

*Christina & Thomas Kenny
7008 Bow Crescent N.W.
Calgary, AB. T3B 2B9*

THE CITY OF CALGARY
CITY CLERKS

2015 JUN -2 AM 7:49

RECEIVED

June 01, 2015

Susan Gray, Office of the City Clerk
City of Calgary
cityclerk@calgary.ca

RE: Land Use Re-designation on Bow Crescent
Bylaw 83D2015

We have lived on Bow Crescent for the last 39 years, approximately across the street from the property applying for re-designation from R-C1 to R-C1s. We oppose this re-designation.

We have reviewed the City Administration's report to the Planning Commission (LOC2015-0015) and this report, misrepresents the street where we live. This re-designation is not compatible or complementary with the established character of the community. There is not one property in the area where we live that has a designation other than R-C1. For the same reason, this re-designation application is not appropriate and complementary to the established land use pattern in the area. All the properties around us are R-C1.

There is no alley or back entrance to this property. It backs onto the CPR tracks, so parking in the front yard is minimal. This will ultimately mean parking on the street, which is already narrow. There are no sidewalks for approximately 3 blocks, and it is estimated that public transit is at least 4 blocks from this property. Walking to the bus is no fun in the winter, so low income families (the apparent target audience in this application) will not be well served living at this property.

What we find most distressing about this application is that it is the best example of "spot rezoning", and if this is approved, spot rezoning gone wrong. Our street is a small sheltered area, bound by the river on one side and the CPR on the other. It is a cul-de-sac – there is only one street to get in and the same street to get out. Many of the properties are 100 feet wide, and the street has a very rural feel. Secondary suites would be totally out of character on our street.

Please consider these issues in your deliberations.

Yours truly

Not Signed - Sent by e-mail only

Christina and Tom Kenny

Smith, Theresa L.

RECEIVED

From: Planning [planning@mybowness.com]
Sent: Thursday, June 04, 2015 9:47 AM
To: Albrecht, Linda; Sutherland, Ward
Subject: LOC2015-0015 6939 Bow Cr NW
Attachments: Letter to City Clerk office.docx

2015 JUN -4 AM 9: 50

THE CITY OF CALGARY
CITY CLERK'S

Please find attached the Bowness Community Planning and Development comments on the above noted application under discussion at June 15 meeting.

Thank you for this opportunity to communicate our concerns.

Sydney Empson

Bowness Community Association

Planning and Development Committee



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2015 JUN -4 AM 9: 50

THE CITY OF CALGARY
CITY CLERK'S

June 3, 2015

City Clerk Office
City Of Calgary

RE: LOC2015-0015

Municipal address: 6939 Bow Crescent NW

With respect to the above noted file, the Bowness Community Association expressed concerns about the proposed redesignation from R-C1 to R-C1s in a CCQ addressed to the Planning department dated May 25, 2015. This property is located on the flood fringe and this area experienced significant damage in the 2013 flood. Many residents are still in the process of rebuilding and the costs to all involved have been enormous. It seems sensible that we would not increase potential density (and thus numbers of residents affected) in an area that is not well protected from future potential flooding.

A member of the Bowness Planning and Development Committee attended the May 12 council hearing on the blanket zoning of Secondary Suites in four wards in the city. It became apparent at that meeting that there are many complicating issues when dealing with secondary suites including the problem with the number of illegal secondary suites that we all know are there. Bowness has seen 12 files pertaining to secondary suites in the past year and there is a large amount of illegal suites across the community as well. It was our understanding after the May 12 council hearing that Mayor Nenshi would work with communities on resolving all the issues pertaining to secondary suites before we had to deal with more requests.

There are many areas in Bowness that are zoned for higher density and it does not seem unreasonable to have a few areas that are kept truly RC1. In general the community agrees that secondary suites are an effective means to diversify density however, it is imperative that the concerns of adjacent neighbours and the rest of the community be taken into consideration. We would like time to consider how our community can plan for the future and where we can support increased density. Our community has its fair share diversified housing and we would ask respectfully that we be allowed to address the secondary suite as a community.

Respectfully,

Members of the Bowness Planning and Development Committee
Cc Councillor Ward Sutherland