

Applicant's Submission

This is a reapplication for redesignation. The original redesignation application - LOC2017-0281 was refused by council after being passed by Planning Commission - CPC 2018-146 -on April 16 2018 due to procedural Error, No public engagement had occurred in response to a large local petition established within the community against this purposed application.

As the proposed project sits - there have been no changes to either the site or building designs from the original submission in 2017. After consultation with the community at large - mention hereafter - no changes were requested from the public.

We have engaged the community in multiple ways since April 2017 prior to reapplication for this project.

We met with the Bowness Community Association 2 times, both in the summer of 2017, as well as recently on February 6, 2019. Prior to the February 6 meeting, over 230 mailers were distributed in a 2 block radius of the project offering access to full project information for the public, as well as announcing that the project was being presented on February 6 at BCA. Numerous members of the public attended, and there was also an additional proposal for another redesignation project approximately located 2 blocks away presented by another group. Numerous comments were presented by the public at that time on both projects, of which none of comments presented requested any changes to the proposed project whatsoever. The comments were typical of all application concerns by the public on these applications - parking, privacy, traffic, loss of backyard greenspace, increased traffic, potential for 3 storey buildings, potential for secondary suites, and concern for waste and recycling bin protocols. These valid concerns are being addressed in an additional response letter.

It is our understanding that the BCA will be issuing a letter of Support for the project once they are engaged in the formal process.

The developer and our firm also met with Ward Sutherland, the area Councilor on March 12, 2019 to propose and discuss the project, Cllr. Sutherland advised that proper public consultation on the project was very important, and we confirmed the details of what we had been doing in that regard, Cllr. Sutherland did not state his support or non-support on the project as it has to follow due process upon submission.

The developer has also met with the immediately impacted adjacent neighbors to discuss their concerns. The neighbor to the immediate south of the proposed project (Jeff) has expressed concerns on loss of privacy. Especially in how this project could affect his summer backyard parties. It was mentioned that this could be solved by the developer giving him one of the proposed units in lieu of the

potential negative effect. The developer, as well as our firm have also met publicly at least twice at the BCA with the proponent who prepared the previous project opposition petition (Barb). She is a home owner in the vicinity of the project - and dead opposed to this project. Other than this project not being built at all, there seems to be no satisfactory compromises or solutions to come to a positive resolution with this opponent to the project. We are of the understanding that roughly half the community supports continued redevelopment of Bowness, while roughly half have lived here most of their lives and do not support change.

It was made clear to all those interested and requiring further information on the specific information on this proposal, that this proposal will only be built as a two-storey structure, and that there will be no basement secondary suites. As the structure will only as high as a typical semi-detached, as well as being set back further from the shared southerly property line than a typical semi-detached project, the overall height impact and shadowing differential is minimal. As this could have suites and 3 storeys in height, this comes as some relief to neighborly concerns.

As required by Development Permit bylaw conditions, no windows will overlook the southern neighbor(Jeff) unless they are obscured or a minimum of 60" from the finished floor to the bottom of the window. As well, a new 1.83m (6'-0") high fence will be built. As well, the developer will be planting 8'-0" high vegetation between unit patios and the fence to further mitigate the potential privacy issues.

This corner lot property is a prime candidate for redesignation and densification due to its proximity to retail, park space, and transit. The up zoning from R-C2 To R-CG is appropriate for this site, especially since the land value within Bowness will contribute greatly towards providing what we would consider today a more affordable housing unit. The expected price point for these unit would be between \$450,000 and \$475,000. These units are a good size to support family living @ 1680 sq.ft./unit, with a full three bedroom 2 bath layout. As shopping, schools, Bowness Park, other green spaces - including the Bow River pathway system are all within easy walking distance, there is a strong incentive for families to come to this friendly community.

The proposed project will meet the criteria within the bylaws for a Contextual Townhouse project, as well as all the requirements for parking and waste management.

R-CG zoning recognizes the balance between low density and mid density housing allowing for a more modest densification increase for community renewal. R-CG accommodates a balance between existing single family and duplex buildings and the addition of at grade townhome inclusion. R-CG accommodates site and building design that is adaptable to evolving household needs.

The proposed project will feature:

A quality-built 4-Unit single building by a developer that lives locally with Bowness, and actively participates at the BCA meetings.

All units will be 3-bedroom 2-1/2 bathroom family-oriented layouts.

The units will be grade oriented and height appropriate.

The project will meet the requirements of the Bylaw regarding parking - with 1 stall required per unit and 0.25 visitor stalls per unit.

The waste and recycling will be screened and respectful of division of waste, recycling, and compostable materials.

There will be a higher percentage of green space than other zoning possibilities and slightly less than under a semi-detached application (we have 52.76% building coverage versus max 45% under R-C2 - 17.2% differential)

This will be a low profile building.

This design will respect the privacy of the neighbors.

This project will also be built by a developer who lives in the Bowness community experienced in local building concerns with a focus on professional project management and quality construction materials and methods.

With the City of Calgary looking towards increased inner-city and right-sized new development, we believe that this lot is primarily suitable for an R-CG Redesignation.

Thank you for your consideration and time in this matter in advance,

The Legacies Team