

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 8619 47 AV NW - LOC2023-0052 - DMAP Comment - Tue 9/12/2023 9:59:39 AM  
**Date:** Tuesday, September 12, 2023 9:59:53 AM

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Application: LOC2023-0052

Submitted by: Angie Roorda

Contact Information

Address: 8812-46 Avenue NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Community character, Traffic impacts, 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:

I am in opposition of this Land Use Application. Bowness is a quiet community and

was designated to have the concept of an exclusive residential subdivision that has a suburban community by John Hextall. The construction of the infills is taking this type of character away due to the height of the new buildings and increasing the number of housing units by changing land zoning. This makes it feel like it negatively reflects the current character of Bowness.

Due to the decrease in parking in Bowness Park there are many visitors parking on the streets close to the entrance; and by increasing the number of housing units means more parking will be needed on the streets making them much more crowded. The people that purchased the house have kept it unkept which shows that they are not at all interested in the heritage of Bowness but want to make money. As a resident of Bowness for more than 27 years, it is disheartening to see the quiet nature of the community being taken over by infills and I want to ask that this be stopped as there are so many other places being built in Trinity Hills and Greenwich that could accommodate families.

Also, the prices of the new infills are not affordable with the prices starting at over \$750K. Housing in Trinity Hills and Greenwich may be more affordable for families and by keeping the current land use zoning in Bowness as R-1, the prices of houses will be more reasonable and maintain the characteristics already in Bowness.

Thank you for your time and thoughtful consideration.

Attachments: