

File: LOC2014-0185

Description: From: R-C1
To: R-C1s

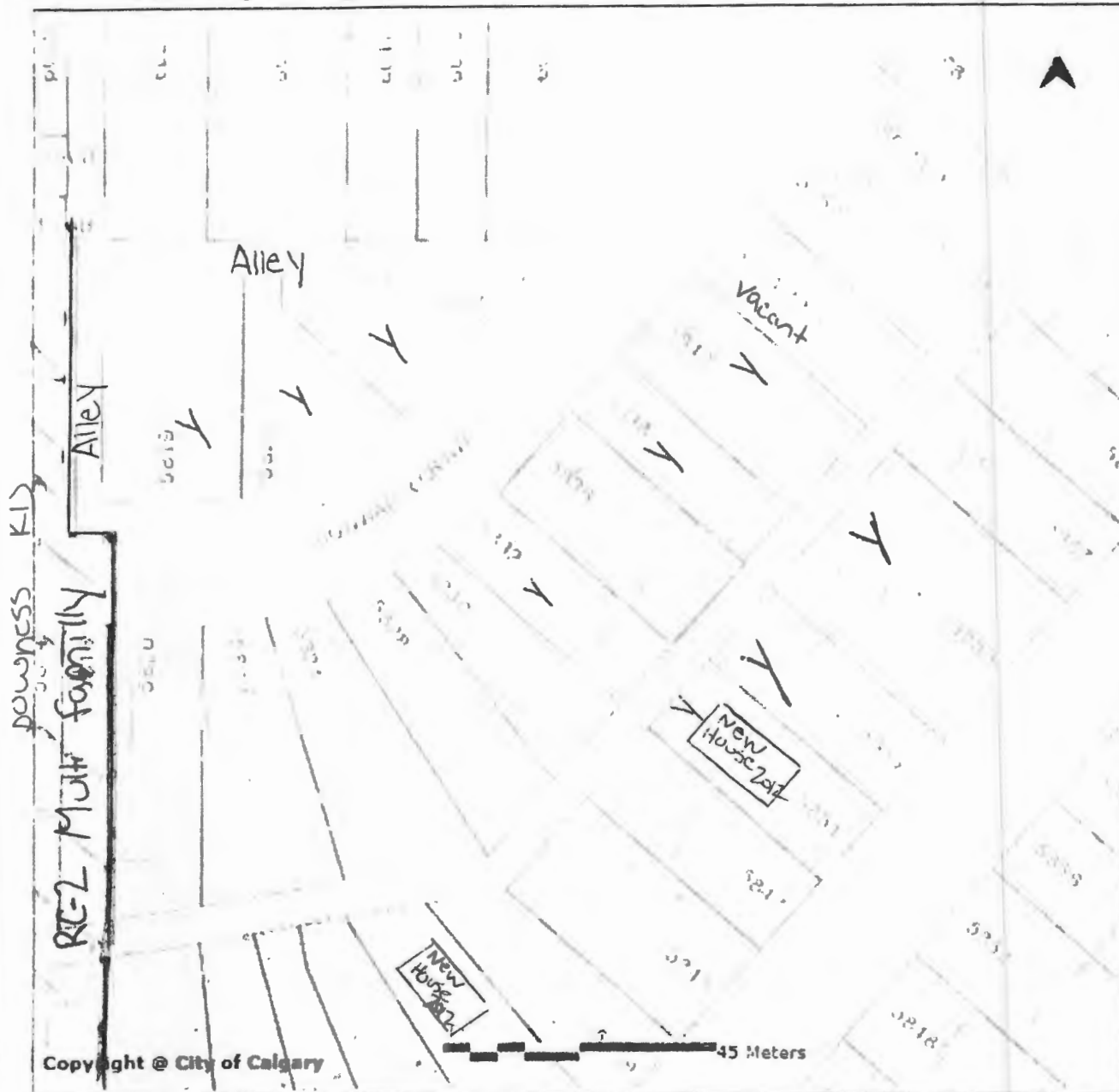


CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 13 2015

ITEM: *7.1-CPC2015-035*
Receive for Corporate Record.
CITY CLERK'S DEPARTMENT

The City of Calgary - Data provided for assessment purposes only



THE CITY OF
CALGARY
ASSESSMENT

**2014 Property
Assessment
Neighbourhood
Map**

Copyright © 2014 The information is collected for property assessment interpretation purposes only. While The City of Calgary provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of the information. The City does not assume responsibility nor accept any liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the Assessment database per the stated date/time of this document. This information is proprietary and may not be reproduced without consent from The City of Calgary.

Property assessment is based on The City of Calgary's estimate of the market value on July 1, 2013

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUD: R-C1 Proposed LUD: R-C1s

seven designs
Robert Carpenter
(403) 700-2026
rob@seven-designs.com

Neighbour,

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal secondary suite in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person. details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division I, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application. (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you,

Rob.

Katherine McNish 5819 Bowwater Cr NW
Name Address

YES / NO
Please circle.

Fully support this initiative; long overdue!

KOM McNish

seVen designs
Robert Carpenter

AT
(403) 700-2026

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUD: R-C1 Proposed LUD: R-C1s

Neighbour.

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal secondary suite in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person. details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

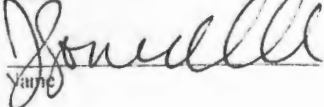
Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you,

Rob


Name

5832 BOWWATER CR NW
Address

YES / NO
Please circle.

seVen designs
Robert Carpenter

(403) 700-2026

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUB: R-C1 Proposed LUB: R-C1s

Neighbour.

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal *secondary suite* in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person, details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you,

Rob.

Gord Attwood
Name

5838 Bowwater Cres NW
Address

YES NO
Please circle.

seven designs
Robert Carpenter

AT
(403) 700-2026

Neighbour.

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUD: R-C1 Proposed LUD: R-C1s

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal secondary suite in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person. Details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

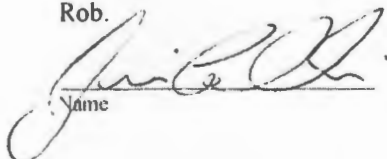
Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you.

Rob.


Name

5827 Bowwater CR NW
Address

YES / NO
Please circle.

seven designs
Robert Carpenter

(403) 700-2026

Neighbour.

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUB: R-C1 Proposed LUB: R-C1s

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal secondary suite in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person, details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you,

Rob.

Marjola Zajac

Name

5840 BOWWATER CR NW

Address

YES / NO
Please circle.

seVen designs
Robert Carpenter

(403) 700-2026

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUD: R-C1 Proposed LUD: R-C1s

Neighbour.

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal *secondary suite* in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person. details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you,

Rob.

Michael Thompson
Name

5836 Bow Cr N.W.
Address

YES / NO
Please circle.

seven designs
Robert Carpenter

(403) 700-2026

Neighbour.

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current L.U.D. R-C1 Proposed L.U.D. R-C1s

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal secondary suite in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person. Details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process. Being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you.

Rob.

KRIS ANDERSEN

5859 BOW CHRS

Name

Address

YES / NO
Please circle.

seven designs
Robert Carpenter

(403) 700-2026

Neighbour.

Application for Land Use Amendment
5836 Bowwater CR N.W. Calgary AB T3B2E2
Current LUD: R-C1 Proposed LUD: R-C1s

I would like to take a moment of your time to inform you of a *proposed* application for a land use amendment to 5836 Bowwater CR NW and request any comments you have on the idea of a new, legal secondary suite in your area. This application is to allow for a *Secondary Suite - Detached Garage* (A secondary suite over top of a garage). In conjunction with this letter I will also be speaking at the next Bowness Community Association Meeting, where I will be available to answer any questions you have in person. Details of this to be found at the bottom of this letter.

I have been hired by my client to provide him with guidance as he progresses through this somewhat tedious process, being familiar with the re-designation process I know how important community involvement is in these types of applications. There are many negatives that can be associated with a secondary suite, primarily illegal ones, it is my job to prove to you that this new suite will meet and exceed all requirements set forth by the City of Calgary.

This letter has found you not as a requirement of my application, but as a request for feedback. I want to know your thoughts on secondary suites and concerns so that I may address these issues. You have received this letter because you are within an area that we feel could be impacted by this new development. By going through this process I want to ensure to you that the City of Calgary approval process is a strict one, and there are very specific requirements that must be met to apply and be granted approval. Detailed below are solutions to issues that we believe will be of concern to the Community Association, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Relaxations

From my initial assessment of the parcel I am confident that the proposed amendment will not require any relaxations to the Land Use Bylaw (LUB) with regards to the requirements of the R-C1s designation. The subject parcel exceeds the lot area, width and depth requirements for this district. Furthermore the parcel will meet and exceed all requirements for the proposed secondary suite set out in the LUB.

Impact on built form/massing

If approved, a development permit application will be submitted for a *Secondary Suite: Detached Garage*. As a new two (2) storey garage will be constructed to accommodate site parking and the suite, there will be an impact on massing. Reading through the Bowness Area Redevelopment Plan (ARP) I know that this is a sensitive issue, and the community does discourage this type of development. What I can guarantee is my design will be one that fits into the community, using similar architectural styles, materials and colors.

Parking

The parking requirements set out in the LUB: Part 4, Division 1, Section 295(c) will easily be met as the parcel in question has lane access and over 17m of frontage onto the lane. With part of this new development being a two (2) car garage, there will be sufficient parking *on site* to accommodate this suite.

In closing I would like to offer an invitation to meet with me at the next Bowness Community Association Meeting to discuss this application.

Date: Wednesday, November 12 @ 7:00pm

Location: Bowness Community Centre (7904 43 AV NW)

If you cannot make this meeting you can simply fill out the bottom section of this letter, indicating if you support this application, (YES) and are ok with us to proceed and apply, or (NO) you do not support this application. Please deliver this letter back to 5836 Bowwater CR NW by Tuesday Nov. 11 with any comments you have. I can always be reached by phone or email if you require any clarification, please do not hesitate to contact me!

Thank-you,

Rob.

ROBERT J. ROSS

Name

5855 Bow Cresc N.W.

Address

YES / NO
Please circle.



LOC2014-0185 (5836 Bowwater Crescent NW)

Planning & Development BCA <planning@mybowness.com>

Mon, Dec 15, 2014 at 2:00 PM

To: jenna.dutton@calgary.ca, Planning & Development BCA <planning@mybowness.com>

Cc: kyle kay <kylegkay@gmail.com>, rob@seven-designs.com, "dp.circ" <DP.circ@calgary.ca>, Executive Assistant Ward 6 <eaward6@calgary.ca>, Ward Sutherland <Ward.Sutherland@calgary.ca>

RE: LOC2014-0185 (5836 Bowwater Crescent NW)

Dear Jenna.

The Bowness Community Association (BCA) pleased to have to opportunity to comment on the above rezoning.

The applicant and his architect were contacted by the BCA to present their proposal to the Planning Development Committee in November. Committee members have indicated support as:

- a) The development is in an appropriate transition zone between multi-family, duplex and single family.
- b) The applicant engaged with the neighbours and provided letters from 9 neighbours including the property across the alley. This reflects unanimous support from all those who would be impacted and established that it is a "good fit" for the neighbourhood.
- c) The property is owner-occupied. Any concerns with height, massing, overlooking, etc. will be dealt with at the development permit stage.
- d) The City has promoted secondary suites as a form of "invisible density" and the proposed garage suite adds a very modest density increase to the site while preserving the street appearance of a single family dwelling.

In discussion, the Planning Committee wanted to make it clear that this is not blanket support for garage suites, but in this instance, was a case-by-case evaluation of the merits.

Should you have any questions, please do not hesitate to contact us below.

Thank you,

Lisa Chong
Planning Coordinator



BOWNESS

COMMUNITY ASSOCIATION

Planning & Development Committee

Bowness Community Association

7904 - 43 Ave NW | Calgary | T3B 4P9

t: 403-288-8300 | e: planning@mybowness.com | f: 403.288.8307

The contents of this e-mail are intended only for the exclusive use of the recipient and may contain legally privileged or strictly confidential information. If you are not the intended recipient or the person responsible to deliver it to the intended recipient please notify me by telephone (403-288-8300) and return this e-mail. Any distribution, reproduction or other use of this e-mail by any unintended recipient is prohibited.

kyle kay <kylegkay@gmail.com>

Mon, Dec 15, 2014 at 5:39 PM