

# Community Association Response

Application: LOC2023-0231

Submitted by: Bowness Community Association

## Contact Information

Address: 7904 43 Ave NW

Email: [planning@mybowness.com](mailto:planning@mybowness.com)

Phone: 4032888300

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Privacy considerations, Community character

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:

The Bowness Community Association Planning and Development Committee reviewed this application and has the following comments: During our monthly meeting, nearby residents engaged in a discussion highlighting their apprehensions regarding potential overlooking issues stemming from the proposed construction of a 4 Plex amidst the existing R-C1 bungalows. The consensus among these concerned neighbours was that the proposed development appears excessive within the current neighbourhood context. Their reservations were rooted in preserving the existing character and privacy of the community. Attending neighbours opposed the current land use change application in its proposed form. However, considering the existing residential landscape, they signalled openness and support for an alternative application aligning with R-C2 zoning, which they deemed a more appropriate fit. In light of these considerations and solidarity with the community's voiced concerns, the Committee doesn't support the current land use change application while indicating potential support for a future proposal in line with the R-C2 zoning specifications. Thank you for the opportunity to respond.