



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Margaret

Last name (required) Scott

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Redesignation Bowness (Ward 1) Bylaw 35D2021

Date of meeting Apr 12, 2021

Re: Bylaw 35D2021 Proposal to predesignate from R-C2 to R-CG at 4649 70 Street NW

The area where this property is located is currently a quiet residential area with single family homes and duplexes. We are seeing a few two-story infills being built but nothing similar to what is being asked for in this application. Any building that is three stories high and six units would definitely not fit in to this area for the following reasons:

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

1. Traffic - the increase in vehicle traffic next to a playground is not very safe for children in the area; the alley gets big holes in it with the current vehicles, so adding six more homes, and possibly six to 12 more vehicles, will make the alley unsafe to drive through; nor is there on-street parking for that many more vehicles.

2. Height - increasing building height to three stories will block sun for some homes, and eliminate all privacy from nearby back yards.

3. Density - building multi-unit, low-cost housing is not a fit for this area of Bowness. We all take pride in our homes and yards, and this proposed rezoning would devalue the near-by properties, increase noise, and quite possibly make the surrounding area unsafe.

ISC:

1/2

Unrestricted

Mar 26, 2021



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Please reconsider and keep the zoning as it is as R-C2.



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| | |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| First name (required) | Ron |
| Last name (required) | Maack |
| What do you want to do? (required) | Request to speak, Submit a comment |
| Public hearing item (required - max 75 characters) | Ref # LOC2020 0185 Address 4649 70 Street NW Calgary |
| Date of meeting | Apr 12, 2021 |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I thought the hearing was April 12th |

12 April 2021

Regarding reference #LOC 2020 0185
4649 70 st NW Calgary

To Whom It May Concern:

Attached is the petition and the compilation there of that was circulated and the results delivered to Planning and Development. All 15 participants are against the zoning change but understand that due to the density mandate, change is inevitable. Of the 15 respondents, 14 hoped their 4 overriding concerns could be adjusted for.

In our view Bowness has many attributes one of which is spaciousness, for example the large property lots. Large lots also allow for big greenery, such as trees, which again Bowness is known for. We are just asking that planning takes the area's attributes into account in order not to strip our community of what makes it unique.

Consistent with our response to the proposed redevelopment we ask that the uniqueness factor of Bowness be seriously considered and preserved, while trying to achieve the objectives of the governing body which we believe is wanting to increase population density of the area.

How we propose this specifically to be achieved is that firstly a standard lot size perimeter be established; say 50 X 110. Then specific areas, such as Bowness, should have lot deviation perimeters assigned based on community anomalies. For instance, allowing for a maximum 4 row house units no matter what the size of the lot. The bigger the lot the more spacious. For Bowness this would maintain the spacious theme. Allowances for HIGHLY UNUSUAL lots both smaller and bigger could be somehow adjusted for keeping within the community's theme.

We understand the densification issue, but we would appreciate that adjustment could be made to maintain the character of our community.

Presenter

Ron Maack

4036052009

PS: As a side we also discussed a solution to the berm issue while appeasing all parties, including river side landowners as well as DENSITY, all while enhancing Bowness such that John Hextall would be proud.