



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Anna

Last name (required) silva

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land use redesignation Bowness LOC2023-0115 Bylaw 163D2023

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I Anna Silva is opposed to the zone change re Bowness LOC2023-0115 Bylaw 163D2023 which would allow for the development of a 3-story residential dwelling. Firstly, I am concerned for my own privacy while I am in my own b backyard. If I can look up and see their third floor, then they can look down and see me in my backyard which I would find very unnerving while I am sitting outside. My backyard faces south-east, and I also have a vegetable garden and I am also concerned about the 3-story home impeding the amount of sunlight my garden will receive. thank you Anna Silva



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I have read and understand the above statement.

First name (required) michael

Last name (required) harder

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2023-0115

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a long term resident and the development is too large in scale for the community. It will dominate the neighbourhood. It will block the sunlight and significantly hamper the enjoyment of my back yard. I live directly north of the proposed redevelopment. It will be an imposition on my privacy. I would consider a regular duplex to be in keeping within the character of the established neighbourhood.



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I have read and understand the above statement.

First name (required) Angie

Last name (required) Roorda

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Bowness Citizens of NW Calgary

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What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Land Use Amendment for LOC2023-0115 and LOC2023-0092

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please find attached one of my submissions. I also have a petition signed by the neighbors for LOC2023-0115 and LOC2023-0092 which I will send to public submissions as it is too large to attach. Thank you

Good morning Your Worship and Members of Council

Thank you for allowing us to take this time to present our case on the opposition of the land use amendment for LOC2023-0115 and LOC2023-0092.

I will be talking on behalf of the citizens of Bowness that have signed the petition to their opposition of the land use amendment change, and to voice my own concerns. Bowness has its own characteristics that the citizens have invested heavily in so that they can enjoy the suburban feeling of a community as envisioned by John Hextall. The large housing units that may be built will decrease people's desirability of the community as more infills are built. Continuing to allow land zone changes will not help with the affordability crisis that is happening in Calgary as the infills are very expensive.

The Bowness citizen's have invested heavily in this community which includes maintained yards, older trees, a quiet community, and parks. They do not want the trees on properties destroyed, their privacy taken away, a lack of parking spaces, and large infills next to their homes. Other concerns includes the adequacy of the water and sewer mains, accessibility for fire trucks and ambulances, and access for school bus transportation. They bought their houses in Bowness so that they could enjoy the nice suburban characteristics of the community.

As a long-term resident for more than 27 years, my concerns are based on the example provided to me of an infill that will be built on LOC2023-0115 and is attached in Appendix A. My concerns are based on the height of the building impeding the sunlight for our gardens that grows our food, lack of privacy in our back yard, and adequate parking as there is currently 3 four-plexes on our block already.

The Bowness Area Redevelopment Plan, under section 6 for residential land use has the prime objective of ensuring that all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small-town history and spirit. One of the policies states that new developments should be compatible with the scale and form of existing and adjacent homes. We would like to request that these policies be implemented on these lots as they have been done on the new and or updated houses along 48th Avenue NW (Appendix B - attached). The infills that are being built do not follow the policies as they are not to scale (Appendix C - attached) and are twice the size of the current houses.

Zoning changes in established communities will not help in the current affordability crisis. The infills being built in Bowness are on the market for over \$800K (Appendix D - attached). Using the CMHC mortgage calculator the annual income needed would be \$186K or more, as shown in Appendix E, which is way above the CMHC median income of \$100K.

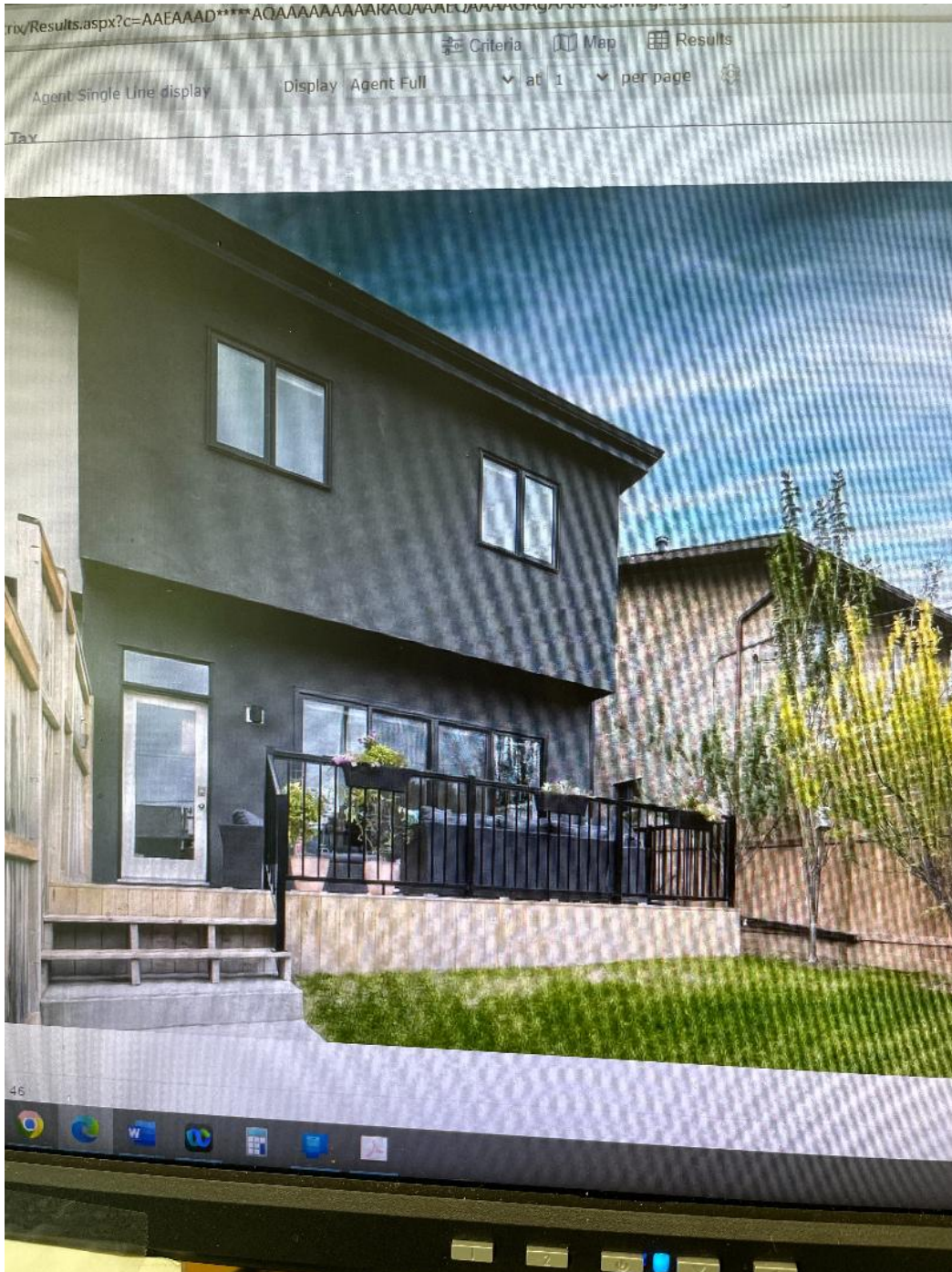
Increased amounts of infills and duplexes will transform the characteristics of the neighborhood and change the history of Bowness to a disconnected living environment. Consideration needs to be given on the environmental effects when houses and the older trees on the lots are being destroyed.

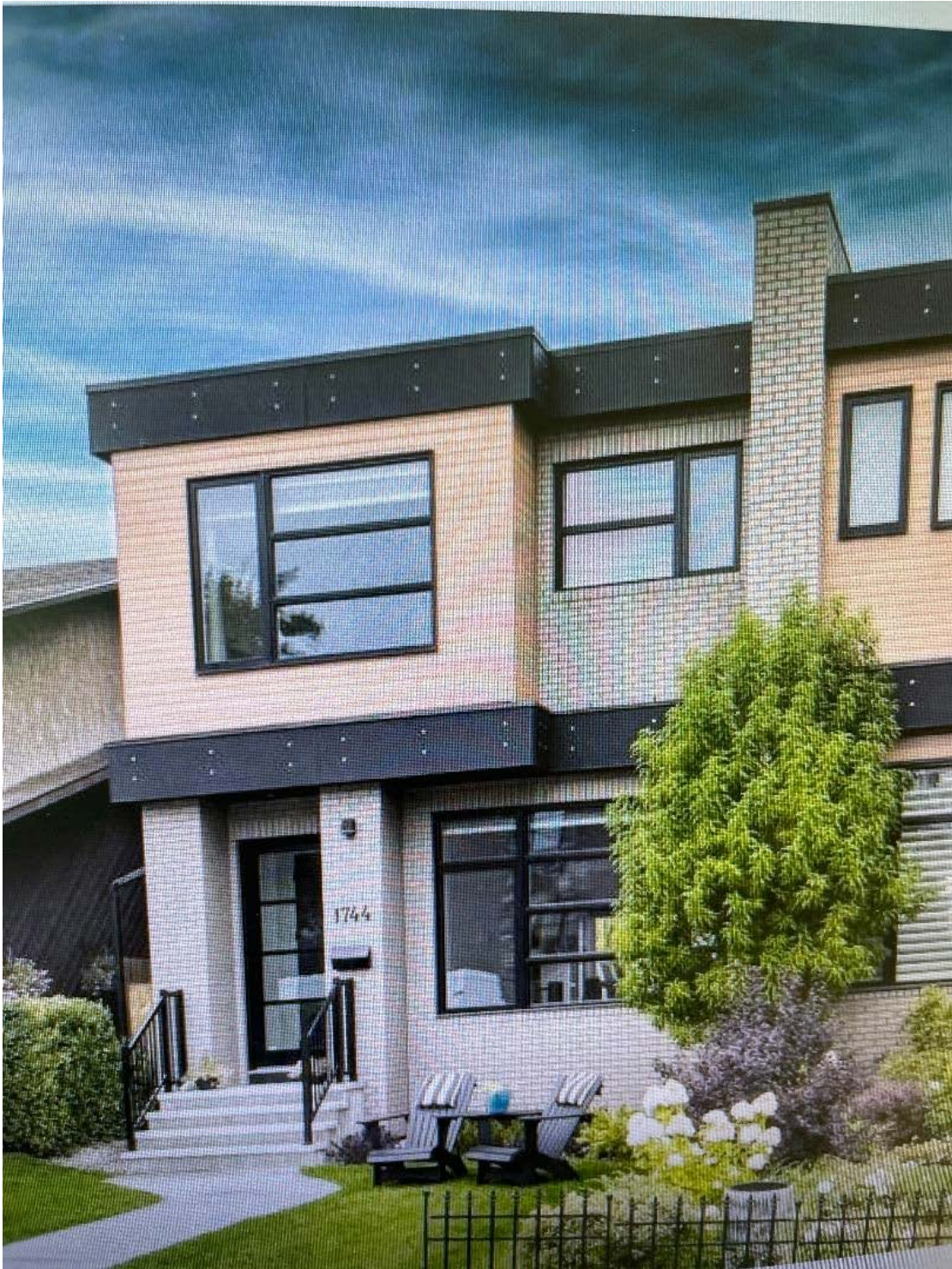
The City of Calgary is a very large landowner and owns parcels that can be used to build affordable housing without affecting the established communities. Examples surrounding Bowness includes Greenwood Briar, Trinity Hills and the proposed River Valley Condominiums that are listed for more affordable amounts as shown in Appendix F.

We, the citizens of Bowness, would like to request the zoning implication to take into consideration the policies for residential land use to protect that which is in place and keep the characteristics, scale, design, and form of the current and surrounding houses in Bowness. Also, to keep the concept developed by John Hextall of keeping Bowness its own unique suburban community.

We would all like to thank you for your time and consideration.

Appendix A – Example of house to be built at 8816-46 Avenue NW (received from Architect who bought the property)





Appendix B – Houses built or updated on 48th Avenue NW







Appendix C – Height comparison – scale of neighboring houses



\$824,900.00



Active

4629 70 Street NW

Calgary, Alberta T3B 2K7

MLS®#: A2070974

Beds 4

Total Baths 4

SqFt 1,813

Year Built 2023

Style 2 Storey, Side by Side

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Say hello to this HIGHLY UPGRADED, BRAND NEW,...


Courtesy of RE/MAX HOUSE OF REAL ESTATE

1 / 50




Appendix D – Listing price of infills in Bowness

Newer infills listed on the MLS in Bowness compared to older houses being listed. Taken from [Bowness houses - Angelina Roorda - Matrix Portal \(pillarnine.com\)](#)



1 / 50

\$824,900.00 

Active

4629 70 Street NW

Calgary, Alberta T3B 2K7

MLS®#: A2070974


Beds 4 **Total Baths 4**

SqFt 1,813 **Year Built 2023**


Style 2 Storey, Side by Side

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Say hello to this HIGHLY UPGRADED, BRAND NEW,....

Courtesy of RE/MAX HOUSE OF REAL ESTATE



1 / 46

\$840,000.00 

Pending

7712 36 Avenue NW

Calgary, Alberta T3B 1V3

MLS®#: A2065976


Beds 5 **Total Baths 4**

SqFt 1,967 **Year Built 2023**


Style 2 Storey, Side by Side

BRAND NEW INFILL WITH LEGAL BASEMENT SUITE! Become a homeowner and investor at the same time with ...

Courtesy of eXp Realty



1 / 46

•7714 36 Avenue NW **\$855,000.00** 

Calgary, Alberta T3B 1V3 **New Listing**

MLS®#: A2082991 **Active**

Residential Property, Semi Detached (Half Duplex), in the Bowness Subdivision


Beds 5 **Total Baths 4**


SqFt 1,829 **Year Built 2023**

Style 2 Storey, Side by Side

BRAND NEW INFILL WITH LEGAL BASEMENT SUITE! Become a homeowner and investor at the same time with this stunning new infill coming soon to Bowness. AFFORDABILITY never looked so good. Live in a vibrant and expanding neighbourhood, over two luxurious...

Courtesy of eXp Realty





\$825,000.00 


Active
8140 46 Avenue NW
Calgary, Alberta T3B 1Y4
MLS®#: A2072718

Beds 3 **Total Baths 3**
SqFt 1,854 **Year Built 2023**
Style 2 Storey, Side by Side

Welcome to your dream residence in the heart of Bowness, Calgary, Alberta! Nestled in the charming c...
Courtesy of GREATER PROPERTY GROUP

1 / 4 




\$810,000.00 

Active
4623 72 Street NW
Calgary, Alberta T3B 2L3
MLS®#: A2065643

Beds 4 **Total Baths 4**
SqFt 1,738 **Year Built 2023**
Style 2 Storey, Side by Side

Your dream semi-detached infill with WEST-FACING BACKYARD is only a few months away from you calling...
Courtesy of eXp Realty

2 / 47 




\$829,900.00 New Listing 


Active
4629 72 Street NW
Calgary, Alberta T2B 2L3
MLS®#: A2070717

Beds 5 **Total Baths 4**
SqFt 1,835 **Year Built 2021**
Style 2 Storey

This stunning infill is located in the heart of Bowness and features 5 bedrooms, 3.5 bathrooms, and ...
Courtesy of CHARLES

1 / 35 




\$799,000.00 

Active
4627 72 Street NW
Calgary, Alberta T2b 2L3
MLS®#: A2061265

Beds 4 **Total Baths 4**
SqFt 1,856 **Year Built 2023**
Style 2 Storey, Side by Side

Elegant designed for modern living, the open floor plan features an impressive custom-built kitchen...
Courtesy of RE/MAX HOUSE OF REAL ESTATE

1 / 2 



50 / 50



\$799,000.00 **New Listing**

Active

4625 72 Street NW

Calgary, Alberta T2B 2L3

MLS®#: A2079200

Beds 4

SqFt 1,724

Style 2 Storey, Side by Side

Total Baths 4

Year Built 2023

Elegantly designed for modern living, the open floor plan features an impressive custom-built kitch...

Courtesy of RE/MAX HOUSE OF REAL ESTATE



1 / 9



\$859,900.00

Active

8340 47 Avenue NW

Calgary, Alberta T3B1Z7

MLS®#: A2066191

Beds 4

SqFt 1,900

Style 2 Storey, Side by Side

Total Baths 4

Year Built 2023

LEGAL BASEMENT SUITE | HOME OFFICE | BONUS ROOM | QUIET STREET | Live your best life close to the ri...

Courtesy of RE/MAX HOUSE OF REAL ESTATE



1 / 50



\$1,560,000.00

Active

6028 33 Avenue NW

Calgary, Alberta T3B 1K3

MLS®#: A2062912

Beds 5

SqFt 3,223

Style 2 Storey

Total Baths 5

Year Built 2021

Welcome to a custom and exceptionally well built, over 4,800 sqft of total living space in this love...

Courtesy of RE/MAX REAL ESTATE (CENTRAL)



1 / 4



\$809,000.00

Active

3923 74 Street NW

Calgary, Alberta T3B 2M5

MLS®#: A2063459

Beds 4

SqFt 1,786

Style 2 Storey, Side by Side

Total Baths 4

Year Built 2023

Introducing an exquisite home in the vibrant community of Bowness, boasting high-end finishes and an...

Courtesy of REAL BROKER





1 / 10



\$1,150,000.00

Active

6423 Bow Crescent NW

Calgary, Alberta T3B 2C5

MLS®#: A2044047

Beds 4

SqFt 2,293

Style 2 Storey

Total Baths 4

Year Built 2023

DETACHED LUXURY INFILL COMING TO THE MOST PRESTIGIOUS STREET IN BOWNESS! Situated only a block from ...

Courtesy of RE/MAX HOUSE OF REAL ESTATE



1 / 42



\$899,000.00 **New Listing**

Active

4619 72 Street NW

Calgary, Alberta T3B 2L3

MLS®#: A2077869

Beds 5

SqFt 1,956

Style 2 Storey

Total Baths 4

Year Built 2023

Stunning brand new DETACHED home adding more beauty to Bowness! Enjoy all the outdoors has to offer,...

Courtesy of eXp Realty



1 / 39



\$838,000.00 **New Listing**

Active

4642 83 Street NW

Calgary, Alberta T3B 2R2

MLS®#: A2077651

Beds 4

SqFt 1,823

Style 2 Storey, Side by Side

Total Baths 4

Year Built 2018

Wow, pride of ownership in the contemporary modern two-story home. Welcome home to this well-cared-f...

Courtesy of RE/MAX REAL ESTATE (CENTRAL)



1 / 42



\$824,900.00 **New Listing**

Active

•7330 34 Avenue NW

Calgary, Alberta T3B 1N4

MLS®#: A2081795

Beds 4

SqFt 2,020

Style 2 Storey, Side by Side

Total Baths 4

Year Built 2023

Introducing this BRAND NEW Semi-Detached Build located across the street from a Park & Field. Fully ...

Courtesy of RE/MAX REALTY PROFESSIONALS



Appendix E - CMHC mortgage and annual income calculations

https://www.cmhc-schl.gc.ca/consumers/home-buying/calculators/mortgage-calculator/mortgage-calculator-result?... A ☆ ↻

Mortgage Calculator

Compare rates, payment frequency, amortization and more to find your best mortgage options.



Did You Know?

Because your down payment is under 20% of the purchase price, you will need mortgage insurance. We've determined your premium and will include it in the calculations.



Payment amount

\$4,842.67
Monthly

Mortgage amount ⓘ	\$774,800.00
Interest cost ⓘ	\$678,001.42
Mortgage insurance premium ⓘ	\$29,800.00
Mortgage insurance premium rate ⓘ	4.00%

Purchase price* ⓘ	<input type="text" value="\$800,000"/>
Down payment* ⓘ	<input type="text" value="\$55,000"/>
Amortization period (number of years)* ⓘ	<input type="text" value="25 Years"/>
Mortgage interest rate * ⓘ	<input type="text" value="5.75"/>
Payment frequency* ⓘ	<input type="text" value="Monthly"/>



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SAVE



SHARE

Affordability Calculator

Find an estimate of how much mortgage or rent you can afford.

You may be able to afford a home priced up to

\$800,000

Annual Household Income (before taxes)* ⓘ

Down payment* ⓘ

Mortgage interest rate* ⓘ

Province or territory ⓘ

▾

Monthly expenses ⓘ

Recalculate

Money left over ⓘ

\$4,592

References

[Mortgage Calculator \(cmhc-schl.gc.ca\)](https://cmhc-schl.gc.ca)

Appendix F – Listing price of affordable housing

Newer infills listed on the MLS in Bowness compared to older houses being listed. Taken from [Bowness houses - Angelina Roorda - Matrix Portal \(pillarnine.com\)](#)

Green Briar/Greenwich – New development on vacant land over past few years



1 / 50



\$649,000.00

Active

163 Greenbriar Place NW

Calgary, Alberta T3B 6J3

MLS®#: A2072986

Beds 4

SqFt 1,562

Style 3 Storey

Total Baths 4

Year Built 2023

OPEN HOUSE: 16 Sept, 23, 12 pm - 3:30 pm. Please visit the show home and I'll tour and showcase it....

Courtesy of GRAND REALTY



1 / 22



\$629,900.00

Active

81 Greenbriar Place NW #221

Calgary, Alberta T3B 6J1

MLS®#: A2077167

Beds 3

SqFt 1,358

Style 3 Storey

Total Baths 3

Year Built 2024

Welcome to Hudson West by Alliston Homes! Enjoy living in your own executive New York Style townhome...

Courtesy of eXp Realty



\$619,900.00

Active

59 Greenbriar Place NW

Calgary, Alberta T3B 6J1

MLS®#: A2073683

Beds 4

SqFt 1,266

Style 3 Storey

Total Baths 4

Year Built 2024





1 / 34



\$618,000.00

Active



612 Greenbriar Common NW

Calgary, Alberta T3B 6J2

MLS®#: A2078222

Beds 4

Total Baths 4

SqFt 1,532

Year Built 2020

Style 3 Storey

LOCATION is everything! Central NW location with easy access to downtown and the mountains. Childre...

Courtesy of SOTHEBY'S INTERNATIONAL REALTY CANADA



1 / 23



\$405,000.00

Active



80 Greenbriar Place NW #2101

Calgary, Alberta T3B 6J4

MLS®#: A2076832

Beds 2

Total Baths 2

SqFt 816

Year Built 2019

Style Apartment

Here it is!! The perfect opportunity to own a spectacular piece of real estate in one of NW Calgary'...

Courtesy of RE/MAX REAL ESTATE (CENTRAL)



1 / 24



\$379,900.00 Price Decrease

Active



80 Greenbriar Place NW #3201

Calgary, Alberta T3B 5P3

MLS®#: A2078528

Beds 1

Total Baths 1

SqFt 497

Year Built 2022

Style Apartment

LUXURIOUS FINISHINGS | UNDERGROUND HEATED PARKING | 1 BED & 1 BATH | INVESTOR ALERT - RENTAL GUARANT...

Courtesy of REAL BROKER

Benson Liu
benson.liu@calgary.ca
Planning Generalist
C/O City of Calgary

RE: Land Use Amendment LOC2023-0115

To Benson Liu,

We, the involved citizens of Bowness, are writing to express our oppositon to the proposed change in zoning for 8816-46 Avenue NW, 8816-34 Avenue NW, 8932- 34 Avenue NW, Calgary, AB as shown in Appendix "A". We believe that this change will have a negative impact on our community and should not be approved.

Bowness has many long-term residents committed to enhancing and keeping the community character. Bowness has it's own unique character with single dwelling housing, maintained yards, older trees, open spaces and parks and it would be important to keep this footprint of charm and character within the community.

In regards to the new proposed duplex, four-plex, under the current 2021 Bowness Area Redevelopment Plan ¹ Section 6 – Residential Land Use (Calgary, 2021), we would admire that this full policy would protect that which is in place.

The Residential Land Use is summarized as follows under::

1.5 Summary of Policies

4. Residential Land Use

The majority of residential land use is placed in a conservation and infill policy, which will maintain Bowness' role of a low density family oriented community. Other lands are in a policy grouping which allows for low to medium density multi-dwellings.

Through the Main Street engagement, the concept of "Bridge to Bridge" (Shouldice to 85 Street bridges) was put forward by residents as a thoughtful way to sensitively increase density and provide more opportunity for a variety of housing forms along all of Bowness Road.

Another major thrust of the residential policies is to encourage, through a variety of ways, increased maintenance of properties.

This policy states that Bowness should remain as a low-density community with other housing forms provided along Bowness Road.

Under the Goals, The Vision Statement states the following:

2.2 Vision Statement

To ensure all existing and new development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit.

1

<https://publicaccess.calgary.ca/lldm01/livelink.exe?func=ccpa.general&msgID=TTTrAcTqAN&msgAction=Download>

Also, the following objectives and policies re-iterate the vision statement and needs be taken into consideration:

6.2 Objectives – Prime Objective

1. Ensure all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit.

6.3 Policies

1. Retain the traditional role and function of Bowness as a low density family orientated community with its many associated amenities and services.
2. Support low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.
4. a. New developments should be compatible with the scale and form of existing and adjacent homes.
4. g. Mirror image infills should be discouraged, unless there is a substantial façade treatment to give the illusion of different design.
4. h. Re-subdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation.
4. i. In addition to the requirements under the Land Use Bylaw, accessory building design should be sensitive to the existing principal dwelling on the site.

Policy 6.3 - 4.a, draws attention to the scale and form of the adjacent home(s). Included in Appendix “B” are street pictures of the current dwellings that show the scale and form around the existing sites. The new proposed building will exceed the height of this landscape and will not reflect the current character, scale, design, and form of the existing neighborhood.

The rest of the policies reiterate supporting the protection of the current character, quality, scale, size, and dimensions of new developments in Bowness.

The proposed land use amendment will transform the personality of the neighborhood and change the history of the area to a disconnected living environment. According to the City of Calgary survey mentioned in the Bowness Area Development Plan, residents like their neighborhood as it is:

“ 80% of respondents indicated they plan to remain in Bowness. The two most frequently stated reasons that might prompt a move, out of Bowness, were the need for a larger home and the noise and appearance of the neighborhood” (Calgary, 2021).

The negative impact the zoning changes will have on the community far exceeds the very limited impact it will have, if any, on affordable housing. With rising costs for materials the seller will need to pass these costs on to the buyer and can be very expensive.

A concern for the neighboring houses is that their privacy will be affected by the height of the new dwellings as the new buildings will have second story windows that can now overlook their yards.

Also, there is limited parking that will affect the neighborhood with the need for many more parking spots. This can be even more challenging during the warm months when Bowness Park becomes busy and parking on the streets is even more limited.

There is also the existing water and sewer mains that are not adequate for new density proposed. Bowness gets it's water from Glenmore, not Bearspaw and are at the end of the line, hence the water pressure is low. Future developments will not help with this inadequacy.

Another concern is that the change in zoning could lead to a decrease in property values for nearby homeowners. The R-C2 designation allows for more multi-family dwellings which may not be desirable for those who have invested in single-family homes.

The zoning change for 8816-46 Avenue will have an affect on the school buses that transport the children at Belvedere Parkway as they currently need all the space they can use to turn onto 46 avenue. If there are multiple units on the site, then more vehicle parking will be required that could infringe on the amount of room for the buses to manoeuvre onto 46 Avenue.

The lots, that are requesting the change, would be much more suitable for the area if they remained as a single dwelling house, with the possibility of a basement suite. This would keep the character and look with the current neighborhood's styles, landscaping and character.

There is new, affordable multi-residential housing being developed in Trinity Hills and Greenwood-GreenBriar which will have many rental units available. There is also the new development of River Valley Condominiums being advertised close to the Alberta Environment and Parks Office between Nose Hill drive and Bearspaw Dam Road that will also accommodate more families. There is no need to create more rental properties within Bowness.

It is important to keep in mind that the residents of Bowness are committed to the neighborhood and need to have their views and opinions to be seriously considered. This development, going forward, is highly distressing for the residents of the area, and it's implementation will incur a significant and irreversible cost to our community.

A petition is attached under Appendix "C" that contains the signatures of the involved citizens of Bowness opposed to the proposed zoning changes.

Thank you for your thoughtful consideration to this matter,
The concerned citizens of Bowness

Appendix "A" – Proposed Sites



Appendix “B” – Current landscape

8816-46 Avenue NW



Surrounding area – 8816 46 Ave NW



8816-34 Avenue NW



Opposite side of street - 8816-34 Avenue NW



8932-34 Avenue NW



Across the street - 8932-34 Avenue NW

