



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. 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] Georges

Last name [required] Guerette

How do you wish to attend? Remotely

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 comment on? [required] Council

Date of meeting [required] Jan 16, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

CPC2023-1144

Are you in favour or opposition of the issue? [required]

In favour

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



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I have read and understand the above statement.

First name [required] Ross

Last name [required] Beaton

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 comment on? [required] Council

Date of meeting [required] Jan 9, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Redesignation Bowness LOC2023-0231 Bylaw 12D2024

Are you in favour or opposition of the issue? [required]

In opposition

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

January 6,2024

Dear City Clerk ; Members of Council

Our family would like to express our opposition to;

Land Use Redesignation: LOC2023-0231 Bylaw 12D2024 Location : 7903 36Ave. NW (Plan 5960AM)

- the planned construction of 4 rowhouse style dwelling units along with an additional 4 suites will create serious parking issues with the possible addition of 16 cars to the neighborhood streets (8units x 2 cars).We are aware that a 4 stall garage will be built to house 4 cars.

-we are opposed to a 2-storey housing structure that would obstruct our present view of Canada Olympic Park hillside.

-the application does not clarify if these housing units would be leased or owned by individual families. We think that the addition of rental properties would impact the future selling price of our residence.

I would be interested in finding out the criteria that would be required to have this proposed application refused. It appears as if any structure by developers in the Bowness area is being approved regardless of opposition by the current homeowner / taxpayers in the neighborhood.

We will definitely have our neighborhood function very differently, and not for the better, if this proposal is approved.

After many years of living in high density and congested neighborhoods we were able to save enough money to purchase a home in this quieter area of Bowness. We now find ourselves at the whim of a developer who will be allowed to up and change the zoning of the neighborhood.

Thank you for your consideration of our opposition.

Respectfully,

Nancy and Ross Beaton

7908 36 Ave NW / Calgary

From: [Nancy Johnsson](#)
To: [Public Submissions](#)
Subject: RE: [External] Land Use Redesignation Bowness LOC2023-2031 Bylaw 12D2024
Date: Tuesday, January 9, 2024 9:16:08 AM

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I have read and accept the statement.

Nancy Johnsson

From: Public Submissions [mailto:PublicSubmissions@calgary.ca]
Sent: Monday, January 8, 2024 3:29 PM
To: Nancy Johnsson [REDACTED]
Cc: Public Submissions <PublicSubmissions@calgary.ca>
Subject: RE: [External] Land Use Redesignation Bowness LOC2023-2031 Bylaw 12D2024

Hi Nancy,

Thank you for your email.

If you would like your letter included in the Public Hearing agenda, please resubmit using the [Public Submissions Form](#) or read the highlighted FOIP statement below and respond to confirm that you have read and accept the statement.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at www.calgary.ca/ph.

*Note: Personal information provided in submissions related 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 Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Regards,

Council and Governance Services | City Clerk's Office
The City of Calgary

From: Nancy Johnsson [REDACTED]
Sent: Monday, January 8, 2024 10:20 AM
To: Public Submissions <PublicSubmissions@calgary.ca>

Cc: EAWARD1 - Marley Gillies <EAWARD1@calgary.ca>

Subject: [External] Land Use Redesignation Bowness LOC2023-2031 Bylaw 12D2024

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January 8th-2024

Dear Members of Calgary City Council

On September 14th 2023 a letter was submitted to Benson Liu with the City of Calgary (which has been attached) as to our concerns and opinions in the redesignation zoning and building on the property at 7903 36Ave NW. I have also attached the 'Welcome' letter that the developer, Mr. Georges Guerette handed to me soon after the property was sold. In his letter, Mr. Guerette speaks of being excited to share the community with great neighbors such as us. Since he has purchased this property, Mr Guerette has rented it out in the interim of the decision as to rezoning. Since the beginning of October when these people have moved in, the police have made several visits to this property, along with people coming and going at any time of day or night and only staying for a few minutes, carrying duffle bags and backpacks. On several occasions people in stolen vehicles have stopped and entered. These residents were observed (cameras) taking an old microwave oven and tossing it behind our neighbor's property which of course they denied when it was returned. They drive a very large flat bed truck, probably 40-45 feet long that is questionable as to what it is used for. If these are the kind of "neighbors" that Mr. Guerette is so excited to share our community with, perhaps they would be better served living across the street or next door to him. When financial gain is the only reason for such rezoning, we and other neighbors are in opposition to this rezoning and building of rowhouses. We have expressed that a semi detached housing project would be acceptable and more pleasing to the area. . We have new neighbors to the south of us who are lovely people with young children and bought here because of low density housing. Now they are scared to let their children even take the garbage out because of these "known to police" residents. We are not foolish enough to think that Mr Guerette's sole purpose for wanting to build these rowhouses is to share the community.

Again, I have enclosed both the letter that was submitted to Benson Liu on September 14th 2023 and the welcome letter from Mr. Georges Guerette.

Thank you for your time.

Sincerely,

Nancy Johnsson/ Greg Forsey

Residents of 7819 36 Ave NW

Calgary.AB T3B1V5



From: [Nancy Johnsson](#)
To: [Liu, Benson](#)
Cc: [planning](#); [EAWARD1 - Marley Gillies](#)
Subject: Application For Land Use Amendment: LOC2023-0231
Date: Thursday, September 14, 2023 11:25:05 AM
Attachments: [Document_2023-09-13_123309.pdf](#)

Re: Land Use Amendment: LOC2023-0231
Location: 7903 36 Ave NW

Dear Mr. Liu

As a neighbor and property owner in this community for 30 years, I am writing to you with my concerns and opinions as to why this application for rezoning should NOT be approved. Over said years we have seen original occupants move on and pass on, with their properties sold to family members and new, young families who want to enjoy what Bowness residents have enjoyed since Bowness was a town of its own.

We now have a new generation that have moved here, because of low density living and space where they can play basketball with their kids and garden in without their neighbors being at arm's reach. Mr. Guerette (developer) is not planning on living at this address, only developing for his own profit. I'm sure he could barely care who "shares the community with us" if he is not planning on living here. Though he speaks of energy efficiency, solar panels and EV outlets, he will be removing trees from the property that are over 60 years old , that have served as beautification of the neighborhood and shelter from our strong westerly winds. Each year these trees have housed robins, bluejays, and sparrow hawks and of course, a few magpies.

I do not understand how an R-C1 property can be changed to R-CG and still be called low density. He is planning 4 Rowhouses with secondary suites in each and only one single car garage for each building. We all know that most residences have more than one vehicle which by doing the math means that there could be in excess of 16 vehicles using our street where children have walked to school and play without fear of traffic issues. An R-C2 redesignation would be much more in keeping with the fabric of the area as there are no other such developments within blocks of this property. Where do 12 trash receptacles go? We get most of our wind from the west. Such a nice odor for us all to enjoy, regardless of lids.

There are privacy concerns as well, with a plan to raise the height restriction of this development. We are directly to the east of said property and not one but all buildings will look directly into our yard and at least one will look directly into our neighbor's (to the south and southeast) yard. Because we have gardened for many years, shade is of utmost importance. With the raising of the height restrictions there will be much more shade in the afternoon . Are there restrictive covenants on this property bound by law not bylaw?

With higher density comes more traffic pollution, more noise pollution and pollution in general which is what none of us have signed up for. This project and land use redesignation does nothing

for our property value or the value of our neighbor's.

In closing, the only beneficiary in this project is the developer but then his main concern is " helping families ", right?

In closing, I have attached the "welcome" letter that Mr. Guerette left at our house for your perusal.

Thank you for your time.

Sincerely,
Nancy Johnsson/ Greg Forsey
7819 36 Ave NW

Dear Neighbour (7819 36 Ave NW),

My family would like to introduce ourselves and take the opportunity to share our plans for the home we just purchased in your neighbourhood. We recently moved to Bowness and are becoming Bownesians. Jen grew up in Red Deer and Georges grew up in a small town in rural Southern Ontario. We were drawn to Bowness by the feeling of community and belonging and are excited to share the community with great neighbors like yourselves. Our Daughter Margot was born about a year before we moved here and we're excited to have another child on the way. We recently purchased 7903 36 Ave NW (Peter's old place) and are working on plans to replace it with an infill rowhouse style development to help more families be able to make Bowness home.

The proposal for 7903 36 Ave NW Calgary includes the re-designation of the existing RC-1 zoning to R-CG, demolition of the existing structures on the property, and construction of 4 rowhouse style dwelling units complete with 4 suites as well as a garage. This development supports the Missing Middle that our community needs to allow new families realize attainable homes. The current plan is to achieve 40% Energy Efficiency and GHGs Reductions over 2017 NECB / 2015 NBC using a combination of rooftop PV Solar, high efficiency construction methods (air sealing, glazing, and insulation), and appropriate HVAC and water heating systems as well as the inclusion of EV Charging receptacles in the garages.

The redesignation of these lands is consistent with the Land Use Bylaw (LUB) and Bowness Area Redevelopment Plan (BARP). Specifically the BARP indicates: "*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.*" and "*Another major thrust of the residential policies is to encourage, through a variety of ways, increased maintenance of properties.*"

The BARP Land Use Policy Area Map indicates that the subject property is "*Residential, Low Density, Conservation & Infill*"

The LUB includes Division 11 - Residential - Grade Oriented Infill (R-CG) (R-CGex) District within Part 5: Low Density Residential Districts.

The proposed development complies with the density requirement contained within the LUB. The proposed development has a density of 72 units per hectare, in compliance with the LUB Rule 529 which requires a maximum density of 75 units per hectare.

In summary, the proposed Land Use Redesignation of the subject property and the proposed development are compliant with the policies contained in the Land Use Bylaw and the Bowness Area Redevelopment Plan. The proposed Land Use Redesignation maintains the Land Use identified in the Land Use Policy Area map in the Bowness Area Redevelopment Plan and the proposed development complies with the policies contained in the BARP. The Development features climate resiliency and renewable energy production in the planned form contributing to a reduction in greenhouse gas emissions while maximizing the utilization of the existing land base within the City of Calgary.

If you have any feedback or comments we would love to hear from you and get to know you. I can be reached at [REDACTED] or on my cell at [REDACTED]


Georges, Jen, Margot, and Zella (our dog) Guerette

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 7903 36 AV NW - LOC2023-0231 - DMAP Comment - Mon 1/8/2024 2:16:31 PM
Date: Monday, January 8, 2024 2:16:37 PM

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Application: LOC2023-0231

Submitted by: Mr Lynn Hauer and Mrs Ann Hauer

Contact Information

Address: 7923-34 Avenue NW Calgary Alberta T3B 1P4

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Community character, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

Most permanent and longtime residents of Calgary do not want row housing of any kind in our area for a number of reasons which I have listed, after having spoken with many many of our neighbors.

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

See below.

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?

See below.

How will the proposed impact the immediate surroundings?

See below.

General comments or concerns:

Privacy Invasion

These rowhouses will tower over our back and front yards. In Bowness we have developed our dwellings and yards and fences to create a park like environment which our friends and families can enjoy. We do not want new elevated row housing windows destroying what we have worked so hard to accomplish.

Land Usage:

In Bowness we have always appreciated the large sized lots which allow for a comfortable distance from our neighbors. That is why we bought here. The spacious lots have always provided room for flower and vegetable gardens which contribute to healthy minds and bodies. As more and more of these types of structures would be sure to follow, we fear that we will lose our deserved quality of life.

We have plenty of new families who have purchased in our area for obvious reasons. Row housing perpetuates a rental mentality. Renters often have no regard for the neighborhoods they are temporarily positioned in. Bowness is one of the most beautiful locations in Calgary. We do not want to see it digress into low quality slums.

Parking and Traffic problems:

By doubling and quadrupling the number of units on our lots the, parking will become cramped, especially taking into consideration the back alley dwelling concept which pushed through much to our dismay. People already complain about no parking.
NO MULTI UNIT ROW HOUSING IN OUR NEIGHBORHOOD!

Attachments:



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I have read and understand the above statement.

First name [required] Terri

Last name [required] Romanchuk

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 comment on? [required] Council

Date of meeting [required] Jan 16, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Redesignation LOC2023-0231

Are you in favour or opposition of the issue? [required]

In opposition

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

January 7, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail SW
Box 2100 Stn. M
Calgary, AB T2P 2M5

Dear Councillors,

We are the owners and residents of 7904 34 Ave. NW, the parcel immediately to the south of the proposed development. As stakeholders who stand to be directly affected by the City of Calgary's decision with respect to the application for land use redesignation and subsequent redevelopment, we are expressing concern with, and ultimately opposition to, the subject application.

Land-use redesignation at this location for purpose of residential densification does not seem to be consistent with the objectives outlined by the City of Calgary in either the Municipal Development (2020) or the Bowness Area Redevelopment (2019) Plans. Referencing these documents, some examples are as follows:

From Section 3.5.3 of the Municipal Development Plan - "Encourage modest redevelopment of Established Areas", while "Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time." The subject location does not fall within an existing NAC, meanwhile redevelopment is incomplete in those areas within Bowness, including Greenwich (Greenwood/Greenbriar), Main Street, and 34 Ave. at Sarcee Trail. Noteworthy is that these areas have also been previously identified as priorities for redevelopment and densification by the Bowness Area Redevelopment Plan. Within the existing context of the subject area (strictly R-C1), the proposed land-use redesignation is not modest and the redevelopment that will follow is not focused on an existing NAC. By interpretation of the content within this section of the MDP, the proposed redesignation and redevelopment would be more suitable "over time" as more modest stepwise (i.e. R-C1 to R-C2) redesignation occurs AND as focused redevelopment of existing NACs is completed.

From Section 6.2(4) of the Bowness Area Redevelopment Plan - "Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form". Redesignation of this parcel as R-CG is contrary to this objective as the planned redevelopment, will not preserve or rehabilitate the existing housing and is neither of similar density nor form.

From Section 6.2(5) of the Bowness Area Redevelopment Plan - "Ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities". The planned development that will follow the proposed land-use redesignation will increase the parking requirement for parking by a factor of 8, while only 4 off-street parking spaces will be provided by the developer resulting in increased traffic and on-street parking demand that may not

be supported by the frontage of the subject location. Furthermore, the footprint of the proposed dwelling units will occupy most of the area that is currently well maintained, natural landscaping which is consistent with the character of the neighbourhood. To accommodate construction of the proposed multi-family dwelling that will follow land-use redesignation, the existing natural landscape (including several 75+ year old trees) will be removed.

From Section 6.3(4)(a) of the Bowness Area Redevelopment Plan - "New developments should be compatible with the scale and form of existing and adjacent homes". The proposed redevelopment is not consistent with the scale and form of existing and adjacent homes; those existing and adjacent are exclusively small bungalows on large lots with the remainder of lot areas being made up, in most cases, of well-maintained naturally landscaped outdoor spaces. The proposed development is a two-storey structure with a large footprint that will disturb existing well-maintained natural landscaping.

From Section 6.3(4)(f) of the Bowness Area Redevelopment Plan – “Existing mature vegetation should be maintained. Tree planting should reflect the streets’ traditional major tree type and placement.” It will not be maintained. Redevelopment of the subject parcel will require removal of all mature vegetation from the lot.

Further to these objective references, there is concern that the proposed redesignation and redevelopment has the potential to set precedence and change the way the market values similar properties in this area. We, as existing property owners, purchased our property and have been investing in it on the premise that the area, in the near to midterm future, would consist predominantly of R-C1 zoning (as outlined in the Bowness Redevelopment Plan of 2019) with properties being valued by the market as such. The subject application for redesignation has the potential to set precedence for the way neighbouring properties are valued by the market, shifting valuation away from resale as single detached homes to valuation on land-value for densification. This potential negative financial impact to existing property owners, who live in, care about and invest in this neighbourhood, will not be offset or justified by an equal or greater positive impact to the ‘missing-middle’ by creating more supply affordable market housing. If creation of more, affordable market zoning is a primary driver that will be applied to this proposal, we’d urge you to consider other examples of similar “low density” multi-family dwellings that have recently been constructed in existing R-CG zoned areas within Bowness. These units are now being rented at market rates which are far from being considered affordable.

Thank you,

7904 34 Ave. Homeowners & Residents