

Bowness Community Association letter



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

RE: LOC 2018-0205 Medicine Hill

The Bowness Planning and Development Committee met on Dec 5, 2018 to discuss this file. Cameron Wallace, representing the developers of Medicine Hills, was also at this meeting to present the application. In addition, an Open House was held in the community on Dec 12, 2018 and many community residents attended.

After review of the proposal we have the following comments:

1. There is an acknowledgement of cultural and environmental significance in this area and much of it was documented and presented by many people during the City Council public hearing held in July 2016. This proposed development of two 15 storey towers does nothing to reflect this significance.
2. We are concerned with the amount of shadowing that will occur from these two towers. How will it impact the animal and plant life that continue to live in the park area especially to the south and, most importantly, in the winter months when shadowing is most prominent?
3. Snow making occurs at Canada Olympic Park during the winter months. What will be the impact of this on the two towers?
4. Due to the significant height of the two towers they will be visible from the community of Bowness and the western regions of the community will likely have the view of the slopes obscured by this development. This is something the community would not like to see happen. The community acknowledges the need for varied senior's accommodation as there is a shortage in the City at the present time but wonders if there is not a more suitable design that would incorporate the buildings into the site more successfully.
5. We are also concerned with noise and light pollution and would like some information to be made available about impacts of sound from the highway traffic that will bounce off the hardscape features (buildings and retaining walls etc). This will directly affect those residents located along the highway to the north.
6. Will there be assurance that the removal of a tower from cell I to cell J will be permanent and not added back in at a later date? As it was explained to us at the committee meeting Trinity is a developer and will be selling off parcels of the land as buyers come forward. We are looking at a second amendment to the ARP and are concerned that there will be many more resulting in a significant change to the ARP.
7. Much of the site was re-graded and the final height of ground level is substantially higher than what was there before. The impacts to the community of Bowness will therefore be much higher than the 50m proposed maximum height of this application. We would be supportive of a more slope adaptive, stepped and recessed design that reflects the surrounding environment rather than the imposing one that is being proposed.

Bowness Community Association letter



Several members of the community attended the City Council public hearing on the original Trinity Hills development application and remember His Worship Mayor Nenshi promise the citizens of Calgary that this would be a development all of Calgary would be proud of. There is not much there now that looks any different from other developments being proposed throughout the city. It is hard for us to justify support for this application when there is no compelling planning reason to do so (ie; this is not a Transit Oriented Development or TOD).

Thank you for the opportunity to provide comments.

Planning and Development Committee
Bowness Community Association