

Applicant Outreach Summary



Background

Trellis Society (“Trellis”) is a registered non-profit organization dedicated to supporting families and children in Calgary. Formed from the merger of the Boys and Girls Clubs of Calgary and Aspen Family & Community Network Society, Trellis aims to provide comprehensive services that help people grow and flourish in all areas of their lives. We work to support those affected by homelessness, poverty, social isolation and other challenges.

Trellis has a strong presence in Bowness, with many staff members living and working in the community. The Bowness Hub provides programs and activities for youth and children. Our people and programs are here to help individuals and families grow stronger together because we know strong relationships and supports are critical to people’s success and wellbeing. Trellis helps empower individuals of all ages, backgrounds, and experiences to get the support they need. We operate family and community hubs, run Calgary’s only emergency shelter for youth, offer preschool and afterschool programming, stay-in-school programs, employment training, therapy, and support people of all ages to find and maintain stable housing. Our goal is to grow in providing better and more comprehensive supports to the community.

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Trellis offers:

- Children & Youth Supports: providing a lifeline for young people, offering safe havens, enriching activities, and essential life skills training. These initiatives empower youth ages 6 to 17 to overcome challenges, build confidence, and envision a brighter future.
- Family Supports: are a cornerstone for families in need offering community hubs, emergency and immediate assistance, and support networks. These programs offer a lifeline, helping families navigate challenges and stay together.
- Indigenous Initiatives: Trellis honours and celebrates Indigenous heritage and culture through specialized programs and community events. These efforts nurture connections, foster healing, and strengthen community bonds.
- Housing Support: Trellis’ Sustainable Families Program provides a lifeline for families and individuals facing homelessness. The support aims to find secure, stable housing to empower people to rebuild their lives and achieve lasting stability.

Trellis operates in all quadrants of the city, with our headquarters currently located in space in Vista Heights. Trellis and our predecessors have operated in Bowness since 1976 and are proud of the work done by the Bowness Hub.

Our New Home for Families Building

Trellis has been working for many years on a purpose-built facility that will provide affordable housing to serve families accessing services and supports from Trellis' Bowness Hub in Calgary, as well as those from other programs Trellis offers. Located in the heart of northwest Calgary, our new site is located at 6623 Bowness Road NW in a community that we have been working in since 1976. The site is well-situated; located in the heart of Bowness it is close to public transit (Calgary Transit Buses) and local amenities (Bowness Library, grocery stores, restaurants, and pharmacies). The site is also accessible and visible from two streets, giving it a unique presence in the community, and a great opportunity to improve street presence. We are looking forward to growing Trellis' housing supports for the community we serve. A home is the foundation that every family needs to succeed.

Our New Home for Families building will be accessible to the families Trellis supports, providing the opportunity for people of all ages, background, identities, orientations, and abilities to access affordable housing. Our new facility will allow us to:

- Meaningfully expand our housing programs by building and managing our own affordable family housing units that will be

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tailored for newcomers, Indigenous families, and vulnerable children and youth.

- Provide new opportunities for family housing and contribute to alleviating Calgary's shortage of affordable housing for families in Calgary's northwest. We are **not** providing emergency or transitional housing on this site.



Figure 1 View as a pedestrian from Bowness Road NW

- Provide barrier-free units and an accessible facility to ensure that all residents can enjoy a safe, inclusive, and comfortable living environment.
- Expanding our affordable housing services near the Bowness Hub means we can create a seamless support network, ensuring

families have access to local essential resources and comprehensive support.

Owning our own affordable housing facility is the way for us to control and manage our operational costs and improve our organizational sustainability while significantly enhancing our services to the community and expanding community, expanding our reach and providing appropriate support to ensure families remain in their home.



Figure 2: View as a pedestrian from Bowwood Dr NW

Community and Stakeholder Engagement

The goal of our engagement plan was to provide information and seek feedback from the broader community regarding our new

facility located on 6623 Bowness Rd NW. The following activities were undertaken:

- Trellis attended a regularly scheduled Planning & Development Committee meeting at the Bowness Community Association to discuss the affordable housing building and before plans were prepared to understand community concerns – June 5, 2024.
- Trellis launched a comprehensive website for information and feedback (via contact form) on August 21, 2024 - <https://www.trellishousingproject.ca>
- Door to Door visit to neighbours by Trellis + Larkspur staff 25 card to neighbouring residents near the property on August 21, 2024.
- Posted signs in the neighbourhood 4 weeks ahead of the open houses inviting neighbour to visit on the 15th and 16th of September.
- Delivered open house flyers to 178 homes + business in the surrounding blocks to proposed building location via 3rd Party – August 28, 2024.
- Requested the Bowness Community Association share a poster for the Trellis-hosted Open Houses on their website and community signage – August 28, 2024.

- Hosted In-Person Open Houses which consisted of 18 informational boards + a large project team to answer resident questions:
 - September 15 (2-5 pm)
 - September 16 (6-9 pm)

Trellis met with several stakeholders and community groups over a four-month period from June to September 2024 including our Councillor. In total, approximately 160 people participated in our meetings, phone calls, and open house sessions. Approximately, one hundred individuals participated in our open houses. The following summary represents comments provided to Trellis between June 5 and September 16, 2024.

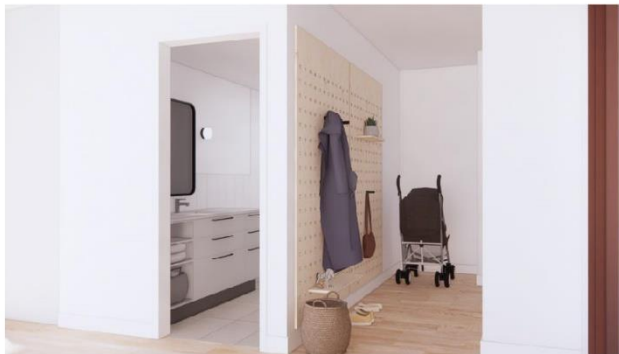


Figure 3: Preliminary interior concept

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High Level Summary of Comments Received

There were many positive comments from the broader community, Most concerns came from residents nearest to the site. Consistently concerns were regarding loss of greenspace, issues with parking, and worry that community character would be compromised.



Figure 4: Design concept aerial view from SE.

One observation that came up consistently from many community members is the apparent need for affordable housing in Calgary. “Many residents of Bowness are a lot less fortunate and need help to avoid a future life of hardship and crime,” one resident noted. The urgency of this need is further underscored by another resident’s observation: “Calgary is in desperate need of affordable housing” and “we need more affordable housing.”

A feature that was warmly received was the commitment to accessibility, safety, and energy-efficiency. “It is such a huge need, and I love that these units will be accessible and energy efficient,” one participant remarked. A social worker in the area also stressed the importance of this building, saying, “Families deserve a safe home.” Many were pleased to see the number of 3-bedroom units and were supportive of the multigenerational concept with studio connections.

The design of the building was generally well received. Respondents thought that “the design looks great” and was “well-thought out.” Many remarked that “It looks like a place to call home” and “I like the warm and neutral palette.” Residents also highlighted their approval for having units of different sizes, notably the “3-bedroom units, which in my experience are very hard to find.” Even those who did not us to move forward said “that if this is approved, we do like the building.”

Many respondents also thought that Trellis’ programs and services are much needed in the community and are glad to see the

¹ [Residents protest proposed development on Bowness green space | CTV News](#)

organization continuing to provide services for the community. “Some of us do appreciate the work you are doing to bring more affordable housing to our City!” and are supportive “of Trellis and the good work it does”.

Greenspace and Playgrounds:

The most commonly recurring concern was around the loss of greenspace and small playground at 6623 Bowness Road NW. Those neighbouring Residents of the property were mostly concerned about the loss of greenspace for children in the community. “Bowness values and cherishes greenspace” and “we are losing more and more green spaces to development”. A petition has been started by neighbouring residents who oppose to the loss of greenspace¹. There were a large number of Residents who were angry at the City for not keeping this site as a Park given the history. They argued that the City of Calgary had placed a playground on the site and even planted 18 trees 3 years ago so were at a loss as to why this was no longer considered a park.

Those who support the building suggested that the site “it is walking distance to several services and greenspaces” and “the shift from an underutilized park space to this proposed development represents a meaningful improvement in land use.”

City Disposition of Land

Many Residents that attended were not aware of the Bowness ARP nor were they aware that this site was not identified as a Park in the ARP. They were angry at the City for taking away the Park. When asked if the land use was to proceed, many Residents indicated that the building was needed and was aesthetically pleasing, and the only concern was height.

Community Character

The second common concern was around the building fitting into the community character. The consensus is that “the rest of the neighbourhood is not higher than 3 stories” and the land use redesignation application for up to six stories “would significantly alter the neighborhood’s character and ambiance.” Residents who support the project feel “building taller residential next to the main commercial corridor makes sense” and the building “will provide much-needed affordable housing without compromising the community’s character or infrastructure.”

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Parking

Many residents have pointed out that the area already suffers from congested street parking. One resident stated, “Parking is a real problem,” while another mentioned, that they felt the City of Calgary’s parking ratio of 0.85 parking spaces per 1 dwelling unit was insufficient, and that “a 1:1 parking ratio to ensure adequate parking availability for residents and surrounding neighbours.”

Crime and Security

Some residents felt that the families served by Trellis would bring more crime and drugs to the neighbourhood. They were concerned that these families along with affordable housing may lower property values. Many residents felt that their community had an over abundance of low-income housing, and that Trellis should move closer to the Superstore or the nearby Habitat for Humanity building (off 63 St NW). Some were adamant that the City did not have an affordable housing crisis blaming levels of government for bringing in too many immigrant families.

Privacy

There were privacy concerns for some residence of the neighbouring properties adjacent to the proposed building and a

few concerns over the potential for sun shadowing particularly during the summer months.

Long term Durability

There were a few concerns about the long-term durability of our new facility and whether the building would fall into disrepair as they felt so many other low-income housing projects do.

Aging Infrastructure

Residents expressed concerns about the cumulative impact of densification in the area on existing infrastructure. Residents feel "the insufficient 'infrastructure' in established neighbourhoods like Bowness to handle the growth" and are concerned about "how this building (and others) will impact it". Infrastructure here includes "Internet, water, schools, [and] parks".

Building Impact

Finally, some, particularly those living nearby felt that our new building would impede their personal enjoyment given that the site is small, and the building is perceived to be large. The change was seen to be overwhelming.

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A detailed summary is provided in the matrix that follows where the issue is identified and described as we heard it. Within the matrix, we also provide a response as to how we dealt with the issue through design or, policy.

Our Response

Loss Greenspace and Playground

Though the site was never intended to be green space and is not allocated as such in the Land Use Bylaw or Bowness ARP, Trellis is working with the City of Calgary to develop a park and playground in close proximity to the current location. This park will be safe and accessible for all children and families. This is an exciting opportunity to create a play space that is barrier-free and inclusive. A portion of the proceeds of the property sales are to be re-invested into Park infrastructure in Bowness.

The City's is now exploring plans to improve nearby parks and greenspaces in the community. Two locations have been identified as potential sites for new amenities, dependant on the amount of final funding that will be confirmed in early 2025. One location is currently a vacant greenspace, the other has an existing older playground that can be improved and enhanced.

Once the funding for Park improvements has been confirmed over the coming months, Parks & Open Spaces will be working closely with the Bowness Community Association as well as the Ward 1 Office to collect feedback on preferred amenities and locations for improvements.

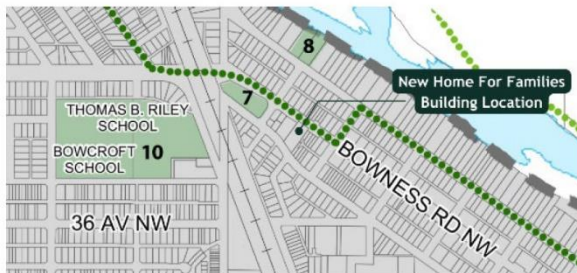


Figure 5: Trellis Site

The City of Calgary encourages residents to participate in ongoing public engagement on optimizing community play spaces in Bowness (<https://engage.calgary.ca/parkspaces>). This engagement will be extended for several months with the addition of these two new locations. This will give community members an opportunity to contribute their feedback on the types of amenities they would like to see in those greenspaces.

² [Bowness Area Redevelopment Plan - 17P2019 \(mybowness.com\)](https://mybowness.com/17P2019)

Community Character –height, density and aesthetic

Our building plan is guided by the Bowness Area Redevelopment Plan (ARP)².

Approved in 2019, the Bowness ARP was developed with Bowness residents’ feedback. The Bowness ARP indicates that residential land use is a key strategy for the community. Namely that the majority of residential land use is placed in a conservation and infill policy to maintain Bowness’ role of a low-density family-oriented community. Other lands, including the affordable housing property, were placed in a policy grouping to allow for low to medium density multi-dwellings.

This decision came from the Main Street engagement where the concept of “Bridge to Bridge” (Shouldice to 85 St bridges) was put forth by residents as a thoughtful way to sensitively increase density and provide more opportunity for a variety of housing forms along Bowness Road.

The Bowness ARP also confirms the City of Calgary’s intention to dispose of City owned lands presently designated for residential use

to be expediated for re-use to maximize housing choices in the community.

The Bowness Area Redevelopment Plan (ARP) identifies the site as within the “Neighbourhood – Mid-Rise” district as defined in the Municipal Development Plan as five to six stories in height. The Bowness ARP did not include the parcel in its current or future open space plans.



Figure 6: Municipal Development Plan definitions of Neighbourhood – Limited, - Low-Rise, and -Mid-Rise

The site for the proposed building is City of Calgary land with residential zoning (R-CG). Trellis is seeking a land use redesignation

³ Floor Area Ratio (FAR) is a measure that compares the total floor area of a building to the size of the land it is built on, indicating how densely the land is being used

to Mixed Use – General District (MU-1) with modifiers, specifically for height of 20.5 metres, maximum density of 50 units, and a floor area ratio³ of 3.0. The MU-1 is aligned with the property’s classification of Neighbourhood Mid-Rise in the Bowness ARP. The number of units will allow Trellis to ensure a sustainable building over time.

We choose this land use as we wanted the flexibility to address some of the issues raised by the community at our first engagement session. An MU-1 land use allows us the height we need to bring all the parking onsite without the expense of an underground parkade which would make our building not financially feasible. The additional 0.5M may also allow us to accommodate a rooftop amenity for residents – a private, welcoming space for families.

City of Calgary Disposition of the Land

The property was originally acquired by the City in 1973 for future Shaganappi Trail/Bow River overpass that never progressed. As part of *Home is Here*, The City of Calgary Housing Strategy 2024-2030⁴,

⁴ [The City of Calgary’s Housing Strategy](#)

Calgary is making City-owned parcels available for affordable housing. The property was offered at below market value as part of a Council-approved policy to release up to 10 parcels of developable land every two years to increase the capacity of non-profit affordable housing providers.

The property was determined to be surplus to municipal requirements and on October 14, 2022, Council approved a Method of Disposition (MOD) that included 6623 Bowness Rd NW as a Non-Market Land Sale #3 (NMLS#3) site. The property was marketed in March 2023 and Trellis Society was selected as the successful applicant for use for affordable housing⁵.

Parking

Trellis understands that parking is a real concern for the community in Bowness. Due to the high water table in the community, an underground parkade may not be feasible. Our current design allows parking to be at ground-level inside the building with access from Bowwood Dr NW.

⁵ [Affordable housing providers in Calgary awarded three City-owned development sites](#)

MU-1 land use identifies 0.85 parking stall for each unit. Our preliminary parking design equates to 20 surface parking stalls, including 10 barrier free spaces. Reductions for access to bus hub and bike storage have been taken.



Figure 7: Preliminary ground floor schematic showing parking

Many of our clients may not have a vehicle particularly those on subsidies as a vehicle may reduce their eligibility for funding. The property is adjacent to major transit lines so residents may access Calgary Transit services. In addition, a portion of the ground level includes bike storage for building residents.

While Trellis will take all families in the new building, it will be aware of whether families have a vehicle or not when deciding who will be within the building.

Affordable Housing in Bowness

It is acknowledged that there are many affordable housing units within the Bowness community. Trellis will add only twenty-six (26) 3-bedroom units and twenty-four (24) 1-bedroom units for vulnerable families. Many of the studio units are collocated next to the three bedroom units with a common door to allow for intergenerational families. Twenty percent (20%) of the units will be barrier free.

According to the City of Calgary, at its most fundamental level, affordable housing is about people. Access to safe and stable housing helps create inclusive communities and adds to the overall health, prosperity and safety of our city.

People in affordable housing have greater chances to find and keep jobs, to learn and build skills, and be active participants in their communities. Affordable housing also helps boost the local

⁶ About Affordable Housing (calgary.ca)

economy by increasing the purchasing power of residents and by attracting employers with the promise of a stable workforce.

Keeping vulnerable residents off the streets also helps to reduce demand and pressure on emergency services, hospitals and correction facilities. Providing housing for one homeless person has been shown to save taxpayers \$34,000 annually⁶.

These families are looking for stable homes within their existing community; close to schools and amenities such as transit. Trellis is part of the solution for ensuring families can remain in their communities by offering supportive programs and services. Families will have access to support services from our Bowness Hub helping families build skills and resilience.

Privacy

We will provide a mix of units facing two street frontages, in addition to units facing east and west, ensuring active frontages along all building facades. Unit that have balconies facing shared property lines will have a minimum setback distance of 4.0m from the property line which provides an appropriate separation

between neighbouring properties. Window design will be carefully considered to ensure a good level of privacy is provided to and from the building.

Crime in the Community

Many of the families we serve already live and work in Bowness. We therefore do not believe that these families will be a security concern or increasing crime in the neighbourhood. These families are looking for stable homes within their existing community and close to schools and amenities such as transit. Trellis will offer programs and services and will be a part of the solution.

We have designed family friendly and inclusive spaces. Families will have access to support services from our Bowness Hub helping families build skills and resilience. Families will also have safe access to outdoor amenities on the second and fifth floor. Housing will incorporate balconies to allow families with fresh access to fresh air within their living space, set at an offset to provide residents and neighbours privacy.

⁷ [About affordable housing \(calgary.ca\)](https://www.calgary.ca/about-affordable-housing)

Long Term Maintenance of the Building

We have planned for very durable exterior cladding to maintain the visual aesthetic over time and to reduce maintenance costs for the organization. It should be noted that affordable housing must comply with the same building code requirements and design standards as market-rate housing, which includes fitting the character of the neighbourhood.

Trellis would also like to assure the community that as this will be a Trellis-operated facility we are committed to ensuring the building and landscaping is well-maintained to ensure it remains an example in the community, and a long-term sustainable asset for Trellis.

Property Values

The City's website reports that "More than 100 studies conducted in the US and Canada during the past 30 years show no evidence that property values are impacted by affordable housing developments."⁷ The City's research also confirms that most often those accessing affordable housing already live in the neighbourhood or near the neighbourhoods. The City of Calgary

does not consider the proximity of affordable housing in property tax assessments.⁸

The Bowness Site

Trellis looked at several different sites in the area, assessing their viability, before purchasing our current site from the City of Calgary in 2023. Available through Non-Market Land Sale in order to help non-profit housing providers to spend less capital fund on land acquisition and invest more in the development of housing for Calgarians. It was important that the building site be in a family-oriented neighbourhood and in close proximity to our existing Bowness Hub to ensure families had easy access to community supports. Especially as many of the families in need of affordable housing already live in Bowness.

The City has made affordable housing, particularly for families, a priority. There is a significant lack of affordable housing units within the City and though the City of Calgary is committed to and working towards meeting the need, existing proposals still fall short. We believe that a range of housing provides a diversity that is good for the community and for everyone.

⁸ [Affordable Housing Facts \(calgary.ca\)](https://www.calgary.ca/affordable-housing-facts)

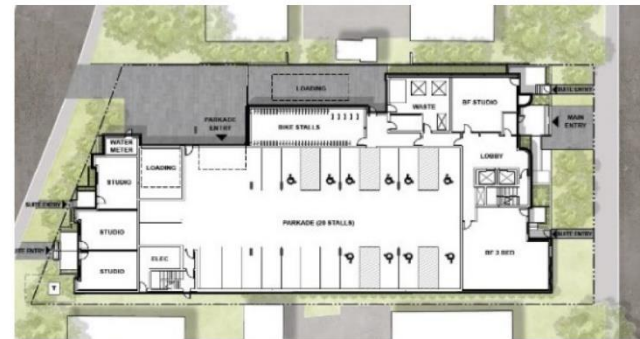


Figure 8: Preliminary Site Plan

Sun Shadows

There will be no sun shadowing for the adjacent properties to the SE during the summer months as per the current design. There will be some shadowing of the sun in the fall during the midday for the properties just southeast of the building. The shadow study of the existing parcel as a open space shows a sun shadow during winter throughout the day. The City of Calgary considers shadows from the Equinox in September at 2:00 pm for the shadow study outcomes for Land Use Redesignation and Development Permits.

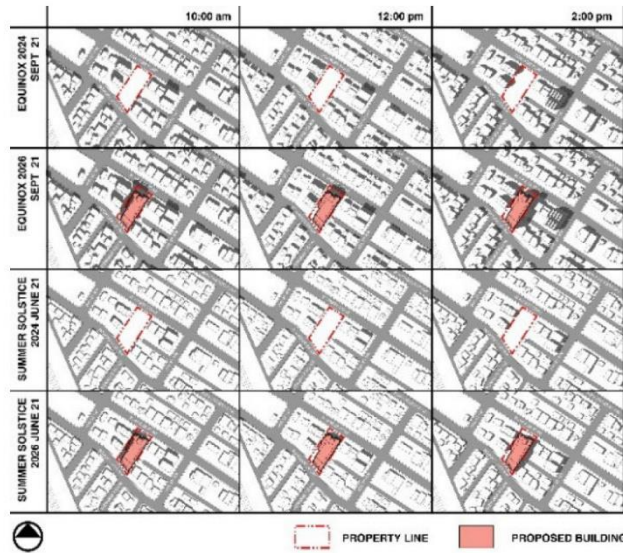


Figure 9: Shadow study of proposed design throughout the year

The Building Impact

The site is indeed constrained by many factors. However, we pushed our building as far away from the existing development to the north and have been able to keep a 20-m buffer from the edge of the north property to our building edge. We intentionally designed the building to be street responsive design with stepped massing with a more neighbourly feel on the Bowwood Dr side.

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Stepped back design has been used to prevent overlook into neighbouring properties, including for balconies. As well as to make the building feel less imposing at street level. To ensure the existing sidewalk buffer remains, a large setback is maintained from Bowness Rd (20 meters), and all faces of the building are treated as a ‘front face’- textured, articulated and more aesthetically pleasing.



Figure 10: Current conditions looking from Bowness Rd NW

Through our design, we believe that we have created a more urban streetscape – wider sidewalks, better pedestrian connection to the building. The residential units on our site are setback from Bowness Rd with their own private access points.

Eighteen trees were recently planted by the City of Calgary on the property. Efforts will be made to preserve as many trees as is

reasonable. A plan is being put in place to potentially replant trees in nearby open spaces for the community. Our new building when the design is finished will be up to 20.5 metres (total 5 storeys).



Figure 11: Trellis is excited for the opportunity to expand our programming and provide homes for our families

the website. A summary of the web statistics follows for the time between August 19 to September 17, 2024. The website is still open to receive comments.

Web Traffic

There was traffic on the web site at the beginning of the project, after Trellis team went door to door to residents on August 21, 2024. With spikes on September 5 and September 15, the first Trellis hosted Open House. It should be noted that out of the almost 430 unique visitors to the site, only 100 individuals attended the in-person open house and only 16 individuals provided comments to

Sessions over time



Next Steps

Trellis has heard the community. There is community support for the project, and we feel that our New Home for Families will create a positive impact in the community of Bowness. We acknowledge the concerns and issues many residents have raised and are committed to incorporating feedback where possible. And, we have been able to respond with our design. We feel that the engagement opportunities thus far have been successful in both receiving feedback from the community but also providing further information and clarification for community members.

Trellis will continue to provide opportunities for the community to engage with our process through our development website. At this point in time there will be no further Engagement Sessions.

We are also committed to continuing to work with stakeholders and Community Groups. We also hope to assist the City with plans for improvements to future play spaces and green spaces nearby to our site; we too hope that the families in our new building will be able to thoroughly enjoy this space.

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There will be several more opportunities for the public to engage with the process through the City of Calgary Land Use Redesignation assessments and Development Permit application process. Trellis encourages community members to continue to provide their feedback during the process.



Figure 12: Opportunities for community input

This report will be updated as part of the Public Hearing stage of the City of Calgary process and be submitted to Council.



What We Heard Report – Part 2 – September 2024

What Did the Community Say and How Did We Respond?

This section outlines what we heard and how we have responded to the comments received. It is important to note that these comments were taken verbatim from the surveys and websites or at the open house using “post-it notes” carefully transcribed and approved by the individual. Each number represents comments from one or the same individual.

Individual	Comments – Concerns and Support	Response – How Did We Respond?
Emails & Phone Calls Direct to Project Team – August to September 2024		
1	<p>I have major concerns about your application to rezone a neighbourhood designated as low to midrise housing in Bowness to meet your new build proposed at 6623 Bowness Road NW. This is a residential street with RC-G designation only. As a homeowner on this street, it is very upsetting that this build is being considered as it does not fit into the Bowness Area Redevelopment Plan and does not consider the people who currently live there and enjoy the limited green space we have in an already densely populated location. This would be the only MU-1 designated building and goes against the plan the City of Calgary outlined in 2019. This sentiment is widely felt from the residents in this area. I understand the need for mixed-income housing; however, doubling the building height to 6 stories is unfair to the existing residents and our quality of life (lack of parking, lack of sunlight from the height of the build, increased traffic in an area that already has limited parking and access, and more). The lack of consideration shown to</p>	<p>Thank you for reaching out regarding your concerns about the current Land Use Application at 6623 Bowness RD NW. We appreciate your commitment to the community of Bowness.</p> <p>We will be holding an open house with Trellis, the non-profit who is looking to create affordable housing options in the community for families including inter-generational families. The tentative dates for the open house are Sunday September 15th and Monday September 16th. Please reach out to your community associate to confirm dates, times and locations. We would love for you to attend so we can discuss this project together. We also recommend visiting the Trellis website to learn a bit more about what they do and what services they offer. They are already members of the community and are looking to build upon the services they provide:</p> <p>https://www.growwithtrellis.ca/</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>residents of Bowness in terms of adhering to the ARP reflects poorly on LOLA. We will work together as a community to ensure this is known and fight this flagrant disregard for the rules and our quality of life.</p>	<p>Regarding some of the items you noted, we are following the intent of the Bowness Area Redevelopment Plan (approved in 2019). As indicated on Map 2 within the document, this site, as well as the adjacent sites along Bowness RD NW are labelled as ‘Neighbourhood Mid-Rise’ – which the City of Calgary indicates is up to 6 storeys in their municipal development plan. It is not our intent to build 6 storeys on this site but the land use was selected to allow for design flexibility so we can reduce our impact on the community. An example of this is that if we have a roof top patio for resident use, the City will could that height as a ‘storey’ even though there will not be any building there. And you are correct that the designation of the properties south of Bowwood Dr are R-CG, however, the properties directly adjacent and north of Bowwood DR NW are M-C1 and M-C2 land uses.</p> <p>We look forward to meeting with you at the open house, so we can discuss this project in more detail.</p>
<p>1</p>	<p>I am writing to express my concerns regarding the proposed development of a six-story building at 6623 Bowness Road. While I fully support the creation of low-income and mixed housing, I must voice my strong opposition to the height and scale of the proposed building.</p> <p>Bowness is a unique neighborhood characterized by its charming bungalows and duplexes, none of which exceed two stories on our current street. The proposed six-story building would be entirely out of character with the surrounding area, which currently has no buildings of this height, even in the commercial zones. The introduction of such a large structure would significantly alter the neighborhood's character and ambiance.</p>	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Greenspace While the site may be used as a Park, the property is not designated as a Park or greenspace within the Bowness ARP. Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>Additionally, I am deeply concerned about the impact this development will have on the green space in our community and strain on existing infrastructure as evidenced with our ongoing water pipe issues and access to parking. The loss of green space to accommodate this building is particularly upsetting, as it not only diminishes the environmental quality of the area but also directly affects those of us who live across from the proposed site.</p> <p>While I recognize the importance of providing affordable housing options, I believe that this can be achieved in a manner that is more in harmony with the existing neighborhood. I urge you to reconsider the scale of this project and explore alternatives that would better integrate with the current architectural landscape of Bowness.</p> <p>Thank you for considering my concerns. I hope that we can work together to find a solution that meets the needs of all residents without compromising the character and livability of our neighborhood.</p>	<p>and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/park spaces.</p>
2	<p>It was lovely to meet you [Trellis Team] yesterday as well. [Partner] and I were very pleased to see you doing the neighbour outreach in person and I look forward to seeing you again at the open house.</p> <p>Please do let us know if you need any support throughout the process, I know Bownesians can be prickly pears sometimes when it comes to change, but some of us do appreciate the work you are doing to bring more affordable housing to our City!</p>	Thank you
8	(Phone Call) They understand the need for and support affordable housing and can understand this is a good	Greenspace

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>location for it, despite losing the green space, although that's not ideal.</p> <p>Their main issue is the building height. They believe anything over 3 storeys will not fit into the neighbourhood. They will not support Trellis and will be active in their opposition of the project if it's more than 3 storeys.</p> <p>Parking!</p>	<p>Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Parking Due to the high water table, an underground parkade is not feasible. Instead, we are proposing ground-level parking with access from Bowwood Dr NW, meeting the City of Calgary's MU-1 land use requires of a minimum 00.85 stalls per unit. The property is near major transit lines, and bike storage will be available for residents.</p>
11	<p>Devaluation of his property, development will shade his property, killing vegetation and grass. The community was not engaged early enough. Other parks in the area are dangerous (beside train tracks or the river). Worried about increasing the transient population in the neighbourhood.</p>	<p>Security and Affordable Housing Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>Lack of infrastructure. Will put additional strain on already overpopulated schools etc.</p>	<p>family-friendly spaces, support services, and durable materials to ensure long-term quality.</p> <p>Property Values and Impact on Neighbours More than 100 studies conducted in the US and Canada during the past 30 years show no evidence that property values are impacted by affordable housing developments¹.</p> <p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>

Project Website Submissions – August to September 2024 – Questions changed on August 30, 2024 to simplify responses

<p>1</p>	<p>How do you currently engage with Trellis? Trellis is building at lot 6623 in Bowness which is directly across from our house at 6614 Bowness Road.</p> <p>What do you think about the concepts proposed? What do you like the most? I am writing to express my concerns regarding the proposed development of a six-story building at 6623 Bowness Road. While I fully support the creation of low-income and mixed housing, I must voice my strong opposition to the height and scale of the proposed building. Bowness is a unique neighborhood characterized by its charming bungalows and</p>	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Greenspace</p>
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¹ [About affordable housing \(calgary.ca\)](https://www.calgary.ca/about-affordable-housing)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>duplexes, none of which exceed two stories. The proposed six-story building would be entirely out of character with the surrounding area, which currently has no buildings of this height, even in the commercial zones. The introduction of such a large structure would significantly alter the neighborhood's character and ambiance. Additionally, I am deeply concerned about the impact this development will have on the green space in our community. The loss of green space to accommodate this building is particularly upsetting, as it not only diminishes the environmental quality of the area but also directly affects those of us who live across from the proposed site. While I recognize the importance of providing affordable housing options, I believe that this can be achieved in a manner that is more in harmony with the existing neighborhood. I urge you to reconsider the scale of this project and explore alternatives that would better integrate with the current architectural landscape of Bowness. Thank you for considering my concerns. I hope that we can work together to find a solution that meets the needs of all residents without compromising the character and livability of our neighborhood. Sincerely, Lauren Swick 6614 Bowness Road NW</p> <p>Do you have any further comments for us? Please take the existing neighbours who will be directly impacted into careful consideration. The city does not but as a community organization we sincerely hope you will listen to our concerns and work with us to make it a liveable and enjoyable area for all.</p>	<p>Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
2	<p>How do you currently engage with Trellis? Resident & Adjacent Property Owner</p>	<p>Thank you</p> <p>Parking</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>What do you think about the concepts proposed? What do you like the most?</p> <p>I have submitted my feedback directly to the City of Calgary regarding LOC2024-0196. Here is a copy of my response: RE: Support for Land Use Change Application (R-CG to MU-1) – LOC2024-0196 I am writing to express my strong support for the proposed land use change from Residential - Grade-Oriented Infill District (R-CG) to Mixed Use - General District (MU-1) for the property adjacent to my residence in the community of Bowness. As a neighboring resident, I believe this change will have a positive impact on affordable housing within my community. The proposed development, which will allow for a mixed-use building up to 20.5 metres (approximately 5 to 6 storeys), is a well-considered step forward for Bowness. The shift from an underutilized park space to this proposed development represents a meaningful improvement in land use. It will provide much-needed affordable housing without compromising the community's character or infrastructure. I understand that some of my neighbors have concerns about the loss of the park space due to this development. The existing park infrastructure in this location is aging and would require significant investment to upgrade. Rather than focusing resources on improving this site, I would encourage the City of Calgary Parks & Open Spaces to enhance the nearby green space located at the corner of 66 Street NW and Bowness Road NW. This is an ideal spot for new park infrastructure, and I believe would serve the community as a whole, while allowing the affordable housing development to proceed. The only concern I have with the current proposal is the parking ratio of 0.5 parking spaces per 1 dwelling unit. While I recognize that this ratio is consistent</p>	<p>We are proposing a ground-level parking with access from Bowwood Dr NW, meeting the City of Calgary's Residential Parking Requirements of a minimum 0.85 stalls per unit. The property is near major transit lines, and bike storage will be available for residents.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>with the MU-1 designation, the limited transit options along Bowness Road make parking a more significant issue. For this reason, I would encourage the City to consider requiring a 1:1 parking ratio to ensure adequate parking availability for residents and surrounding neighbours. I believe the development aligns with the Bowness Area Redevelopment Plan and the Municipal Development Plan, as it encourages thoughtful intensification and densification of our community, and supports the creation of a diverse, inclusive, and sustainable neighborhood. The proposed land use change is a positive step for Bowness, and I encourage Calgary Planning Commission and City Council to approve this application. Thank you for your time and consideration.</p>	
7	<p>How do you currently engage with Trellis? I don't</p> <p>What do you think about the concepts proposed? What do you like the most? The concepts proposed are trash.</p> <p>Do you have any further comments for us? Get out of Bowness! Do not trifle with community. We absolutely do NOT appreciate gentrification. Fuck you and fuck off forever</p>	Thank you
8	<p>How do you currently engage with Trellis? I do not</p> <p>What do you think about the concepts proposed? What do you like the most? I think the concepts are not inline with the surrounding landscape / buildings for the following reasons. 1. An apartment building, especially one that is 5 or 6 stories high,</p>	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>does not fit in AT ALL. It will block the view of the ski jump and be the tallest building in Bowness. 2. Bowness values and cherishes greenspace. These concepts remove greenspace. If you want the Bowness community, especially those living close by, to be more open to any of these concepts then you should: 1. stick to townhouses or quads that do not exceed 3 stories; similar to the surrounding area. 2. Provide some parking. 3. Incorporate the small playground or replace the playground on site. I could possibly see that occurring with the one concept above (top right picture the 3 story). And in your video the concept with parking in the middle and town houses on the front and back.</p> <p>Do you have any further comments for us? I am out of town during the week of Sept 15th so I can't attend the open house sessions. My feedback is: people are not happy with the concept of an apartment building of 5 - 6 stories nor with the idea of losing the park. If you want the Bowness community, especially those living close by, to be more open to any of these concepts then you should: 1. stick to townhouses or quads that do not exceed 3 stories similar to the surrounding area. 2. Provide some parking for residents. 3. Incorporate the small existing playground or replace the playground on site.</p>	<p>community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/park spaces.</p> <p>Open House Follow-up Trellis Project Team followed up with email details on how to access poster information via the Trellis Housing Project website.</p> <p>This individual left multiple emails and calls to Trellis and the website. He has been contacted by the project team by telephone and was emailed shortly after to assure him that his concerns had been received and logged.</p>
8	<p>How do you currently engage with Trellis? I do not</p> <p>What do you think about the concepts proposed? What do you like the most? We are out of town for the open house dates. Please provide a virtual link to attend. Please keep it to 3 stories highest.</p>	<p>Open House Follow-up Trellis Project Team followed up with email details on how to access poster information via the Trellis Housing Project website.</p> <p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>The rest of the neighbourhood is not higher than 3 stories. I do not support anything above 3 stories.</p>	<p>designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
<p>9</p>	<p>How do you currently engage with Trellis? Live in Bowness. Donate to the club.</p> <p>What do you think about the concepts proposed? What do you like the most? ?</p> <p>Do you have any further comments for us? I am unable to attend the open houses in September. I would appreciate more information about the project and if possible, email updates if they are being provided. Thanks</p>	<p>Open House Follow-up Trellis Project Team followed up with email details on how to access poster information via the Trellis Housing Project website.</p>
<p>10</p>	<p>How do you currently engage with Trellis? Donation</p> <p>What do you think about the concepts proposed? What do you like the most? I have concerns about this location, the loss of the one green space and playground on our street (Bowwood Drive), lack of consideration of the over congested street parking that already exists with the 2 affordable housing projects on the same street. A more suitable location would be beside the habitat for humanity units on our street where there is literally empty land that can be developed for this project only about 200 m away from where you are currently proposing.</p>	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/park spaces.</p> <p>Why is the City selling the land? The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the “Home is Here” Housing Strategy 2024-20230, the City is making select City-owned parcels available for non-profit affordable housing at below market value. Council approved the sale of this property in October 2022, and Trellis was chosen as the successful applicant in March 2023.</p>
12	<p>How do you currently engage with Trellis? Do not</p> <p>What do you think about the concepts proposed? What do you like the most? Oppose the redevelopment of an existing greenspace, park & playground to a housing development. Choose another location that is private land or public land that is not a public park. Thanks.</p>	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Why is the City selling the land? The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the “Home is Here” Housing Strategy 2024-20230, the City is making select City-owned parcels available for non-profit affordable housing at below market value. Council approved the sale of this property in October 2022, and Trellis was chosen as the successful applicant in March 2023.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
13	<p>How do you currently engage with Trellis? I live in Bowness and had been to programs at the Bowness hub</p> <p>What do you think about the concepts proposed? What do you like the most? I support this development. There is so much building going on in Bowness but none of it seems to be affordable for many families. The reasons for the location make a lot of sense like existing programs and transit. It is sad to loss a green space but there are several around that area.</p>	Thank you
14	<p>How do you currently engage with Trellis? I don't</p> <p>What do you think about the concepts proposed? What do you like the most? Why not just move the playground to the greenspace where Bowness Road goes under the Railway?</p>	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
15	<p>How do you currently engage with Trellis? I don't but live close by</p> <p>What do you think about the concepts proposed? What do you like the most? Generally supportive of Trellis and all the good work it does. Many residents of Bowness are a lot less fortunate and need help to avoid a future life of hardship and crime. If done well, and with the right support, this site can help those who need it. Happy to provide more positive feedback as I'm sure this project isn't welcome by some other Bowness residents.</p>	Thank you

Individual	Comments – Concerns and Support	Response – How Did We Respond?
16	<p>How do you currently engage with Trellis? I'm a social worker at Rise Calgary and I deal with unhoused families and also refer clients to trellis.</p> <p>What do you think about the concepts proposed? What do you like the most? The proposal is amazing. We need more affordable housing. The design looks great, and the location is ideal for clients. This will help families in need and also alleviate the burden on our system.</p>	Thank you
20	<p>How do you currently engage with Trellis? I work with them through my role as the Community Development Coordinator at the Bowness Community Association. I regularly speak to residents who access their services and believe that they do important work in the community. For example, I directed many people to their Neighbour Day Barbecue (people understandably often confuse their Bowness Hub and our Bowness Community Hub) and folks at my Elevenses coffee club talked about it really positively the week after it happened! As a resident of Bowness, their programming directly responds to concerns that I have- for example, I think their Budget Bytes weekly flyer meetup is great programming that addresses food insecurity and the rising cost of groceries.</p> <p>What do you think about the concepts proposed? What do you like the most? I think it's great that they are proposing to include units of different sizes, and especially 3-bedroom units, which in my experience are very hard to find. I think that it's great that the location is so close to a main transit line, because it can be challenging to get groceries in Bowness.</p>	Thank you

Individual	Comments – Concerns and Support	Response – How Did We Respond?
21	<p>How do you currently engage with Trellis? I don't</p> <p>What do you think about the concepts proposed? What do you like the most? I think that Calgary is in desperate need of affordable housing. The more we have of it the better it is for the community. This seems like something that will help many people.</p>	Thank you
22	<p>How do you currently engage with Trellis? I don't currently - though I am interested in checking out available services</p> <p>What do you think about the concepts proposed? What do you like the most? I basically love everything about this idea. I don't live in Bowness at the moment, though all of my community/friends/supports are there, because of the lack of accessible and affordable housing. It is such a huge need, and I love that these units will be accessible and energy efficient. As someone who cannot work presently due to a disability that impacts my mobility, this gives me hope that someday I might be able to live near my community.</p>	Thank you
23	<p>How do you currently engage with Trellis? I do not currently engage with Trellis</p> <p>What do you think about the concepts proposed? What do you like the most? As a Bownesian, I am very excited to see continued housing and family support enter my community. I have been shocked to hear the outrage to this program; as someone who used to commute daily past the planned site, it has</p>	Thank you

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>been an utter rarity to see the park used by families. I am happy to see this space being given newer life by Trellis is a way that explicitly helps our community and those in need. In addition, I am happy to hear that Trellis is still meeting the concerns of these upset parties by ensuring there will not just be other green space access, but that the green space access will actually be better than what is in the park at present. I see no downsides for Trellis' projected plan, and I hope to see it continue.</p>	
24	<p>How do you currently engage with Trellis? You are building a low income family unit on 6623 Bowness road NW</p> <p>What do you think about the concepts proposed? What do you like the most? I do agree with what you're doing but I don't think it's fair that the city of Calgary was not above board with the residents of the area ore the community of Bowness, unfortunately there are so many different developers in the area that are in it for nothing but profit those are the ones that will cause nothing but problems for the community</p>	<p>Thank you</p> <p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
<p>Trellis Hosted In-Person Open House – September 15 & 16, 2024 – ~100 community members attended; no individuals recorded</p>		
<p>Survey Responses – Question “We would like to hear from you. Please tell us what you think:”</p>		
	<p>Please put money into beautifying the two parks (#7 and #8) nearest to the proposed development. Do not let the City of Calgary dictate how or where that money will be spent. Put it into those two parks to satisfy the needs of the many new developments going in just east of the tracks.</p>	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW).</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>Otherwise - good luck and thank you for building truly affordable housing.</p>	<p>Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/park spaces.</p>
	<p>I think that this development is very necessary & that the location is ideal. It is walking distance to several services and greenspaces + is located in an already dense part of the community. It's really challenging to afford to live in Calgary + we need as much affordable housing as possible.</p> <p>I came to the community engagement session on September 15 in Bowness and felt intimidated by other residents present who opposed the project. I said that I had waited my turn to ask a question to Jeff (Trellis rep) and felt these residents were monopolizing the conversation by constantly interrupting and reiterating the same talking points. I felt that they mocked me & implied I did not have anything worthwhile to say by using a condescending tone in urging me to "go ahead and ask my question." Knowing I would likely be interrupted, and that the convo would escalate, I walked away and was heckled and yelled at for being "too scared to speak up" on my way out of the hall. The Trellis staff were very kind to me and checked in, but I left feeling very upset. I worry that other residents who may have wished to ask questions and learn more may have felt intimidated to do so.</p>	<p>Thank you</p>
	<p>Sorry people in Bowness are not very good at providing feedback in a respectful manner/seem to hate poor people.</p> <p>This development seems both timely and well-thought out. Building taller residential next to the main commercial corridor makes sense. It is too bad about the loss of trees, but I hope/assume there are other beautification plans in</p>	<p>Thank you</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>place for the development. By all accounts, this seems like it should be non-controversial.</p> <p>Best of luck, you'll need it - A Bowness resident</p>	
	<ul style="list-style-type: none"> - Reduce the height to 3 stories max - Bring back the 305 bus to accommodate the new people - Identify how the schools can handle the kids alongside growing young families - Place windows at angles that do not look directly into houses across the road - Trellis Society if you want to be welcomed into the community, please don't occupy the maximum possible space on this property. Many in the community believe in the values of Trellis, but our patience is running thin with the city! Please consider a reduced complex @ 3 stories which many in the community would be much more receptive to. - Consider green spaces near the Superstore where these appear to be quality unused land on the west side of the tracks - City of Calgary, please start considering the cumulative impacts of these zoning changes. - I would welcome more space for Trellis and legit organization like this that help people. Rather than the other 'subsidized' units that are privately owned and ruining the street. But do it with the cumulative impact in mind. <p>Thank you for your time</p>	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p> <p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/park spaces.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	<p>I think this is important for the community and families. We need low income housing. The area needs regentrification. This brings so much opportunity to the area, and community. Looking forward to seeing this change.</p>	<p>Thank you</p>
Post-it Notes		
	<p>More shadow studies during different seasons - worry about seasonal depression</p>	<p>Shadow Study A full shadow study has been completed to evaluate the existing and future shadows based on the schematic design for all seasons. Trellis will work with the City of Calgary and provide the required shadow study as per city bylaws, which focuses on September at 2:00 pm. This comprehensive approach ensures that we address, as much as possible, potential shadow impacts and work towards minimizing any adverse effects on the neighbourhood.</p>
	<p>Parking - concerned about the impact from all the builds</p>	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	<p>City not listening to the impact on green space</p>	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces .
	Loss of green space and places (safe for children)	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Worried about the infrastructure in Bowness	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	Didn't feel first event [with Trellis] was authentic	We are sorry for that. Thank you for your feedback.
	Children will have to navigate trouble to get to Greenspaces	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Bowness parks are being singled out for development	Why is the City selling the land?

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the “Home is Here” Housing Strategy 2024-20230, the City is making select City-owned parcels available for non-profit affordable housing at below market value. Council approved the sale of this property in October 2022, and Trellis was chosen as the successful applicant in March 2023.</p>
	<p>My home is no longer my home</p>	<p>As part of the Bowness community Trellis is sympathetic to the ongoing development in the area. This open house is our way of reaching out to the residents of Bowness to make a connection with them and help you understand our mission of support and the importance of a home for all Calgarians.</p>
	<p>Can the surrounding infrastructure handle/manage the high density</p>	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	<p>Don't feel safe around the neighbourhood</p>	<p>Security and Affordable Housing Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.</p>
	<p>Affordable housing is important not at the cost of Bowness</p>	<p>Security and Affordable Housing Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.
	Already not enough greenspace	<p>Greenspace</p> <p>Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Petition to rezone green space as a park	<p>Greenspace</p> <p>Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Gentrification	<p>Community Character</p> <p>The City is changing and growing. Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Feeling of helplessness	As part of the Bowness community Trellis is sympathetic to the ongoing development in the area. This open house is our way of

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		reaching out to the residents of Bowness to make a connection with them and help you understand our mission of support and the importance of a home for all Calgarians.
	Not in character with the community	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Worry that this is the start of a snowball	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density, and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Losing our neighbourhood	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density, and diversify housing options along Bowness Road NW, rather than anywhere in the community.</p> <p>As part of the Bowness community Trellis is sympathetic to the ongoing development in the area. This open house is our way of</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		reaching out to the residents of Bowness to make a connection with them and help you understand our mission of support and the importance of a home for all Calgarians.
	Taking care of park - now its gone	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Added complexity for email fundraising bike race	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Multiple multi-family developments that should use the park	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Park at the river is not safe	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	People have moved in because of the park	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Shadowing	<p>Shadow Study A full shadow study has been completed to evaluate the existing and future shadows based on the schematic design for all seasons. Trellis will work with the City of Calgary and provide the required shadow study as per city bylaws, which focuses on September at 2:00 pm. This comprehensive approach ensures that we address, as much as possible, potential shadow impacts and work towards minimizing any adverse effects on the neighbourhood.</p>
	Privacy	<p>Privacy To ensure privacy for residents and neighbours, the design team is considering a variety of solutions including stepped back building form and strategically placed balconies.</p>

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	Infrastructure	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	Size of # of units - R.B. Bennet Site	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	Bowness is seen as lower socio-economic - we are cramped (IMG-2160)	<p>Affordable Housing Need in Calgary To support our growing population, the City of Calgary believes we must increase and diversify our affordable housing options. The city defines a household in need of affordable housing if it earns less than 65% of the median income (currently \$63,700) and spends 30% or more of its before tax income on shelter costs.</p> <p>Despite adding 308 units per year since 2011, the city needs 2,000-2,500 new units annually to meet the demand².</p>
	Too many affordable housing units	<p>Affordable Housing Need in Calgary To support our growing population, the City of Calgary believes we must increase and diversify our affordable housing options. The city defines a household in need of affordable housing if it earns less than 65% of the median income (currently \$63,700) and spends 30% or more of its before tax income on shelter costs.</p>

² [About affordable housing \(calgary.ca\)](https://www.calgary.ca/about-affordable-housing)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		Despite adding 308 units per year since 2011, the city needs 2,000-2,500 new units annually to meet the demand ³ .
	Supportive of this building	Thank you
	Families + kids 100% supportive	Thank you
	Parking not enough	Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Too many affordable housing units	Affordable Housing Need in Calgary To support our growing population, the City of Calgary believes we must increase and diversify our affordable housing options. The city defines a household in need of affordable housing if it earns less than 65% of the median income (currently \$63,700) and spends 30% or more of its before tax income on shelter costs. Despite adding 308 units per year since 2011, the city needs 2,000-2,500 new units annually to meet the demand ⁴ .
	For kids, young people, and families YES!! We want you	Thank you
	Angry at the City	Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.
	Election Fraud - Nenshi stole the election	Thank you. We appreciate that every individual has the right to their own opinions and beliefs. We are here to discuss Trellis, this project, and its effect on the community of Bowness.
	City should be here!!	Engaging with the City

³ [About affordable housing \(calgary.ca\)](#)

⁴ [About affordable housing \(calgary.ca\)](#)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.
	Park - needs to stay	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	Eradicate a certain group of "people" ~ Muslims	We appreciate that every individual has the right to their own opinions and beliefs. We are here to discuss Trellis, this project, and its effect on the community of Bowness.
	Trudeau is a plant	Thank you. We appreciate that every individual has the right to their own opinions and beliefs. We are here to discuss Trellis, this project, and its effect on the community of Bowness.
	Keep communication up with the city	<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Invest in sister (7) and (8) for park infrastructure	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>

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	Incorporate climate initiatives into building	<p>Energy Efficiency Trellis is committed to create an energy-efficient building with a sustainable design, ensuring operational and maintenance benefits. Our goal is to provide safe, long-lasting homes for the families we serve.</p>
	Bowness needs more affordable housing	Thank you
	No one I know voted for the mayor	Thank you for the feedback. Unfortunately, we are not in a position to speak to or engage in discussion around government or government policy. We are here to discuss Trellis, this project, and its effect on the community of Bowness.
	Climate resiliency during build not after the fact	<p>Energy Efficiency Trellis is committed to create an energy-efficient building with a sustainable design, ensuring operational and maintenance benefits. Our goal is to provide safe, long-lasting homes for the families we serve.</p>
	Aesthetics are what's cheapest, what can fit in	<p>Security and Affordable Housing Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.</p> <p>Concept Design We have intentionally designed the building to be street responsive; this means that we have stepped the building back from site boundaries to reduce the impact of large facades and feel less imposing at street level. The ground floor apartments create engagement with the streetscape, and a landscape program also engages with the street. To ensure the existing</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		sidewalk buffer remains, a large setback is maintained from Bowness Road and all faces of the building are treated as a ‘front face.’ All facades have been designed with texture, articulation, and aesthetically pleasing materials. Through our design, we have created a more urban streetscape – wider sidewalks, nice landscaping, and better pedestrian connection to the building.
	Meet aesthetics of the community. Who decides.	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Concept Design We have intentionally designed the building to be street responsive; this means that we have stepped the building back from site boundaries to reduce the impact of large facades and feel less imposing at street level. The ground floor apartments create engagement with the streetscape, and a landscape program also engages with the street. To ensure the existing sidewalk buffer remains, a large setback is maintained from Bowness Road and all faces of the building are treated as a ‘front face.’ All facades have been designed with texture, articulation, and aesthetically pleasing materials. Through our design, we have created a more urban streetscape – wider sidewalks, nice landscaping, and better pedestrian connection to the building.</p>
	Having 24/7 staff would help ease concerns	Security and Affordable Housing

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		<p>Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.</p> <p>This is not a supportive living facility, nor will families requiring 24-hour supports be living here. The Bowness Hub and Trellis’ other program locations will provide necessary support to our residents.</p>
	Respect how Bownesians are feeling	Thank you – We feel we are showing Bownesians the respect they deserve by creating this open forum to discuss with and inform the community of Bowness about the project.
	Very concerned about the lack of engagement done by the City	<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Brick is really important textures that are inviting. Wood, brick, warm colours	Thank you
	Feeling was we were not authentic at the initial BCA meeting in June because we have come so far	Thank you for the feedback – The development of a project with such complex programs and requirements takes a lot of effort to complete. In the June meeting there had not been a lot of planning around the building itself yet. We are excited to be able to show all of the work our team has accomplished in such a short period of time.
	Concern about number of units. 50 feels like a lot	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>We need to have the number of units in order to make our proformas work.</p>
	Is this a given? Want context whether the building is going ahead [regardless] or if we're giving input on how [it goes forward]	<p>Development Status The building is in the schematic design phase, where we outline the basic concept and functionality of the building. We have submitted a Land Use Redesignation application to change from R-CG (Residential – Grade Oriented Infill) to MU-1 (Mixed Use – General District). As part of this application community feedback is incorporated into the City of Calgary review. City Council is needed to approve and includes community feedback.</p>
	Get the hell out of my neighbourhood	Thank you
	Parking - what is the current plan	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Supportive of affordable housing/project	Thank you
	Add a talk to me sign on proponents (e.g. Talk to Me About Design) to talk to people who know about the project	Thank you for the feedback
	Park is currently underused - in the 10 years I've lived there. Only in last 5 months seen more use.	Thank you
	(Responding to park underused comment) Bullshit - I live across the street	Thank you for the feedback.
	Who decides who lives there [in Trellis building]?	Who will live there?

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		Trellis will own and operate the building. They will be responsible for its maintenance and provide repairs. All units to families we serve at a subsidized rental rate.
	Who operates/owns the building/units? Is it rentals, etc.	<p>Who will live there? Trellis will own and operate the building. They will be responsible for its maintenance and provide repairs. All units to families we serve at a subsidized rental rate.</p>
	Worry that greenspace is disappearing in Bowness	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Challenges/disconnect with City decisions	<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Feeling community/Bowness being dumped on	<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Role of people/residents in community when meeting on projects - do we have influence or just saying how we can change things that are already going ahead	<p>Development Status The building is in the schematic design phase, where we outline the basic concept and functionality of the building. We have</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		submitted a Land Use Redesignation application to change from R-CG (Residential – Grade Oriented Infill) to MU-1 (Mixed Use – General District). As part of this application community feedback is incorporated into the City of Calgary review. City Council is needed to approve and includes community feedback.
	Safety hazard of putting density along Bowness -- more people on roads, had cats run over and have been nearly hit themselves	Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.
	Parking for new greenspace is also needed - need parking where people will be	Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Lived in community since 1960s - concerned about sewage/infrastructure and how this building (and others) will impact it	Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.
	Historic community - treated it as [unknown - IMG 2170] Preserve our heritage don't tear it down	Why is the City selling the land? The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the “Home is Here” Housing Strategy 2024-20230, the City is making select City-owned parcels available for non-profit affordable housing at below market value. Council approved the sale of this property in October 2022, and Trellis was chosen as the successful applicant in March 2023.
	Should not marginalize one group over another. We are being marginalized	Security and Affordable Housing

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.
	Immigration problem not a housing problem - 40 year olds working at 7 Elevens	Thank you for the feedback. Unfortunately, we are not in a position to speak to or engage in discussion around government or government policy.
	Watermain problems are the result of all the development - dragging a backhoe	Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.
	Parking is a Bowness issue - need it for the neighbourhood	Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Why is an amenity space being used for this purpose (affordable housing)?	Why is the City selling the land? The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the “Home is Here” Housing Strategy 2024-20230, the City is making select City-owned parcels available for non-profit affordable housing at below market value. Council approved the sale of this property in October 2022, and Trellis was chosen as the successful applicant in March 2023.

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	Support Trellis and what they're doing in the community	Thank you
	Proposed Site 2 (City Letter) is near two busy intersections, along a fire route, and there are multiple new developments going in -- will be busy and likely unsafe for kids	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Lots of new development in the area -- all high density. Already 200 units going in in this area near the fire-station and more planned. All with not enough parking.	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p> <p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Habitat for Humanity house near 63rd St - each had 1 space per unit for parking and people with toddlers are parking across a street and need to cross busy road	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Worry about the rooftop amenity - possibility for jumpers	The project will be designed to the current Federal, Provincial, and Municipal design safety standards. We feel that the clients that Trellis serves are willing and capable to reach out for assistance should they have difficulty managing their personal situation.
	Basement units a bad idea (break-ins, windows too small) and residents cannot get out. Not safe.	Thank you for the feedback – all units will be at grade level or above grade
	No loading zone on Bowness Rd side to allow for residents to be dropped off - especially for the accessible units	Thank you for the feedback
	Why not make main level all wheelchair friendly units	Thank you for the feedback – 20% of units will be barrier free and the shared spaces of the building have been designed with accessibility and inclusivity in mind.
	The setback is inadequate for the property plan (sides of building specifically).	Thank you for the feedback - The building needs to meet all applicable City bylaws and policies around urban design.
	Height of building not contextually in alignment with the other properties	Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.
	New proposed park location (1 - City Letter) will be too close to rail line	Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Put enough parking 1 per unit or more	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	If adequate parking it would help garner community support	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Where will the kids in the building go to school - limitation of existing schools in area. May have to cross the rail tracks (not safe)	Thank you for the feedback - Many families already live and work in Bowness, seeking stable homes close to schools and amenities.
	Leave us so we can breathe - we don't need to be so close	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the</p>

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		community. The building needs to meet all applicable City bylaws and policies around urban design.
	What about the infrastructure	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	Need more accessible housing in our community	Thank you
	My property value will go down \$80K	<p>Property Values and Impact on Neighbours More than 100 studies conducted in the US and Canada during the past 30 years show no evidence that property values are impacted by affordable housing developments⁵.</p>
	Development is destroying the community - it's a small town feel	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	We are losing more and more green spaces to development - is there any real amenity spaces on this site? What green activity space?	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites</p>

⁵ [About affordable housing \(calgary.ca\)](https://www.calgary.ca/about-affordable-housing)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Why is the City selling the land? The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the “Home is Here” Housing Strategy 2024-20230, the City is making select City-owned parcels available for non-profit affordable housing at below market value. Council approved the sale of this property in October 2022, and Trellis was chosen as the successful applicant in March 2023.</p>
	Bowness has always been for families + kids. I'm so glad re: this project!	Thank you
	Concern about shadowing	<p>Shadow Study A full shadow study has been completed to evaluate the existing and future shadows based on the schematic design for all seasons. Trellis will work with the City of Calgary and provide the required shadow study as per city bylaws, which focuses on September at 2:00 pm. This comprehensive approach ensures that we address, as much as possible, potential shadow impacts and work towards minimizing any adverse effects on the neighbourhood.</p>
	Concerned about homelessness	<p>Security and Affordable Housing Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.</p>
	Trees are important	Thank you for the feedback

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Support of the local Indigenous population - Similar to reserve to City	Thank you
	Are the programs in place to support these families to succeed	<p>Building on Trellis’ Legacy With staff who work, live, and play in Bowness, we know that it is a wonderful family-oriented, friendly neighbourhood. Trellis is deeply invested in this community and in ensuring that the work we do contributes back to our neighbours in positive ways. Trellis staff work across Bowness connecting residents with resources like rental assistance and food, and we support youth in our group home to connect back to their families.</p>
	Not against affordable housing	Thank you
	Not enough parking - community wide or in the building	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	RB Bennet & other densification will strain infrastructure (water, etc.)	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	Increased density may increase safety issues - if building burns down then where will residents go?	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		Residents of this housing are in the care of Trellis. Trellis will take responsibility to provide housing for any temporary displacement.
	Families that live in this building are living off taxpayers	Who will live there? Trellis will own and operate the building. They will be responsible for its maintenance and provide repairs. All units to families we serve at a subsidized rental rate.
	Too much immigration - they are living off our taxes	Thank you for the feedback. Unfortunately, we are not in a position to speak to or engage in discussion around government or government policy. We are here to discuss Trellis, this project, and its effect on the community of Bowness.
	Set up of petition group felt intimidating to come and get information & ask questions	Thank you for your feedback. We value everyone’s opinion and their right to their opinions. Members of our team have engaged this group to ensure the environment remains amicable.
	Shadow studies misleading - show us Dec/Jan/Feb/Mar when ALL neighbouring properties will be shaded.	Shadow Study A full shadow study has been completed to evaluate the existing and future shadows based on the schematic design for all seasons. Trellis will work with the City of Calgary and provide the required shadow study as per city bylaws, which focuses on September at 2:00 pm. This comprehensive approach ensures that we address, as much as possible, potential shadow impacts and work towards minimizing any adverse effects on the neighbourhood.
	Inadequate parking provided 50 units = 50 stalls (minimum) not 20	Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Park space should remain as park space	Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p>
	<p>"Flourish" - 'love' the concept. What about the residents of Bowness who are being ousted, overcrowded and disillusioned by blanket rezoning :(</p>	<p>Many families already live and work in Bowness, seeking stable homes close to schools and amenities.</p> <p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	<p>Concern with property value</p>	<p>Property Values and Impact on Neighbours More than 100 studies conducted in the US and Canada during the past 30 years show no evidence that property values are impacted by affordable housing developments⁶.</p>
	<p>I appreciate the shadow study. A for profit building went up beside my home on Bowwood and that wasn't done. I have no sun in the back anymore</p>	<p>Thank you for the feedback</p>
	<p>Restrictive covenant 10-15 m off Bowwood - no development</p>	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	<p>Will be nothing but homeless drug addicts!</p>	<p>Security and Affordable Housing</p>

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		Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.
	Parking Concerns	<p>Parking</p> <p>We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Fire concerns	<p>Strain on Existing Infrastructure</p> <p>Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	Too much building in Bowness	<p>Security and Affordable Housing</p> <p>Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality. – line about these being families in your community</p>
	Can the trees be transplanted?	<p>Trees on Site</p> <p>Trellis is working with the City of Calgary to either move or replace these trees on the property within Bowness.</p>
	For every tree that is cut down another tree should be planted	<p>Trees on Site</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		Trellis is working with the City of Calgary to either move or replace these trees on the property within Bowness.
	Concerned about the new park being place by the train tracks - feels dangerous	<p>Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Business community is a 3 story space - the building is too high	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Window glazing concerns on front and sides	<p>Privacy To ensure privacy for residents and neighbours, the design team is considering a variety of solutions including stepped back building form and strategically placed balconies.</p>
	I am here to support the project	Thank you
	Not opposed to Trellis just height [of building]	Community Character

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		Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.
	No commercial	There is no desire by Trellis to include any commercial development as part of the project.
	I'm glad you are thinking about the park!	Thank you
	I am a social worker in the area, and we need this building for families	Thank you
	Families deserve a safe home	Thank you
	Rise Calgary can only help 1-10 families to housing – most are single moms – this will help	Thank you
	Building is too tall 6 storey's too much for the area	<p>Community Character</p> <p>Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Not against but just don't like the height	<p>Community Character</p> <p>Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community</p>

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		suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.
	Where are we in the process?	Development Status The building is in the schematic design phase, where we outline the basic concept and functionality of the building. We have submitted a Land Use Redesignation application to change from R-CG (Residential – Grade Oriented Infill) to MU-1 (Mixed Use – General District). As part of this application community feedback is incorporated into the City of Calgary review. City Council is needed to approve and includes community feedback.
	Missing in the media	Thank you for the feedback
	Too many units is too many cars	Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Including bike parking is great	Thank you
	4 storeys is high enough due to the rest of the building (area)	Thank you for the feedback
	No parking at the senior centers	Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Worried about access to Emergency vehicles	Strain on Existing Infrastructure

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		Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.
	Lived in area 40 years - no one plays in the park	Thank you
	Lived here 8 years, worked here 20+, no one ever uses this park	Thank you
	Extreme change - 6 storey's	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Building looks good	Thank you
	Parking is a real problem	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Change is overwhelming	<p>Building on Trellis' Legacy With staff who work, live, and play in Bowness, we know that it is a wonderful family-oriented, friendly. Trellis is deeply invested in this community and in ensuring that the work we do contributes back to our neighbours in positive ways. Trellis staff work across</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		Bowness connecting residents with resources like rental assistance and food, and we support youth in our group home to connect back to their families.
	Green space is important - for mental health & accessible for all	Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces .
	I love the concept - needs to happen	Thank you
	Very informative	Thank you
	We need more housing	Thank you
	Big supporter of affordable housing	Thank you
	What do you define as affordable housing	Affordable Housing Need in Calgary To support our growing population, the City of Calgary believes we must increase and diversify our affordable housing options. The city defines a household in need of affordable housing if it earns less than 65% of the median income (currently \$63,700) and spends 30% or more of its before tax income on shelter costs. Despite adding 308 units per year since 2011, the city needs 2,000-2,500 new units annually to meet the demand ⁷ .
	We want an accessible playground - site #1 is perfect	Greenspace Trellis is collaborating with the City of Calgary to develop a new park and playground near the current location, ensuring safety

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		<p>and accessibility for all families. Proceeds from property sales will be reinvested into Bowness park infrastructure. The City is exploring improvements to nearby parks, with two potential sites identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at engage.calgary.ca/parkspaces.</p> <p>Thank you for your feedback</p>
	50 units is too many	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p>Security and Affordable Housing Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The facility will provide permanent housing, not group homes or shelters. Many families already live and work in Bowness, seeking stable homes close to schools and amenities. Our design includes family-friendly spaces, support services, and durable materials to ensure long-term quality.</p>
	Need more housing - good way to support the project	Thank you
	DMAP changes make it harder to find information on projects/ proposals	<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Pro 3-storey	Thank you for the feedback

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	Thought the city would send a rep	<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	Will building residents be allowed pets?	Thank you for the feedback
	Building is too flashy - basic is enough	Thank you for the feedback
	Affordable housing will help our community	Thank you
	Bowness is a great community for families	Thank you
	Do not go below 1 parking unit per unit	<p>Parking We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 00.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Please keep it at 3 stories max	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Additional transit buses will be needed (305 removed)	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>

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		<p>Engaging with the City We encourage you to keep sharing your thoughts with the City and Trellis. Your voice matters and we want to work together to build a stronger community.</p>
	<p>In the design only 1 side is lower - can that be on both sides - to consider houses on [Bowness Rd]</p>	<p>As a result of the slope of the lot, the most cost effective way to mitigate this is to keep the building at one level. In order to create this same “lower” face on Bowness Road, we would have to excavate the soil at this end of the project, prolonging the construction noise and disruption.</p>
	<p>The shadow study is well thought out</p>	<p>Thank you</p>
	<p>The design looks amazing</p>	<p>Thank you</p>
	<p>It looks like a great place to call home</p>	<p>Thank you</p>
	<p>Bowness is lacking amenities + infrastructure (internet, water, schools, parks)</p>	<p>Strain on Existing Infrastructure Trellis will collaborate with the City of Calgary to comply with all utility bylaws and regulations. The City manages and upgrades essential utilities like water and wastewater, as well as transit, to support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p>
	<p>I like the warm + neutral palette</p>	<p>Thank you</p>
	<p>Well designed for privacy. Rooftop space is stylish</p>	<p>Thank you</p>
	<p>Consider community garden on rooftop</p>	<p>Thank you for the feedback</p>
	<p>Consider putting two doors on the joined suites</p>	<p>Thank you for the feedback</p>
	<p>Consider covering upper balcony on Bowwood side</p>	<p>Thank you for the feedback</p>
	<p>Acoustics/sound from CP Rail to the west</p>	<p>Thank you for the feedback</p>
	<p>Believe in the concept, this is not the right place</p>	<p>Thank you for the feedback</p>
	<p>Need a bike washstand + repair station</p>	<p>Thank you for the feedback</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	It's massive [the building]	<p>Community Character Our development plan follows the Bowness Area Redevelopment Plan (ARP), approved in 2019 with community input. The ARP designates this property as Neighbourhood Mid-Rise, allowing buildings up to 6 storeys. This designation, based on community suggestions, aims to increase density and diversify housing options along Bowness Road NW, rather than anywhere in the community. The building needs to meet all applicable City bylaws and policies around urban design.</p>
	Families deserve a home	Thank you
	I love the connecting units	Thank you for the feedback