

Palaschuk, Jordan

From: [REDACTED]
Sent: Monday, May 30, 2022 10:25 AM
To: Public Submissions
Subject: [External] 8103 47 AV NW - LOC2022-0015 - DMAP Comment - Mon 5/30/2022 10:24:39 AM

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Application: LOC2022-0015

Submitted by: Lindsay Kaufman

Contact Information

Address: 8347 Bowglen Road NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Amount of Parking, Traffic impacts

What are the strengths and challenges of the proposed:

Strengths are increased density which allows for more sustainable cities and neighbourhoods

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

Yes, I believe it will, as we live in a part of the community that sees feeder traffic. Unless the City seriously deals with traffic, shortcutting, and transit limitations in the community, I do not believe further high-density developments should be approved. Traffic mitigation and improved transit strategies need to be completed before allowing unfettered development. In recent years we have seen a tremendous influx of car traffic which will only worsen.

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?

I think this only aligns with managing growth and change. This will not make a great community or green the city as it will result in increased vehicle use and traffic! There is basically no transit or local shops for a walkable neighbourhood.

How will the proposed impact the immediate surroundings?
parking, traffic, noise,

General comments or concerns:

I attended a meeting 4 years ago when the city proposed its rezoning to all of Bowness Road and the neighbouring properties. My prediction seems to be coming true: increased density, building that profits realtors and developers with little to no community improvements such as reduce traffic, improved walkability, and better transit. Even the new development with the Superstore - the only bus that runs from our area to there runs every 35 minutes and will cost me and my husband nearly \$15 in transit fees. Why would we bus it when we could drive and park for much less and more convenience? Without an integrated planning model, all of these developments are going to change the communities for the worse. I believe in sustainable planning, but right now, there is little planning just building.

Note: Letter 2 had personal information removed from the Electronic Agenda at the request of the Author. Should you have any questions please contact the City Clerk's Office at 403-268-5831