

Albrecht, Linda

From: Kathy Clark (ED) [Kathy.Clark@reveraliving.com]
Sent: Tuesday, January 27, 2015 2:25 PM
To: Albrecht, Linda
Subject: RE: Public Hearing Bowness Bylaw 22D2015

CPC2015-022
ATTACHMENT 3
LETTER 1

Hello,
I am responding to your Notice on the land located at 6103-32 Ave NW (Plan 1212434, Block 1, Lots 20-23)
I have no issue with the rezoning of the land to RC2 as long as the development includes underground parking. There is no parking allowed on Bowness Road and the parking on 32 AV NW is already over extended.
Thank you.

Kathy Clark RD MSA
Executive Director

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Envirotech Real Estate Inc.

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CPC2015-022
ATTACHMENT 3
LETTER 2

2015 JAN 29 AM 8:02

Suite 2302, 1100 – 8 Avenue S.W. Calgary, Alberta T2P 3T9 Ph: 403-237-8008 Fax: 403-237-8016

e-mail. envirotech@telus.net

THE CITY OF CALGARY
CITY CLERK'S

January 28th, 2015

Office of the City Clerk
The City of Calgary.
700 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta, Canada, T2P 2M5,

For Public Hearing in the Council Chambers Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2015 February 09, commencing at 9:30 am**

RE: **BOWNESS BYLAW 22D2015**

To redesignate the land located at 6103 – 32 Avenue NW and 5831, 5833 and 5835 Bowness Road NW (Plan 1212434, Block 1, Lots 20 to 23) from Residential—Contextual One/Two Dwelling (R-C2) District to Multi-Residential—Contextual Low Profile (M-C1) District.

Firstly, the **Bowness Area Redevelopment Plan (ARP) from 1995 is totally out-dated some 20 years later.** Just for a moment think about computers and cell phones, where were they 20 years ago?

The City's Planning Commission and City Council should have the foresight to look 20 years into the future and start implementing the changes required to use its existing infrastructure much better. We believe in **building up and not out.**

The location of subject land is within the "Inner City" of Calgary and therefore should be included in the Mayor's objective in increasing density, not only to **decrease traffic congestion, make better use of bicycle trails and public transportation**, but also to decrease the City's cost in building additional infrastructure for suburban sprawl.

Please note a Summary of Properties within one (1) Block of subject site there already have a much higher density:

1

3139 Bow Wood Dr = 5989 sq. metres = 0.5989 HA/102 = **170 Units per HA**

Bow Bridge Manor – Located at the South end of the block.

Zoning: S-CI (Special Purpose-Community Institution)

2

6223 – 31 Avenue = 23,122 sq. metres = 2.3152 HA/99 = 43 Units per HA

Riverbend Village, Located West of Bow Bridge Manor.

Zoning: M-CG d44 (Multi-Residential Contextual Grade with a density modifier 44)

3

6212 – 31 Avenue = 1,403 sq. metres = 0.1403 HA/8 = 57 Units per HA

8 Townhouses, located across from 6223 - 31 Ave.

Zoning: M-C1, (Multi-Residential Contextual).

4

5819 Bowness Rd = 951 sq. metres = 0.0951 HA/

“Simon House”, - 2nd property South from Subject Property. The “Simon House” contains offices, a commercial type kitchen and has residences for 12.

Zoning: R-C2 (Used as Multi Residential)

5

5927 Bowness Rd = 4905 sq. metres = 0.4905 HA /153 = 312 Units per HA

Bow Crest Care Centre – Located across the street from Subject property

Zoning: S-CI (Special Purpose – Community Institution)

6

5803 Bow Crescent = 2395 sq. metres = 0.2395 HA /12 = 50 Units per HA

Located across the street from “Simon House”.

Zoning: R-C2 Multi Residential Development.

Parking:

There is plenty of parking nearby on Bowwood Drive for visitors to the area.

In closing we support this application.

Yours truly,

Envirotech Real Estate Inc.

Tor Camren, President

NOTE: Envirotech Real Estate Inc. is the owner of 3119 – 32 Avenue NW.