

# Community Association Response

**From:** planning@mybowness.com  
**Sent:** Thursday, October 12, 2023 2:42 PM  
**To:** Whalen, Sarah; svc.dmap.commentsProd  
**Subject:** [External] 7347 35 AV NW - LOC2023-0248 - DMAP Comment - Thu 10/12/2023 2:42:5 PM

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Application: LOC2023-0248

Submitted by: Bowness Community Association

### Contact Information

Address: 7904 43 Ave NW

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Phone: 4032888300

Overall, I am/we are:  
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:  
During the recent Bowness Community Association Planning and Development Committee meeting, several noteworthy concerns were raised regarding this Land Use Change application.

A resident in attendance at the meeting expressed strong opposition to the application, primarily citing concerns about traffic safety. They emphasized that the property's proximity to daycare and school raises significant worries regarding increased street parking and potential visibility issues, especially where children are present.

Additionally, community members highlighted that the corner of 73 Street and 35 Ave is already heavily congested, serving as a vital thoroughfare to Bowness Rd. The anticipated surge in parking due to the proposed Land Use Change could exacerbate traffic conditions in the area, necessitating a careful evaluation of traffic management measures.

Furthermore, a committee member engaged with a neighbour residing on the east side of the proposed development. The neighbour opposed the suggested land use change, stating a preference for a duplex configuration rather than a 4-plex with suites.

We appreciate your attention to these concerns and encourage thorough consideration of the abovementioned points during the Land Use Change application review. Please do not hesitate to reach out if further information or clarification is required.

Attachments: