

Letters from the Bowness Community Association and the Mainstreet Bowness Business Improvement Association



Mon 9/10/2018 1:39 PM

Planning & Development BCA <planning@mybowness.com>
[EXT] LOC2018-0162 6108 33 Avenue NW

To: Blik, Desmond



Hello Desmond

The Bowness Community Association Planning and Development Committee met on Sept 5, after a break over the summer, and discussed the above noted application. The comments are as follows:

The Jake team came to a Planning and Development Committee meeting to review the project plans and proposal. It was a well thought out and professional presentation and it was evident that a lot of thought had gone into the presentation. This was appreciated by all members of the committee and not something we usually see at the LOC stage.

The committee is in support of development that is respectful of the surrounding community and although the height proposed will be much higher than anything else in the vicinity this was an acceptable location to support the increased density.

As a Mainstreet anchor it again made sense at this location and while in theory the height looks fine it will receive pushback from community residents when we get to the DP stage. As you know these projects that propose significant density increase are met with some opposition.

It was acknowledged that there is concern around the potential traffic and parking issues that will arise. We have received several requests from residents in the immediate vicinity to investigate the potential of a parking ban as daytime parking is at a premium. This is probably due in large part to the Seniors complex and the workers/visitors who park on the street but we have also been told that many people drive from other areas in the community (or adjacent uphill communities) to take the bus that stops on Bowness Road and park on the neighboring streets. It may be that a parking permit zone will need to be employed for the area.

There were also comments with respect to the potential flooding that occurred in 2013. There was standing waters in the vicinity as well as loss of power in the area for several days and this could every problematic for underground parking and access. All of this was discussion points for proposing an increase in density.

I acknowledge that these comments are late but am hopeful that they can be included in the city's file.

Thank you for the opportunity to respond.

Sydney Empson

Planning and Development Coordinator

Bowness Community Association

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September 20, 2018

Mainstreet Bowness BIA
305, 4625 Varsity Dr. NW
Box #102
Calgary, AB
T3A 0Z9



Attention: Desmond Blik
City File Manager
LOC2018-0162 - The Jake

As Board of Directors for the Mainstreet Bowness BIA and business owners in the Bowness community, we would like to voice our support for the Land Use Redesignation and Development Permit Application for The Jake.

The Bowness Community and the Mainstreet Bowness BIA work very closely to make Bowness a great place to work, live and play. Over the last 3 years, we have grown our partnership with numerous projects that include the Tour de Bowness Street Festival & Bike Race, Jane's Walk, Spring Clean Up and the Bowness Community Christmas Dinner to name a few. Our collaborative mission is to serve Bowness, build a stronger community for all by respecting the history, diversity and natural beauty of our community. We provide a gathering place and hub of information creating connections through recreational, educational, social and cultural opportunities. We foster an environment of collaboration and respect with all stakeholders.

As business owners of Bowness, we are constantly striving to be better by attracting quality businesses to the main business center of our community. We feel The Jake is a quality, multi-family development and welcome their creative planning and strategic placement within the proposed Bowness Rd. location.

The City of Calgary Mainstreets Program has identified Bowness Rd. for strategic growth and municipal investment. UrbanStar has addressed this initiative by providing a solid plan to help Bowness Rd. harness its uniqueness but also helping to celebrate our history and diversity. We feel this is a worthwhile application and hope you will approve their Land Use Redesignation and Development Permit Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Desmond Blik".

for the Board of Directors
Mainstreet Bowness BIA