

Community Association Response

2023 December 25

Application: LOC2023-0245

Submitted by: Bowness Community Center

Contact Information

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Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

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:

After review by the BCA Planning and Development Committee, we have identified the following concerns regarding this applications:

Although the applicant has reduced the scale of the proposed development it remains out of step with both the Municipal Development Plan (MDP) & the Bowness ARP. The MDP states as policy in 2.3.2(c) "Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern." The Bowness ARP implements this policy and it states "New developments should be compatible with the scale and form of existing and adjacent homes." As the proposed structures will be next to bungalows, it does not comply with either of these policies. Please see map 2 of the Bowness ARP. The ARP was approved by council after substantial input over many months from the community.

Thank you for taking our comments into consideration.