

Community Association Response

2023 November 2

Application: LOC2023-0277

Submitted by: Bowness Community Association

Contact Information

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Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses, Density

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:

We appreciate the opportunity to review the proposed development and would like to seek clarification on several key points. Firstly, we would like to know the width of the lot as it is a critical factor in our evaluation.

Regarding similar Land-Use Changes (LOC) that have progressed to the Development Permit (DP) stage, we have observed a recurring issue with the rear setback. While these setbacks adhere to the bylaw, they are often close to neighbouring property lines. This can raise concerns about the impact on the privacy and enjoyment of the neighbouring property owners, and we find it challenging to support applications of this nature.

Moreover, the density and townhome quantity on this corner lot have raised concerns. The ARP emphasizes the importance of integrating new developments with the scale and form of existing

and adjacent homes. Given that the adjacent home appears to be a bilevel, the proposal for five new townhouses might not be realistically compatible in scale. As such, the rezoning may not align with the ARP's guidelines. We strongly recommend reducing the number of units to better conform with the ARP.

In the context of rezoning from R-C1 to R-CG on another corner lot, we have reservations based on past experiences. We have witnessed poorly designed architectural outcomes, insufficient parking, and density that does not align with the surrounding context. Moreover, these developments often fail to create affordable housing options, as the prices for both sold and rental units are considerably high, well beyond what many in our community can afford.

The issue of spot-rezoning and its impact on community spirit and the preservation of R-C1 neighbourhoods has been raised by concerned residents at our meetings. It seems that specific densities are viewed as incongruent with the area's character, and we believe that the Land Use Bylaw already provides a variety of densities that should be sufficient. Therefore, we question the necessity of spot-rezoning.

We look forward to further discussion and clarification on these matters to ensure that any proposed developments align with the best interests and character of our community.

Thank you for your attention to these concerns.