

Community Association Letter



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

May 22, 2020

Attention: Brian Smith
RE: LOC2020-0051 6527 36 Ave NW

The Bowness Planning and Development Committee met online May 13, 2020 to discuss this application for a Land Use Amendment to accommodate M-CG.

We would like to provide the following comments:

- The subject site is 0.37 hectare situated midblock on 36 Ave NW between 64 St NW and 67 St NW. Surrounding land use is R-C2 on either side and M-C1 directly behind. There is one access point off 36 Avenue and no back lane access is possible. The original approved (noting that the community did have concerns) DP was for 17 units all with a double garage plus a small green space. As we had access concerns with 17 units this has been amplified with 34 units. This is midblock and we have serious concerns with access especially for emergency vehicles and anything larger than a passenger vehicle.
- We have consulted with the Fire Department and they feel that the access would not be adequate particularly as the street is filled with parked cars on both sides of the street. They also mentioned that if there was a fire in the front blocks it would be difficult for the rear building residents to get out safely and efficiently.
- The original DP had 2 parking spaces per unit plus some onsite guest spaces while the proposed application allows for only 1 parking space per unit and no onsite guest parking spaces. This will force any tenants 2nd vehicle or any guest parking onto the street which is presently at capacity before this application (we do understand that our observations have been during COVID so likely more people are staying home resulting in more demand during the day although evening parking is at capacity as well). We believe that the block cannot manage this additional density as the immediate adjacent properties are already of higher density.

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- We would like to see more detailed information on how garbage will be picked up as 3 bins per unit would mean 132 bins and there is nothing shown on the plans as to where or how communal bins would be located or accessed for pick up.
- The City of Calgary recently completed an update of the Bowness Area Redevelopment Plan (ARP) (extensive community engagement occurred over a two year period). The Bowness ARP designated certain areas, primarily along Bowness Road, for multi dwelling units. Other areas were to remain low density. With much thought certain areas were targeted to take the density increases knowing that other areas would be kept lower density.
- We have concerns with the proposed development at the Sunnyside site and how this will impact surrounding traffic patterns and would also question whether there is demand for this type of development given all the development occurring in this quadrant of the City including Greenwich Village, Trinity Hills and University District.

Numerous neighbours brought forward concerns with this application and we have received several emails and phone calls expressing dismay at the proposed application. We have been reminded that there was a very similar application prior to the approved application DP2016-5199 that was turned down by the City (dating back to 2013). We cannot support this application as it is presented.

Thank you for the opportunity to respond

Sydney Empson
Planning and Development Coordinator,
Bowness Community Association