

Community Association Response

From: planning@mybowness.com <planning@mybowness.com>

Sent: Thursday, March 30, 2023 8:59 PM

To: Ang, Benedict <Ben.Ang@calgary.ca>

Subject: [External] 8619 47 AV NW - LOC2023-0052 - DMAP Comment - Thu 3/30/2023 8:59:7 PM

Application: LOC2023-0052

Submitted by: Bowness Community Association

Address: 7904 43 Ave NW

Email: planning@mybowness.com

Phone: [REDACTED]

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The Bowness Community Association Planning and Development Committee did not have the opportunity to meet in person to discuss this application. Still, it was circulated among members, and the following were the comments received:

Comment 1

It sets a precedent in the neighbourhood. We have supported the RC-1 to RC-2 changes in the past when there is an existing duplex on the site. This lot is different in that it has an existing single dwelling, and they are looking to take it down and build a semi-detached. I personally support this type of densification as it is modest.

Comment 2

Although it may not be a direct concern for a land use change, we should be wary of supporting the future development as it's currently presented. Aside from the aesthetics of the garage in front of the house, we don't want to lose street parking by having driveways to the street when there is an option for back alley garage access, especially if they are increasing density (and therefore increasing demand for parking).

These comments represent an individual's opinion and not a consensus as a committee. Thank you for the opportunity to respond.