



## 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><a href="https://www.growwithtrellis.ca/">https://www.growwithtrellis.ca/</a></p>

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	<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><b>Community Character</b> 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><b>Greenspace and Playground</b> 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</p>

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	<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>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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</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

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8	<p>(Phone Call) They understand the need for and support affordable housing and can understand this is a good 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><b>Greenspace and Playground</b> 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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Community Character</b> 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><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. 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</p>	<p><b>Security and Affordable Housing</b> Trellis will add 26 three-bedroom and 24 one-bedroom units for vulnerable families in Bowness, with 20% being barrier-free. The</p>

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	<p>dangerous (beside train tracks or the river). Worried about increasing the transient population in the neighbourhood. Lack of infrastructure. Will put additional strain on already overpopulated schools etc.</p>	<p>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><b>Property Values and Impact on Neighbours</b> 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<sup>1</sup>.</p> <p><b>Strain on Existing Infrastructure</b> 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><b>1</b></p>	<p><b>How do you currently engage with Trellis?</b> Trellis is building at lot 6623 in Bowness which is directly across from our house at [address].</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> I am writing to express my concerns regarding the proposed development of a six-story building at 6623 Bowness Road.</p>	<p><b>Community Character</b> 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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<sup>1</sup> [About affordable housing \(calgary.ca\)](https://www.calgary.ca/about-affordable-housing)

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	<p>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 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, [Individual1] [Address]</p> <p><b>Do you have any further comments for us?</b> 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</p>	<p>community. The building needs to meet all applicable City bylaws and policies around urban design.</p> <p><b>Greenspace and Playground</b> 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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>

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	to our concerns and work with us to make it a liveable and enjoyable area for all.	
2	<p><b>How do you currently engage with Trellis?</b> Resident &amp; Adjacent Property Owner</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> 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 &amp; Open Spaces to enhance the nearby green space located at the corner of 66 Street NW and</p>	<p>Thank you</p> <p><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>

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	<p>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 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><b>How do you currently engage with Trellis?</b> I don't</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> The concepts proposed are trash.</p> <p><b>Do you have any further comments for us?</b> Get out of Bowness! Do not trifle with community. We absolutely do NOT appreciate gentrification. Fuck you and fuck off forever</p>	Thank you



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8	<p><b>How do you currently engage with Trellis?</b> I do not</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> 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, 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><b>Do you have any further comments for us?</b> 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</p>	<p><b>Community Character</b> 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><b>Greenspace and Playground</b> 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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p> <p><b>Open House Follow-up</b> Trellis Project Team followed up with email details on how to access poster information via the Trellis Housing Project website.</p>

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	<p>residents. 3. Incorporate the small existing playground or replace the playground on site.</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>
<p>8</p>	<p><b>How do you currently engage with Trellis?</b> I do not</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> We are out of town for the open house dates. Please provide a virtual link to attend. Please keep it to 3 stories highest. The rest of the neighbourhood is not higher than 3 stories. I do not support anything above 3 stories.</p>	<p><b>Open House Follow-up</b> Trellis Project Team followed up with email details on how to access poster information via the Trellis Housing Project website.</p> <p><b>Community Character</b> 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>9</p>	<p><b>How do you currently engage with Trellis?</b> Live in Bowness. Donate to the club.</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> ?</p> <p><b>Do you have any further comments for us?</b> 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><b>Open House Follow-up</b> Trellis Project Team followed up with email details on how to access poster information via the Trellis Housing Project website.</p>

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10	<p><b>How do you currently engage with Trellis?</b> Donation</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> 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><b>Community Character</b> 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><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p> <p><b>Greenspace and Playground</b> 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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Why is the City selling the land?</b> The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the</p>

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		<p>“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><b>12</b></p>	<p><b>How do you currently engage with Trellis?</b> Do not</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> Oppose the redevelopment of an existing greenspace, park &amp; playground to a housing development. Choose another location that is private land or public land that is not a public park. Thanks.</p>	<p><b>Greenspace and Playground</b> 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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Why is the City selling the land?</b> 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><b>13</b></p>	<p><b>How do you currently engage with Trellis?</b> I live in Bowness and had been to programs at the Bowness hub</p>	<p>Thank you</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p><b>What do you think about the concepts proposed? What do you like the most?</b>  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>	
14	<p><b>How do you currently engage with Trellis?</b>  I don't</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b>  Why not just move the playground to the greenspace where Bowness Road goes under the Railway?</p>	<p><b>Greenspace and Playground</b>  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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
15	<p><b>How do you currently engage with Trellis?</b>  I don't but live close by</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b>  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

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16	<p><b>How do you currently engage with Trellis?</b> I'm a social worker at Rise Calgary and I deal with unhoused families and also refer clients to trellis.</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> 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><b>How do you currently engage with Trellis?</b> 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 Eleveses 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><b>What do you think about the concepts proposed? What do you like the most?</b> 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</p>	Thank you

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	<p>the location is so close to a main transit line, because it can be challenging to get groceries in Bowness.</p>	
21	<p><b>How do you currently engage with Trellis?</b> I don't</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> 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><b>How do you currently engage with Trellis?</b> I don't currently - though I am interested in checking out available services</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b> 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><b>How do you currently engage with Trellis?</b> I do not currently engage with Trellis</p>	Thank you

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p><b>What do you think about the concepts proposed? What do you like the most?</b>  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 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><b>How do you currently engage with Trellis?</b>  You are building a low income family unit on 6623 Bowness road NW</p> <p><b>What do you think about the concepts proposed? What do you like the most?</b>  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><b>Engaging with the City</b>  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>

Trellis Hosted In-Person Open House – September 15 & 16, 2024 – ~100 community members attended; no individuals recorded



Individual	Comments – Concerns and Support	Response – How Did We Respond?
<b>Survey Responses – Question “We would like to hear from you. Please tell us what you think:”</b>		
	<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>Otherwise - good luck and thank you for building truly affordable housing.</p>	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>I think that this development is very necessary &amp; 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 &amp; 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</p>	<p>Thank you</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>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>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 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>	<p>Thank you</p>
	<ul style="list-style-type: none"> <li>- Reduce the height to 3 stories max</li> <li>- Bring back the 305 bus to accommodate the new people</li> <li>- Identify how the schools can handle the kids alongside growing young families</li> <li>- Place windows at angles that do not look directly into houses across the road</li> <li>- 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.</li> <li>- Consider green spaces near the Superstore where these appear to be quality unused land on the west side of the tracks</li> </ul>	<p><b>Community Character</b> 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><b>Strain on Existing Infrastructure</b> 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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	<p>- City of Calgary, please start considering the cumulative impacts of these zoning changes.</p> <p>- 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> <p>Thank you for your time</p>	<p>placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p> <p><b>Greenspace and Playground</b> 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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Engaging with the City</b> 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>
<b>Post-it Notes</b>		
	<p>More shadow studies during different seasons - worry about seasonal depression</p>	<p><b>Shadow Study</b> 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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		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.
	Parking - concerned about the impact from all the builds	<p><b>Parking</b></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 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	City not listening to the impact on green space	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	Loss of green space and places (safe for children)	<p><b>Greenspace and Playground</b></p> <p>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 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?
		<p>identified for new amenities (including one a block to NW). Community feedback will be gathered to finalize plans, with public engagement ongoing at <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>Worried about the infrastructure in Bowness</p>	<p><b>Strain on Existing Infrastructure</b> 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>Didn't feel first event [with Trellis] was authentic</p>	<p>We are sorry for that. Thank you for your feedback.</p>
	<p>Children will have to navigate trouble to get to Greenspaces</p>	<p><b>Greenspace and Playground</b> 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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>Bowness parks are being singled out for development</p>	<p><b>Why is the City selling the land?</b> 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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		property in October 2022, and Trellis was chosen as the successful applicant in March 2023.
	My home is no longer my home	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.
	Can the surrounding infrastructure handle/manage the high density	<p><b>Strain on Existing Infrastructure</b></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>
	Don't feel safe around the neighbourhood	<p><b>Security and Affordable Housing</b></p> <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>
	Affordable housing is important not at the cost of Bowness	<p><b>Security and Affordable Housing</b></p> <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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		family-friendly spaces, support services, and durable materials to ensure long-term quality.
	Already not enough greenspace	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	Petition to rezone green space as a park	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	Gentrification	<p><b>Community Character</b></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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>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>Feeling of helplessness</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>Not in character with the community</p>	<p><b>Community Character</b>  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>Worry that this is the start of a snowball</p>	<p><b>Community Character</b>  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>Losing our neighbourhood</p>	<p><b>Community Character</b></p>



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		<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.</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>
	Taking care of park - now its gone	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	Multiple multi-family developments that should use the park	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>Park at the river is not safe</p>	<p><b>Greenspace and Playground</b>  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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>People have moved in because of the park</p>	<p><b>Greenspace and Playground</b>  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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>Shadowing</p>	<p><b>Shadow Study</b></p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>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>Privacy</p>	<p><b>Privacy</b>  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>
	<p>Infrastructure</p>	<p><b>Strain on Existing Infrastructure</b>  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>Size of # of units - R.B. Bennet Site</p>	<p><b>Strain on Existing Infrastructure</b>  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>We need to have the number of units in order to make our proformas work.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Bowness is seen as lower socio-economic - we are cramped [guess - IMG-2160]	<p><b>Affordable Housing Need in Calgary</b>            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 demand<sup>2</sup>.</p>
	Too many affordable housing units	<p><b>Affordable Housing Need in Calgary</b>            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 demand<sup>3</sup>.</p>
	Supportive of this building	Thank you
	Families + kids 100% supportive	Thank you
	Parking not enough	<p><b>Parking</b>            We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>

<sup>2</sup> [About affordable housing \(calgary.ca\)](http://calgary.ca/about-affordable-housing)

<sup>3</sup> [About affordable housing \(calgary.ca\)](http://calgary.ca/about-affordable-housing)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Too many affordable housing units	<p><b>Affordable Housing Need in Calgary</b>            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 demand<sup>4</sup>.</p>
	For kids, young people, and families YES!! We want you	Thank you
	Angry at the City	<p><b>Engaging with the City</b>            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>
	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!!	<p><b>Engaging with the City</b>            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>
	Park - needs to stay	<p><b>Greenspace and Playground</b>            While the site may be used as a Park, the property is not designated as a Park or greenspace within the Bowness ARP.</p>

<sup>4</sup> [About affordable housing \(calgary.ca\)](http://calgary.ca/about-affordable-housing)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	Eradicate a certain group of "people" ~ Muslims	<p>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.</p>
	Trudeau is a plant	<p>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.</p>
	Keep communication up with the city	<p><b>Engaging with the City</b>  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><b>Greenspace and Playground</b>  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 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>

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		Community feedback will be gathered to finalize plans, with public engagement ongoing at <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a> .
	Incorporate climate initiatives into building	<p><b>Energy Efficiency</b> 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><b>Energy Efficiency</b> 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><b>Security and Affordable Housing</b> 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><b>Concept Design</b></p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>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>
	<p>Meet aesthetics of the community. Who decides.</p>	<p><b>Community Character</b>  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><b>Concept Design</b>  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</p>



Individual	Comments – Concerns and Support	Response – How Did We Respond?
		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.
	Having 24/7 staff would help ease concerns	<p><b>Security and Affordable Housing</b> 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><b>Engaging with the City</b> 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

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		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><b>Community Character</b> 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>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><b>Development Status</b> 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><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		for transit. The property is near major transit lines, and bike storage will be available for residents.
	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]?	<b>Who will live there?</b> 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.	<b>Who will live there?</b> 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.
	Worry that greenspace is disappearing in Bowness	<b>Greenspace and Playground</b> 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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a> .

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p><b>Engaging with the City</b> 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><b>Engaging with the City</b> 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><b>Engaging with the City</b> 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><b>Development Status</b> 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>
	Safety hazard of putting density along Bowness -- more people on roads, had cats run over and have been nearly hit themselves	<p><b>Engaging with the City</b> 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>
	Parking for new greenspace is also needed - need parking where people will be	<p><b>Greenspace and Playground</b></p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Engaging with the City</b> 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>Lived in community since 1960s - concerned about sewage/infrastructure and how this building (and others) will impact it</p>	<p><b>Strain on Existing Infrastructure</b> 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>Historic community - treated it as [unknown - IMG 2170] Preserve our heritage don't tear it down</p>	<p><b>Why is the City selling the land?</b> 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?
	Should not marginalize one group over another. We are being marginalized	<p><b>Security and Affordable Housing</b> 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>
	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	<p><b>Strain on Existing Infrastructure</b> 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>
	Parking is a Bowness issue - need it for the neighbourhood	<p><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Why is an amenity space being used for this purpose (affordable housing)?	<p><b>Why is the City selling the land?</b> The City of Calgary acquired the property in 1973 for an infrastructure project that never progressed. As part of the</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>“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>Support Trellis and what they're doing in the community</p>	<p>Thank you</p>
	<p>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>	<p><b>Greenspace and Playground</b>  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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Engaging with the City</b>  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>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>	<p><b>Strain on Existing Infrastructure</b>  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?
		<p><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	<p>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>	<p><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	<p>Worry about the rooftop amenity - possibility for jumpers</p>	<p>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.</p>
	<p>Basement units a bad idea (break-ins, windows too small) and residents cannot get out. Not safe.</p>	<p>Thank you for the feedback – all units will be at grade level or above grade</p>
	<p>No loading zone on Bowness Rd side to allow for residents to be dropped off - especially for the accessible units</p>	<p>Thank you for the feedback</p>
	<p>Why not make main level all wheelchair friendly units</p>	<p>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.</p>
	<p>The setback is inadequate for the property plan (sides of building specifically).</p>	<p>Thank you for the feedback - The building needs to meet all applicable City bylaws and policies around urban design.</p>



Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Height of building not contextually in alignment with the other properties	<p><b>Community Character</b> 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>
	New proposed park location (1 - City Letter) will be too close to rail line	<p><b>Greenspace and Playground</b> 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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Engaging with the City</b> 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><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		for transit. The property is near major transit lines, and bike storage will be available for residents.
	If adequate parking it would help garner community support	<p><b>Parking</b></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 0.85 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><b>Community Character</b></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>
	What about the infrastructure	<p><b>Strain on Existing Infrastructure</b></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>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Need more accessible housing in our community	Thank you
	My property value will go down \$80K	<p><b>Property Values and Impact on Neighbours</b>  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<sup>5</sup>.</p>
	Development is destroying the community - it's a small town feel	<p><b>Community Character</b>  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><b>Greenspace and Playground</b>  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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Why is the City selling the land?</b></p>

<sup>5</sup> [About affordable housing \(calgary.ca\)](https://www.calgary.ca/AboutAffordableHousing)

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>Bowness has always been for families + kids. I'm so glad re: this project!</p>	<p>Thank you</p>
	<p>Concern about shadowing</p>	<p><b>Shadow Study</b>  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>Concerned about homelessness</p>	<p><b>Security and Affordable Housing</b>  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>Trees are important</p>	<p>Thank you for the feedback</p>

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><b>Building on Trellis’ Legacy</b>            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><b>Parking</b>            We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 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><b>Strain on Existing Infrastructure</b>            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><b>Strain on Existing Infrastructure</b>            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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>support community growth. School infrastructure and student placements are coordinated between the municipal and provincial government to meet educational needs effectively.</p> <p>Residents of this housing are in the care of Trellis. Trellis will take responsibility to provide housing for any temporary displacement.</p>
	Families that live in this building are living off taxpayers	<p><b>Who will live there?</b> 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>
	Too much immigration - they are living off our taxes	<p>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.</p>
	Set up of petition group felt intimidating to come and get information & ask questions	<p>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.</p>
	Shadow studies misleading - show us Dec/Jan/Feb/Mar when ALL neighbouring properties will be shaded.	<p><b>Shadow Study</b> 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>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Inadequate parking provided 50 units = 50 stalls (minimum) not 20	<p><b>Parking</b></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 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	Park space should remain as park space	<p><b>Greenspace and Playground</b></p> <p>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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	"Flourish" - 'love' the concept. What about the residents of Bowness who are being ousted, overcrowded and disillusioned by blanket rezoning :(	<p>Many families already live and work in Bowness, seeking stable homes close to schools and amenities.</p> <p><b>Engaging with the City</b></p> <p>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>
	Concern with property value	<b>Property Values and Impact on Neighbours</b>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		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 <sup>6</sup> .
	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	Thank you for the feedback
	Restrictive covenant 10-15 m off Bowwood - no development	<p><b>Community Character</b></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>
	Will be nothing but homeless drug addicts!	<p><b>Security and Affordable Housing</b></p> <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>
	Parking Concerns	<p><b>Parking</b></p> <p>We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking</p>

<sup>6</sup> [About affordable housing \(calgary.ca\)](https://www.calgary.ca/about-affordable-housing)



Individual	Comments – Concerns and Support	Response – How Did We Respond?
		requirements of a minimum 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.
	Fire concerns	<p><b>Strain on Existing Infrastructure</b> 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><b>Security and Affordable Housing</b> 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><b>Trees on Site</b> 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><b>Trees on Site</b> Trellis is working with the City of Calgary to either move or replace these trees on the property within Bowness.</p>
	Concerned about the new park being place by the train tracks - feels dangerous	<p><b>Greenspace and Playground</b> 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>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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p> <p><b>Engaging with the City</b> 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>Business community is a 3 story space - the building is too high</p>	<p><b>Community Character</b> 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>Window glazing concerns on front and sides</p>	<p><b>Privacy</b> 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>
	<p>I am here to support the project</p>	<p>Thank you</p>
	<p>Not opposed to Trellis just height [of building]</p>	<p><b>Community Character</b> 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</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		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><b>Community Character</b>  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><b>Community Character</b>  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?
		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.
	Where are we in the process?	<p><b>Development Status</b></p> <p>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>
	Missing in the media	Thank you for the feedback
	Too many units is too many cars	<p><b>Parking</b></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 0.85 stalls per unit with reductions for transit. The property is near major transit lines, and bike storage will be available for residents.</p>
	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	Thank you for the feedback

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Worried about access to Emergency vehicles	<p><b>Strain on Existing Infrastructure</b> 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>
	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><b>Community Character</b> 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><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 stalls per unit with reductions for transit. 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?
	Change is overwhelming	<p><b>Building on Trellis’ Legacy</b>            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 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>
	Green space is important - for mental health & accessible for all	<p><b>Greenspace and Playground</b>            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 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 <a href="https://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	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	<p><b>Affordable Housing Need in Calgary</b>            To support our growing population, the City of Calgary believes we must increase and diversify our affordable housing options.</p>

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p>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 demand<sup>7</sup>.</p>
	<p>We want an accessible playground - site #1 is perfect</p>	<p>Thank you for your feedback</p> <p><b>Greenspace and Playground</b>  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 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 <a href="http://engage.calgary.ca/parkspaces">engage.calgary.ca/parkspaces</a>.</p>
	<p>50 units is too many</p>	<p><b>Community Character</b>  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>

<sup>7</sup> [About affordable housing \(calgary.ca\)](http://calgary.ca/about-affordable-housing)

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		<p><b>Security and Affordable Housing</b>  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><b>Engaging with the City</b>  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
	Thought the city would send a rep	<p><b>Engaging with the City</b>  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



Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Do not go below 1 parking unit per unit	<p><b>Parking</b> We are proposing ground-level parking with access from Bowwood Dr NW, meeting the MU-1 land use parking requirements of a minimum 0.85 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><b>Community Character</b> 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><b>Strain on Existing Infrastructure</b> 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><b>Engaging with the City</b> 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>
	In the design only 1 side is lower - can that be on both sides - to consider houses on [Bowness Rd]	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

Individual	Comments – Concerns and Support	Response – How Did We Respond?
		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.
	The shadow study is well thought out	Thank you
	The design looks amazing	Thank you
	It looks like a great place to call home	Thank you
	Bowness is lacking amenities + infrastructure (internet, water, schools, parks)	<p><b>Strain on Existing Infrastructure</b>  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>
	I like the warm + neutral palette	Thank you
	Well designed for privacy. Rooftop space is stylish	Thank you
	Consider community garden on rooftop	Thank you for the feedback
	Consider putting two doors on the joined suites	Thank you for the feedback
	Consider covering upper balcony on Bowwood side	Thank you for the feedback
	Acoustics/sound from CP Rail to the west	Thank you for the feedback
	Believe in the concept, this is not the right place	Thank you for the feedback

Individual	Comments – Concerns and Support	Response – How Did We Respond?
	Need a bike washstand + repair station	Thank you for the feedback
	It's massive [the building]	<p><b>Community Character</b>  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