



City of Calgary Development
Brian.smith@calgary.ca

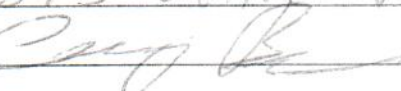
DP 2020-3395 6527-36 Ave NW "Bow 17"
Multi-Residential Development from 20 Townhouse to 34-42 Secondary Suite Style

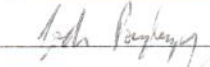
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2. **No Environmental Study** completed. **Calgary Fire Department & Sanitation Department unable to access property.** CFD-should a fire start in one of the front units near the access road, **families from the other units will be blocked in/trapped**; people will have difficulty or not be able to get out, will have 2-5 min. to safely evacuate a unit if wind can rapidly spread through units and to nearby residential homes.
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NAME: Michelle Thome
ADDRESS 6516 36 Ave NW
SIGNATURE:  DATE: July 3 2020

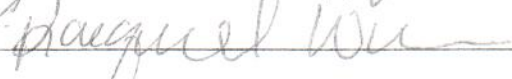
NAME: TRACY Anderson
ADDRESS 6547 36 Ave NW
SIGNATURE:  DATE: July 3 2020


NAME: Cody Barr
ADDRESS 6545 36 Ave N.W
SIGNATURE:  DATE: July 3 2020

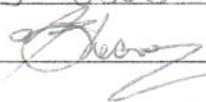
NAME: Josh Poyluzny
ADDRESS 6507 Bonwood Drive NW
SIGNATURE:  DATE: July 3, 2020

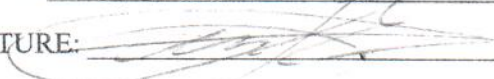
NAME: GINGI BAKI + VALERIE BAKI
ADDRESS 7-6505 36 Ave NW
SIGNATURE:  DATE: July 3, 2020

NAME: RODERICK ASHMAN
ADDRESS #5 6505 36 Trade NW
SIGNATURE:  DATE: 3-July-20


NAME: Raquel Windrem
ADDRESS 2, 6505 36 Ave NW
SIGNATURE:  DATE: July 3, 2020

NAME: Elaine Pictin E. PICTIN
ADDRESS #14-6505-36 AV. N. W
SIGNATURE:  DATE: July 3 2020

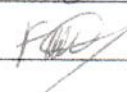
NAME: Michella Sheaves
ADDRESS #15 6505 36 Ave NW Calgary, AB
SIGNATURE:  DATE: July 31, 2020


NAME: DEAN JACKSON
ADDRESS #12 6505 36 AVE NW. CALGARY, AB T3B1T6
SIGNATURE:  DATE: JULY 3/2020.

NAME: Nancy Tralick
ADDRESS 6524-35 Ave NW
SIGNATURE: Nancy Tralick DATE: July 3 2020

NAME: ERIC T BARR
ADDRESS 6520 35th Ave NW
SIGNATURE:  DATE: JULY 3 2020

NAME: MONICA BARR
ADDRESS 6520 35 Ave NW
SIGNATURE: mbarr DATE: July 3/2020

NAME: FANTAYE BEYENE
ADDRESS 14-6504 35AV NW
SIGNATURE:  DATE: 05/07/2020

NAME: ALBERTO QUINTERO and Ana Sanchez
ADDRESS #12-6504-35 AV NW
SIGNATURE:  DATE: July 05 2020

NAME: Ayrica Stapleton
ADDRESS #10 6504 35AV NW
SIGNATURE: AS Stapleton DATE: July 07 2020

NAME: MARILYN
ADDRESS: #7-6504-35 AVE NW
SIGNATURE: [Signature] DATE: 7/5/2020

NAME: Bethany Lohende
ADDRESS: #8 6504 35 AVE NW
SIGNATURE: [Signature] DATE: JULY 5/20

NAME: Travis Sherwood
ADDRESS: #5 6504 35 ave NW
SIGNATURE: [Signature] DATE: July 5/20

NAME: DUNEAN BARNES
ADDRESS: 6516 35 AVE NW
SIGNATURE: [Signature] DATE: July 5/20

NAME: YVAN GAGNON
ADDRESS: 6519 35 AV NW calgary ab
SIGNATURE: [Signature] DATE: 5 July/20

NAME: Diane Musher
ADDRESS: 6519 35 AV NW calgary AB
SIGNATURE: [Signature] DATE: 5 July/20

NAME: DAVID ROBERTS
ADDRESS: 6512-36 AVE NW
SIGNATURE: [Signature] DATE: JULY 5/20

NAME: TREBOR STRONG
ADDRESS: 855-7907 6515-Bowwood DR
SIGNATURE: [Signature] DATE: July 5/20

NAME: Lonnie Werstink
ADDRESS 6519 36 AVE NW, Calgary, AB T3B 1T6
SIGNATURE: [Signature] DATE: July 1, 2020

NAME: Lyle Keat
ADDRESS 1170505-36 Ave. N.W.
SIGNATURE: [Signature] DATE: July 3-2020

NAME: Shontele McKay
ADDRESS 6504 35 AVE NW
SIGNATURE: S. McKay DATE: July 3, 2020

NAME: Caroline Gallant
ADDRESS #3, 6505-36 Ave. N.W.
SIGNATURE: Caroline Gallant DATE: July 3/2020

NAME: Racquel Windrom
ADDRESS 216505 36 Ave NW
SIGNATURE: Racquel Win DATE: July 3, 2020

NAME: Adele Reed
ADDRESS 9, 6505-36 AVE NW
SIGNATURE: Adele Reed DATE: July 4, 2020

NAME: Ron Edgana HUBERT
ADDRESS #6 6505 36 ave NW
SIGNATURE: Ron Hube DATE: July 5, 2020

NAME: CHRIS Mathier
ADDRESS 6511 Bowwood Drive
SIGNATURE: [Signature] DATE: July 8 - 2020

NAME: Faith Jose
ADDRESS 6502 36th Ave NW
SIGNATURE: F. Jose DATE: July 05, 2020

NAME: Alfonso Vabina
ADDRESS 6535 36th Ave NW
SIGNATURE: Alfonso Vabina DATE: July 5 2020

NAME: DIANE ROBERTS
ADDRESS Bsm7 6512 36th Ave NW
SIGNATURE: Diane Roberts DATE: July 5/2020

NAME: _____
ADDRESS _____
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NAME: _____
ADDRESS _____
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NAME: _____
ADDRESS _____
SIGNATURE: _____ DATE: _____

Shaw Webmail**david.roberts@shaw.ca**

Bowness Revelopment

From : Bretton Stamler
<bretton.stamler@gmail.com>

Sun, Jul 05, 2020 02:41 PM

Subject : Bowness Revelopment

To : david roberts <david.roberts@shaw.ca>

David -

Thank you for your time & insights earlier today. As it pertains to purchasing a home in your area, which I am currently considering, knowledge of a multi-family property ongoing without proper care & due diligence is alarming. I am specifically referring to site access & parking. I think relying upon street parking is not the right approach and furthermore, would be a major deterrent for our side to pursue the purchase of this property in Bowness. I think all neighborhood projects should seek to co-exist with the existing members of the community. The fact this project is creating this much distress and uproar is discouraging. I would hope further investigation by the City of Calgary would ensure if a project like this were to be built in Bowness that it would aim to enhance rather than detract from the community.

Enjoy the rest of your Sunday David.

Regards,

Bretton Stamler
C: +1.587.335.9899

From: DIANE ROBERTS <jackelr@shaw.ca>
Sent: Friday, September 25, 2020 3:42 PM
To: Public Submissions
Cc: Planning
Subject: Re: [EXT] Land Use Redesignation

Importance: High

Hello,

Thank you for your quick response to my email and as requested in your attached email, I can confirm that I have read and agree with the FOIP information below in the attached note. Please email me advising how I can attend and present by zoom.

My Contact Information is:

Diana Berard
403-404-9620
jackelr@shaw.ca

From: "jackelr"
To: "publicsubmissions"
Cc: "Planning"
Sent: Friday, September 25, 2020 2:45:14 PM
Subject: Oct 5/2020 Development Meeting at Council re DP2020-0178 (DP2020-3395) BOW 17 Development Change Request

Good afternoon,

RE DP Review at Council - DP2020-0178 (DP2020-3395) BOW 17 Development Change Request

I would like to attend the DP Review scheduled October 5, 2020 at Council. I understand I'm allotted 5 minutes maximum to present and ask questions.

Will you please forward me the information I require to be able to join remotely; I believe its by Zoom

Thank you for your quick response.

Diana Berard
403-404-9620
jackelr@shaw.ca

Hello,

Please include this letter opposing the rezoning and subsequent redevelopment of the adjacent land for the meeting scheduled for October 5, 2020.

Attached is my letter outlining my objection to both the rezoning and the redevelopment plans for the Bow 17 Project, expanding the number of units to a minimum 34 units. I am attaching a petition with names, addresses and signatures of those in the neighbourhood, who are also opposed to the project (attached PDF). I also, am attaching a note from a potential house purchaser on the street, Bretton Stamler, who now is reconsidering the purchase of the property he was looking at (2nd Attached PDF) due to this project change.

I was also very disheartened to hear the Bowness Councillor, Ward Sutherland, is a major stake holder in the project, and as of yet has not be recused himself from the approval process?

I have chatted with the BCA, and while not speaking for them, they have indicated they are opposed to both the rezoning and redevelopment plans. They will also be sending a disapproval note.

Please let me know if you have any questions, and I would appreciate a quick reply that this was received by you prior to the July 6 deadline.

July 5, 2020
City of Calgary Development
Brian Smith. Brian.smith@calgary.ca

Re: DP 2020-3395 6527-36 Ave NW "Bow 17"
Multi-Residential Development from 20 Townhouse to 34-42 Secondary Suite Style

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From: "publicsubmissions"
To: "jackelr"
Cc: "publicsubmissions"
Sent: Friday, September 25, 2020 3:16:18 PM
Subject: FW: [EXT] Land Use Redesignation

Thank you for your email.

If you wish for your comments to be added to the **October 05 Agenda/Minutes for the Combined Meeting of Council**, please resubmit using the [Public Submission Form](#) or email us back with your attachment at publicsubmissions@calgary.ca letting us know that you have read and agree with the FOIP information below.

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information and comments will be made publicly available** as part of the Agenda/Minutes and be published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and section 33 (c) of the *Freedom of Information and Protection of Privacy Act of Alberta* (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the

collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thank you,

From: David Roberts <drober@ca.ibm.com>
Sent: Friday, September 25, 2020 3:22 PM
To: Public Submissions
Subject: Re: FW: [EXT] Land Use Redesignation
Attachments: DP2020-3395 BOW 17 Development Change Request.pdf; Bretton Stamler Note.pdf

Importance: High

Hello,

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My Contact Information is:

David Roberts
6512 - 36 Ave NW
Calgary, AB
T3B 1T7
david.roberts@shaw.ca
403-247-0804

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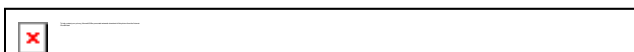
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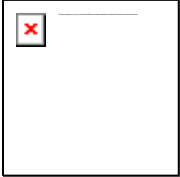
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David (D.A.) Roberts

Senior Canadian Delivery Manager
Digital Workplace Services: MCCS-OS; MCCS-OS-PR; & MMS
GTS Infrastructure Services, IBM Canada



Phone: 1-403-539-3003 | Mobile: 1-403-462-9567
E-mail: drober@ca.ibm.com



227 - 11th Avenue Sw
Calgary, AB T2R 1R9
Canada

From: Public Submissions
To: David Roberts
Cc: Public Submissions
Date: 2020-09-25 03:11 PM
Subject: [EXTERNAL] FW: [EXT] Land Use Redesignation

**This Message Is
From an
External Sender**

This message came
from outside your
organization.

Thank you for your email.

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Thank you,

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

From: Monica Barr <whitewesties@live.com>
Sent: Friday, September 25, 2020 4:26 PM
To: Public Submissions
Subject: [EXT] Bowness Bylaw 136D2020
Attachments: Bowness Bylaw 136D2020.docx

Hello,

I have read and agree with the FOIP provided to me in the email sent.

Please see attached document to be read and or reviewed at Oct 5 2020 agenda/Minutes for the combined meeting of Council.

Warm regards,

Monica Barr

Bowness Bylaw 136D2020

Hello,

This is in response to land use designation Bowness ByLaw 136D2020.

First off, I wish to remind everyone that Bowness is a historical village and it would be nice to keep buildings in theme with this.

My concern is excessive traffic flow as the benchmark for vehicles is about 2.5 per household. His, hers and a recreational vehicle. Where would the parking be as not enough are assigned as it is. 17 units is too much in this particular block as it does not blend in with the quaintness of Bowness. Once owners get their foot in the door, it will then more than likely be turned into a rental unit. Who can control the type of renters then???

The street is not wide enough to safely accommodate excessive vehicular parking on both sides of the street. And our street is wider than the poorly designed new communities. There are lots of families with young children on this street and we do want to keep this community, especially this block safe for the children.

Then noise level will increase and it would be so crowded and over populated and just a plain mess to have more units added.

My other concern is fire safety. I understand that the fire hydrant is in the middle of the courtyard and if vehicles are parked on both sides due to each unit having excessive cars/trucks and no room in parkade, which is a realistic possibility, how would the fire department get in safely. We need to look after our essential fire department.

This development is an eye sore and does not blend in with this neighborhood. Why don't they take this project down south where new developments are being built and it will blend it much better there into that community. This design is much too large of a scale for the placement and noise and visual are an issue which is problematic.

The village of Bowness should be able to continue to strive to maintain single family homes and duplexes or fourplexes only. NO MULTI USE COMMUNITIES.

Excessive multi family dwellings are not a good fit on this street or block. We are all single family or duplex home owners and we take pride in our homes and how our street feels safe and quiet.

This building is an eyesore and because it has been exposed for so long to the elements, it should be taken down as I believe it is now an environmental concern. I am sure the plywood has begun to rot from the exposure.

So, having said all this, not only do I oppose more units based on the land designation change, I vote the whole project get scrapped. Let's keep Bowness quaint as it seems the folks of Calgary forget what a wonderful small home town feel this community has without adding big city ugly multi family dwellings to destroy our community.

For those that want to take a trip down memory lane, look at the photos on file when it was annexed to the city in the 60's. You will see what a sense of community Bowness is and we need to protect this community as part of the sense of what a community stands for as the city outside us grows and no one has time to stop and enjoy where you live.

Thank you so much for letting me speak my piece as a member of the Bowness family and a member of the historical society.

Monica Barr

6520 35 Ave NW

Calgary AB

403 288-5233



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

Attention: Your worship Mayor Nenshi and Councilors

My name is Sydney Empson and I am representing the Community of Bowness through the Planning and Development Committee of the Bowness Community Association. I will be speaking on the application before you LOC2020-0051 located in the Community of Bowness at 6527 36 Avenue NW.

There is a history surrounding this proposed development. An application was made in 2013 which proposed a minimum allowable density of 48 units in a M-CG district. Strong objection by the community led to an amendment by the applicant to reflect a maximum density of 47 units per hectare restricting the maximum number of units on the site to 20 (hence the density modifier was applied). Another application submitted in 2017 (DP2016-5199) reflected this – a proposal for 17 units each with a double garage. Engagement with the BCA and residents occurred, and the project was approved.

The new LOC application requests the removal of the previously approved density modifier and has been applied alongside development permit DP202-3395. As such, the variances requested as part of the development permit application must be considered and addressed at the Land Use change application stage.

DP2020-3395 is proposing 34 units each with a single car garage. This Development Permit application is requesting a variance to parking requirements for nine (9) resident parking space and two (2) visitor parking spaces for a total of eleven (11) parking stalls or 23% of the parking required under bylaw. This variance would allow for density beyond what would normally be allowed for under the M-CG bylaws. Required parking significantly restricts the area available for units and if the intent is to relax the parking requirement to this degree then the concern is that we are developing this area beyond the M-CG density that is being applied for.

The proposed massing shown in the development permit violates Bylaw 585 Building Height and Cross Section of new buildings adjacent to low density residential neighbors. This bylaw required the reduction to 40% of the footprint above the 10.5m elevation. With a proposed height of 10.8m the roof line and the top floor violates this rule.

In 2018 a Mainstreets project was undertaken in Bowness. A 4 block study area was expanded at the community's request to include all of Bowness Road from bridge to bridge – essentially the entire length of the roadway through the community. We requested this so that we could vision and plan into the future including where we could put density to support services and amenities along both the Mainstreet but also throughout the community. This application is located outside of the proposed higher density adopted by Council in 2018. We feel this that this type of project is better suited to these areas defined in the Mainstreets project.



The community of Bowness and the adjacent neighbors negotiated in for M-CG with a density modifier. Please honor that process and do not support this application.

Thank you for the opportunity to respond.

Sydney Empson
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