safety and security measures are enacted with better informed decision making.
 - ii. **Engagement feedback from Bowness residents:** Requested improved communication to adjacent residents with a collaborative resident contact list and future engagement of possible residential concerns. Security improvements are a great step for improved safety and control of residents at the Wood's Homes Bowness Campus.

- d. Part B-4: review of residential bed increases as part of Wood's Home Bowness Campus operations for staffing and associated parking.
 - i. Discussion: Varying ratios of staff to residents depend on resident needs and associated care. With an increase of residents, there will be an increase in staff, and an increase for parking needs. 14 minimum parking stalls will be added to the existing parking allotment with the redevelopment. At present existing parking on campus is underutilized as staff and other associated personnel park on residential 48th Avenue NW and 33 Avenue NW streets that gain access to Wood's Homes Bowness Campus.
 - ii. **Engagement feedback from Bowness residents:** Request for improved parking management of existing and future development Wood's Homes Campus parking. Staff and other associated personnel have normalized habits parking on residential streets adjacent to Wood's Homes Bowness Campus that negatively impact the residential area to include:
 - 1. Safety hazard from numerous parked cars blocking views of traffic for young children crossing the road to gain access to the community public park and playground adjacent to Wood's Homes Bowness Campus on the intersection of 48th Avenue NW and 33 Avenue NW.
 - 2. The street is also narrow and does not provide sufficient spacing for oncoming vehicles to pass through when residential street is congested with East bound and West bound parked vehicles.
 - 3. Parked cars on residential streets limit access to snow plows during the winter for Calgary Transit snow clearing. Although there is a designated bus stop, buses frequently miss the stop and drive West on 48th Avenue NW and circle back on 33 Avenue NW to get back to the bus loop stop.
 - 4. Parked cars on residential streets limit access to maintenance vehicles and equipment for area residents.

- e. Part B-5: review of residential bed increases as part of Wood's Home Bowness Campus operations for increase in traffic.
 - i. Discussion: Increased traffic on residential 48th Avenue NW and 33 Avenue NW streets that gain access to Wood's Homes Bowness Campus have noted speeding surrounding the park and playground.
- f. **Engagement feedback from Bowness residents:** Request a collaborative residents and Wood's Homes Bowness Campus staff personnel to engage with the City of Calgary to find a solution of speed control options. See 7.d.ii.1. comment associated with safety hazard for young children.

The engagement meeting was informative and provided support to the rezoning request LOC 2022-0183 as well as provide a sounding board for adjacent resident concerns for existing and future development of the Wood's Homes Bowness Campus.

Summary that action items identified in the "Engagement feedback from Bowness residents" are addressed in a reasonable time frame for existing and redevelopment planning concerns.

Sincerely

Bowness Residents - (adjacent to Wood's Homes Bowness Campus)