



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Marnie

Last name [required] Andersen

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] Standing Policy Committee on Community Development

Date of meeting [required] Mar 5, 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

Public Council Hearing on LOC2023-0245. Changes to rezoning proposal.

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)

The housing crisis is evident, and the solution by the City of Calgary is to promote and change rezoning policies for the Mass Production of New Homes. A short-term solution that will have long term and potential damaging infrastructure consequences because financial incentives have not been addressed. By offering targeted tax breaks for developers and exploring financial incentives, can encourage private investment. These measures not only support immediate housing needs but also lay the foundation for long-term community development. Without out these incentives then the issue of affordable housing will continue to occur, because the financial burden is passed onto developers, who in turn could pass it on renters and potential homebuyers who are facing raising housing costs themselves. As our population increases, finding new ways of living will become important to reduce costs in providing services such as water, gas, electricity and waste disposal. High density living are currently zoned for those purposes, but changing the zones so extensively within the City will be problematic and adverse lifestyle changes (In particular LOC2023-0245 will change a quiet suburban life to H-GO or R-CG living). High density living can also limit resources, increased levels of pollution, create social problems, and applies pressure on the natural environment. Please consider the long-term consequences of rezoning housing development.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Jennifer

Last name [required] Cormier

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] Mar 5, 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

Zoning Redesignation from RC2 to RCG Reference Number DP2023-08954

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)

There has been a proposed land use redesignation from RC2 to RCG on a residential street in Bowness. This would completely change the quiet neighbourhood from its existing three houses to the proposed 32 units which are set to be rentals. How will this be a benefit to our community? When we buy property in an area and start a family, we expect the community to remain relatively the same. With this proposed change, that will not be possible. Why is council allowing these land use changes to even be considered? This is NOT along Bowness road. It is a residential area. Why are we allowing huge complexes to go up beside smaller ones and block all of the sunlight? Why are we allowing cheap housing to be made? I understand that we need more density in Calgary but I think it needs to be well researched, and mindful of the existing land owners, many of whom have called Bowness home for decades. This is not a new community. It is one of the best in Calgary because it has history. On every street there are still original owners from the 50s. We need to allow Calgary to grow in a way that it is not going to destroy the pre-existing neighbourhoods. Where has Sonya Sharp been in all of the public consultations? We feel like we are not being heard at all in Bowness when we see these continuous land use changes on every sold bungalow. How could reelect a council that so blatantly disregards the voices of their constituents and holds no respect for history?



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Bree

Last name [required] Rooke

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] Standing Policy Committee on Community Development

Date of meeting [required] Mar 5, 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

LOC-2023-0245 - Drastic Change Housing Size

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)

I do not agree with this proposal. This is not a reasonable solution to the current housing crisis. There are many locations in the community that can accommodate this size better than this block ie. near Superstore. The proposal is a significant increase in number of units and height for the block when the rest is primarily single family bungalows. This will also significantly impact the property value of this year due to it being rental units as well as an overpopulation of people in a small square footage. I am in support of multi dwellings but it needs to be realistic ie. 4-8 units but not 32 or 42 units. I bought my house in this community because it is small and quiet with excellent neighbors around us. Please reconsider what the future holds in this community. Thank you for your consideration.

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 6357 34 AV NW - LOC2023-0245 - DMAP Comment - Thu 2/15/2024 3:11:5 PM  
**Date:** Thursday, February 15, 2024 3:11:10 PM

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Application: LOC2023-0245

Submitted by: Terry Fullerton

Contact Information

Address: 6748 Bow Cres NW, Calgary AB T3B 2B9, CANADA

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

General comments or concerns:

This development is an assault to the community and the offsetting home owners. How does anyone think this is appropriate and fair to existing offsetting homeowners to replace single family dwellings with this????? It fails in every aspect.

Attachments:



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Joan

Last name [required] Cobb-Beaumont

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] Mar 5, 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

LOC2023-0245

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)

For 35 years, we have lived in & own the property across the street from this proposed development. The building that is planned is 11 meters high (2 storeys taller than the homes surrounding it (except the alley facing section which is to be 1 storey taller)). The ARP map indicates that this is a Conservation in-fill area, however, this proposed development would tower above our homes. How is this compatible within our community?

The set back is less than all the neighbouring homes. The shadow resulting from this building will darken our home in the winter months, impacting mental & physical health, not to mention removing the effects of passive solar, thus affecting our heating bills. The 3 lots involved include 1 corner lot along side 2 mid-block lots. The developer is pushing for a very large development, having a detrimental affect on the neighbouring homes.

Even though the developer speaks of providing 1/2 of a car parking spot per unit, we suspect that reality will prevail. Many households have more than 1 car. Where will everyone park?

There is no longer a school in this area ( aside from an expensive private one called River Valley School). The large population that will come to live here ( this development is 1 among MANY proposed within a few blocks), will include families with children. In order to access the local schools, they will need to travel under the railway bridge at Bowness Rd. & 69 St.NW. or across the level crossing of the railway tracks at 32 Ave. & 68 St.NW, which currently has NO sidewalk (unsafe for everyone including those with mobility issues).

We are concerned that our property values will decrease ( these new buildings are to be set up as RENTALS only). It leaves us wondering how our COMMUNITY will be impacted.



## Public Submission

CC 968 (R2023-10)

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Dave

Last name [required] Bates

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] Mar 5, 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 - LOC2023-0245 - 6357, 6363, 6367 - 34 Ave

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)

Good day, Thank-you for reviewing the following. Our opposition to this is a result of the unreasonable proposal of 32 units being built on these 3 lots ( EC Living application ). 16 rowhouse units, paired with 16 basement secondary suites, and only 20 vehicle parking stalls, the amount of cars that will have nowhere to park, will end up in surrounding streets, including right by the fire hall. If at a minimum, each unit had a MINIMUM one designated parking stall, that would be fair ( ie - if it was a fourplex and each had a garage stall ). We all know there are still going to be 2 cars per unit. We support density but it needs to make sense and BE REASONABLE, without a negative impact to the surrounding areas and the access of emergency services.



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Anita

Last name [required] Spence

How do you wish to attend? In-person

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] Mar 5, 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

LOC2023-0245

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)

I have sent the submission by email. Unable to submit using this form.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] LOC2023-0245 Application sent separately with signed FOIP  
**Date:** Tuesday, February 27, 2024 10:59:52 AM

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

## LOC2023-0245

Submitted by Anita Spence

I'm writing to you to express my opposition to the proposed zoning to R-CG for the three lots located on 6357, 6363, 6367 - 34 Ave NW. I support a R-C2 zoning.

My husband and I often visit our son and his family living across from the proposed development. We have in the past enjoyed walks, the green areas, as well as the diversified and unique housing styles in Bowness. The proposed changes are concerning.

Here are my concerns:

### **Density.**

The R-CG proposal allows for 75 units per hectare. Looking at what should therefore be considered for this proposal is 16 units. The proposed development includes 32 units. The explanation given is that secondary suites don't count. Therefore twice as many units will be built. Why is there a stated limit if it can be circumvented?

Developers will build to the maximum of what is allowed to maximize their investments. Residents concerns must be taken seriously. I understand the pressure to increase the density to accommodate our increased population. The federal government's funding is also dependent on the city's rezoning and increased density. We must be proactive in planning for a sustainable and enjoyable city. We don't want to regret the development later since it's more difficult to change unintended consequences after the fact.

Using R-C2 zoning will still allow for an increase in units compared to the current housing. It allows for single detached, semi-detached, duplex dwellings and secondary suites.

### **Traffic, noise and pollution**

One of the impacts of the proposed density is the increased traffic. More people, more cars and few designated parking spaces. Noise and pollution will increase both from the general traffic flow and those driving around looking for a place to park. At a digital presentation with CivicWorks in October 2023 the suggestion was to introduce parking permit requirements. It is a mystery how this could be seen as a solution since there is no reason for anyone to park there except people living in the area. There are no parks, recreational facilities or a transportation hub. All it will cause is a financial burden to residents and still no increase in parking spaces.

### **Height**

The proposed development, based on rezoning to R-CG, also allows for a height that is higher than any other buildings in the area. It sticks out as a sore thumb. It will certainly not meet with any of the statements in BARP and the one in the MDP plan mentioned below.

The Bowness Area Redevelopment Plan (BARP) states that "New developments should be compatible with the scale and form of existing and adjacent homes". The proposal will not be compatible. Other statements from BARP states "Respectful of community character", "...retain and enhance the low density residential character", "maintain and enhance the distinctive character of the neighbourhood". In addition, the Municipal Development Plan (MDP) states as policy "2.3.2 Respecting and enhancing neighbourhood character".

The proposal will not meet these standards. A R-C2 zoning can maintain the characteristics.

### **Shadowing**

The information given by Civic Works does not correspond with two other independent shadow calculators used by the residents. A clarification is needed since the differences are significant. Civic Works calculations indicate less impact than the calculations made by the residents.

### **Green space, children's development and mental health**

The impact of lack of green space on mental health and children's development. The R-CG designation reduces green space compared to R-C2.

Looking at the proposed development it is clear that the green space is minimal. The courtyard is only 6.5 meters wide. It lacks sunlight and green space. The front yard is minimal. The housing was to include options for a diversity of people. It clearly excludes families with children. There is nowhere for them to play. Playing in a dark courtyard will create a lot of noise (complaints) and lack of sun is not healthy. There is a lack of greenery. The front yard is not suitable since there is little room and the street will be full of parked cars. The artist's interpretation of the proposed building in the handout to the residents is a "free" interpretation lacking in reality.

There are numerous research findings showing that green spaces are important for mental health of all age groups. I failed to find one that argued the opposite. The National Institute of Health, published a paper, "The importance of green space for mental health (2017), by Jo Barton and Mike Rogerson". I quote "Mental health conditions are one of the main causes of the overall disease burden worldwide". "Global urbanisation has reduced access to and engagement with greenspace".

Unfortunately, according to Stats Canada, Calgary is the Canadian leader in reducing greenspace. Also, "Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace". "The environment shapes human behaviour". Recent proposed and actual developments are drastically reducing the greenspace in the east area of Bowness. The proposed zoning reduces greenspace to a minimum. In addition; with the reduced greenspace by R B Bennett site, greenspaces are drastically diminishing in the neighbourhood.

"The Necessity of Urban Green Space for Children's Optimal Development: A Discussion Paper", published by UNICEF in 2021 lists many positive outcomes for accessibility to green space. It refers to the Convention on the Rights of the Child in promoting access to nature for all children. By allowing the density in the current proposal and others in the neighbourhood it promotes less greenspaces for all age groups and abilities.

### **Calgary Climate Strategy-Pathway 2050**

Another concern is that the proposed development does not take into consideration the Calgary Climate Strategy-Pathway 2050.

Decreasing greenspace and increasing buildings will increase urban heat as buildings attract and retain heat. The green canopy that can shade is removed when developments of this size are built. Mature trees are cut down. Heavy precipitation can flood surrounding areas since limited /decreased grass and other greenery cannot absorb the water. There is less greenery to absorb carbon and the air quality does not improve.

It seems to be contradictory to the City of Calgary's vision of "...manage the impact of severe weather events,...". Using natural infrastructure to maximize carbon removal is also mentioned. Allowing building density and therefore decreased natural/green space seems contradictory to the vision and goals.

Other concerns

I'm briefly mentioning these since I know others will cover the issues.

**Fire safety**

Fire safety concerns with the houses being so close together and with basement/secondary suites. Batteries of electric bikes can also be a concern. I have not seen any information regarding this issue.

**Infrastructure**

With all the proposed and current developments can the ageing infrastructure cope? Schools for the possible influx of children is very limited. Please do not refer to a costly, private school as a viable alternative. This was done in the response from Civic Works. Also, children will have to cross the train tracks to school. It's a safety issue.

**EV Charging stations**

The Climate Strategy focuses on a net zero emission target. No plans on where and how the residents could charge their vehicles appear in the proposed development. Parking is already at a premium.

**In conclusion**

Do not approve the rezoning of this parcel of land. It will negatively impact the area.

R-CG encourages overdevelopment of the area, and does not take into consideration any of the Bowness Area Redevelopment Plans. Let's plan for a sustainable and enjoyable city. There could be unintended consequences of not considering the community as a holistic environment.

**Sources**

Bowness Area Redevelopment Plan (BARP)

<https://www.calgary.ca/planning/projects/greenbriar.html>

Calgary Climate Strategy-Pathway 2050 (2022)

<https://www.calgary.ca/content/dam/www/uep/esm/documents/esm-documents/climate-strategy-pathways-to-2050.pdf>

Municipal Development Plan (MDP)

<https://www.calgary.ca/planning/municipal-development-plan.html>

The National Institute of Health. The Importance of Green Space for Mental Health (2017)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

UNICEF. The Necessity of Urban Green Space for Children's Optimal Development:A Discussion Paper (2021)

<https://www.unicef.org/media/102391/file/Necessity%20of%20Urban%20Green%20Space%20for%20Children%E2%80%99s%20Optimal%20Development.pdf>

Sent from my iPad



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Melanie

Last name [required] Bond

How do you wish to attend? In-person

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] Mar 5, 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

LOC2023-0245

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)

nd Family  
[REDACTED]

Feb 27, 2024

**RE: LAND USE CHANGE - LOC2023-0245 - In Opposition**

Living directly across from LOC2023-0245, our family opposes this R-CG land use change for the following reasons after having reviewed the Applicant Outreach Summary along with the other submitted documents reviewed by the Planning Committee, especially when compared against the Bowness Area Redevelopment Plan.

1. CivicWorks used stats from the Bowness Community Vital Signs 2020 Survey, which was a volunteer survey conducted by the Bowness Community Association. These statistics are inherently biased in what is called Voluntary Response Bias.

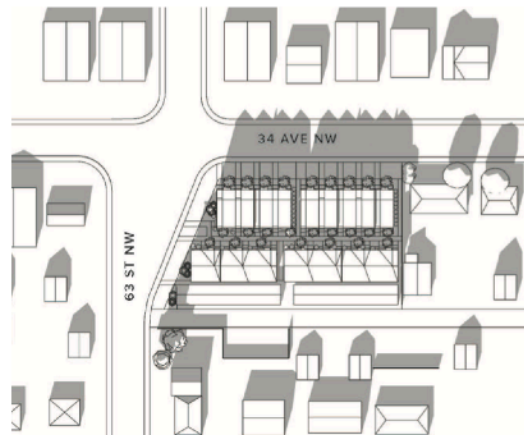
A voluntary response is when someone volunteers to be a part of your sample. In doing so, you're allowing them to skew your data and you do not get results that are representative of the whole population. Thus, you get biased feedback as people are more likely to volunteer if the subject appeals to them and you do not actually get results that are representative of your whole population. This can lead to more extreme results than would actually be true for your population as a whole. Note that less than 5% of Bownesians took this survey.

Beyond that, the data collected was interpreted in misleading ways. For instance, 'How do you get around for your daily commute?' And 'How do you get around Bowness?' Can not be used to justify that people do not need a parking stall as they may still own a motor vehicle.

They City of Calgary should be conducting proper census taking as this was the only current information CivicWorks had to use at the time.

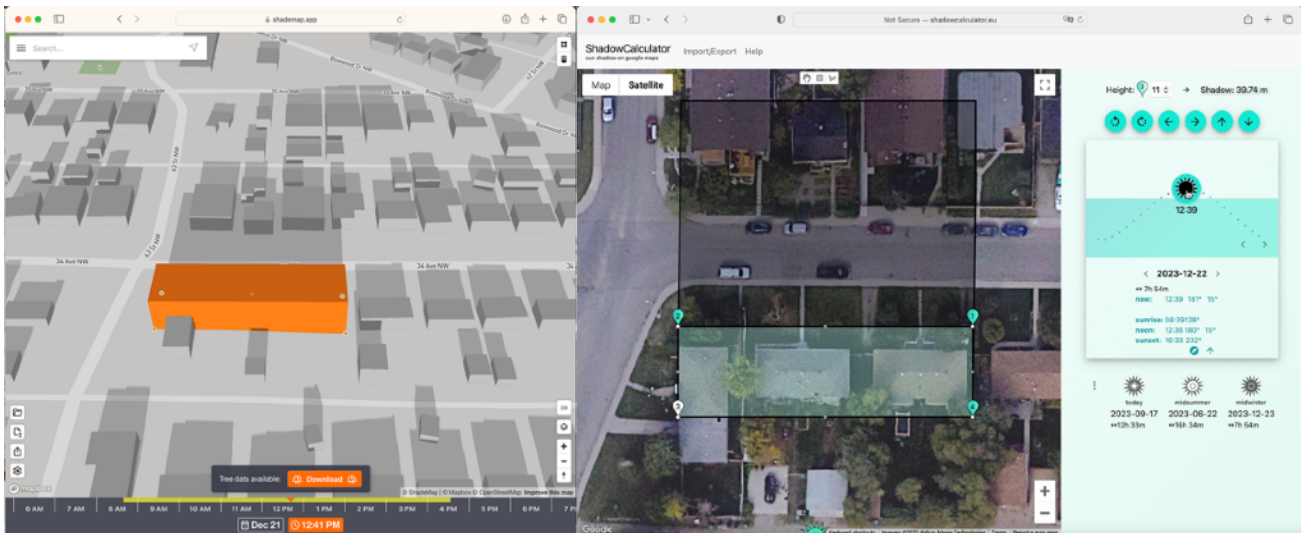
2. The document **Applicant Summary**, in reference to "... appropriate density increase of a residential site... that **may be compatible** with the character of the existing neighbourhood." When it comes to the rowhouse laneway dwellings, municipal lawyer Christopher Davis mentioned in Council on Oct 4, 2022, that unlike David White from CivicWorks, he disagrees that they are compatible, especially when they enter mid-block, which this land use application does, as it affects more neighbours. We agree Mr. Davis!
3. CivicWorks made an error or falsified the Shadow Study they provided in their **Applicant-Led Outreach Summary**. They grossly misrepresented where the front dwelling shadows will land during the Winter Solstice. They say that the shadows will barely touch the front of the properties across the street. In reality after conducting two shadow studies using two different independent shadow calculators, it is obvious that shadows stretch across the neighbouring properties south facing walls and end near the rear of their dwellings.

CivicWorks image of the Winter Solstice at 1pm, according to their Applicant-Led Outreach Summary, issued December 12, 2023.



1:00pm

Two independent shadow calculator results for the Winter Solstice (the second is actually from Dec 22, at 12:39pm, one day after the Winter Solstice).



CivicWorks either made a mistake or purposely avoided showing how their proposed application will affect neighbours. The polygons representing the proposed developments are 11 meters in height and represent the shadow tips of the rooflines. 11m is the intended height of the R-CG buildings as stated in their DP plans and have been placed at the setback of 8.5 meters from the street side curb which takes into consideration the sidewalk, boulevard and setback minimum as described through correspondence with CivicWorks.

The Winter Solstice at 1pm image, provided in CivicWorks' shadow study, is closer to where shadows will land almost two months earlier. This major discrepancy erodes our trust in CivicWorks and highlights that falsifying data or misleading data as in the Vital Signs 2020 survey must be utilized in order to make R-CG and H-GO appear less disparaging to us and our neighbourhood.

4. Under the Applicant-Led Outreach Summary, Section 1. A. "... EC Living has found that tenants tend to self-select the parking options that fits their needs and their budget, with folks selecting the active modes storage unit if they live or work in the community, or rather relay on their bike, transit, or rideshare for longer journeys."

What proof can EC Living offer that clearly shows that tenants tend to self-select the parking options that fits their needs and budget? It's a very convenient statement. EC Living's Bow 34 two blocks away provides 1 stall per unit. The 0.5 stalls per-unit minimum is new, so how can they make that statement from their own experience.

When CivicWorks engaged with us at their digital presentation in Oct 2023, they said they would encourage the City to look into permitted parking on our behalf, though no one in our group asked for that. We stayed silent as most of us felt this was a threat with having another financial burden placed onto us should we continue to complain. A disappointing tactic that disparages us while allowing the urban planner, developer/landlord and City to profit at our expense.

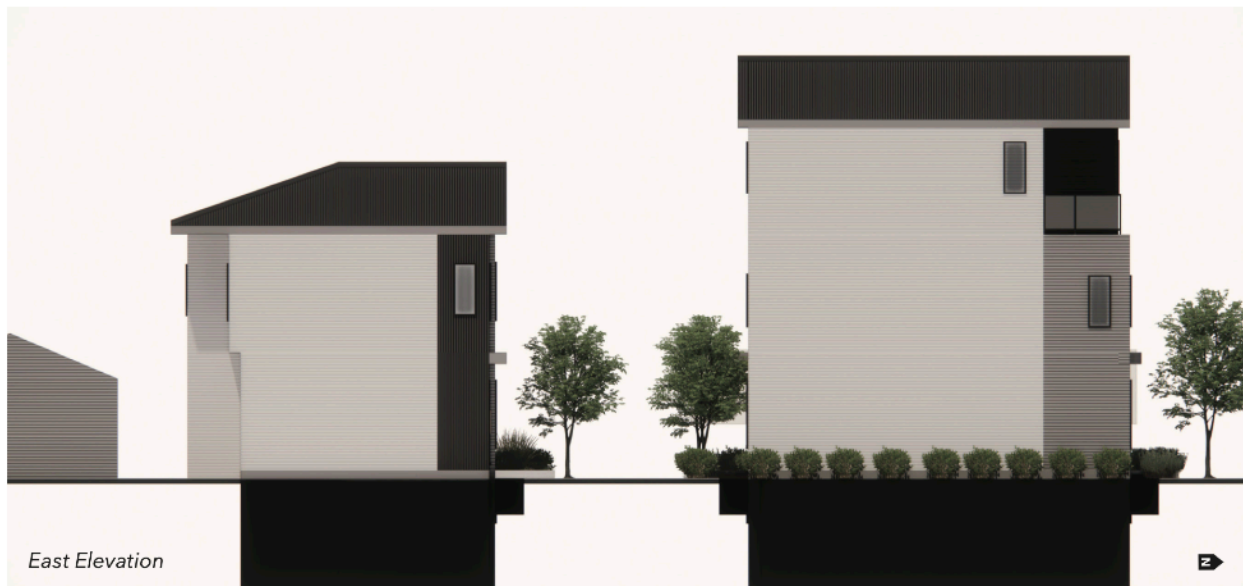
5. Under the Applicant-Led Outreach Summary, Section 1. B. "Generally, townhouse scaled applications have a minor impact on area street network traffic and laneway through the day. Any specific traffic concerns related to the existing street network can be reported to The City through 311."

Well, generally rowhouses have not been built with basement suites and laneway rowhousing in the rear of the property. So the specifics of this application cannot be compared to a generalization of past standard rowhouse forms. Deliberate ignorance now becomes the problem of 311 and falls to the City and ultimately costs are paid by tax payers.

6. Under the Applicant-Led Outreach Summary, Section 2. B. "These strategies will pair with a comprehensive, bylaw aligned landscape plan that will introduce 20 new trees and 60 new shrubs." In the provided 'East Elevation' diagram, the trees implemented in the centre "courtyard" do not fit in the design. The trees on the right (front property side) overlap the front dwellings. Plus, how are people supposed to walk down the centre "courtyard" walkway? You would need to zig-zag your way down the path to avoid branches. In reality these forms are not as functional as they are made out to be. The result in this specific case will be a reduction in the trees within the centre "courtyard".

The potential for other issues that have not been taken into consideration are extremely likely. In Council on October 4, 2022 Alkarim Devani, Co-Founder and president of RNSQR, a smaller scale developer who has an H-GO application submitted near this application, stated in response Councillor Wong wanting clarification around Mr. Devani's previous statements as to when R-CG and H-GO are implemented that they need to be monitored and adjusted and wanting his opinion on when and how that monitoring and adjustment should take place. Mr. Devani's replied:

"... I believe when R-CG was first adopted it had a comprehensive monitoring... I looked at



it in 12-18 months and monitored the application and monitored the outcome and then there was an iterative process. We've seen R-CG change over the course of the last 7 years and we've seen it adjust based on market outcomes. Part of my conversation was that cannot continue to work on these in bubbles, we need to be able to get these things out, test them and fix what may need fixing. Cause I always think there's room for improvement."

So these specific housing forms and how they are being implemented since bylaw amendments from October 2022 on, are untested and the resulting implications are uncertain. This experiment in housing form will be a short term gain for CivicWorks, EC Living and companies alike, but a permanent loss to us residents and our neighbourhood while these companies get to conduct their experiments at our and our community's peril. We deserve better than having our investments and quality of life be an experiment. We are further marginalized as moving as become less viable should these experiments go wrong. We deserve the policies the ARP set in 2019 and held after an amendment in 2021.

7. The Bowness ARP was renewed in 2019 and amended in 2021. This application should be denied based on the following sections of the ARP.
  - Map 2, page 10. Stating that these three parcels of land are located within a "Residential: Low-density, Conservation In-fill" area. NOT ROWHOUSING, especially front and alley way rowhouses across three parcels.
  - 2.2 Vision Statement, page 11. "To ensure all existing and new development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit." There is nothing 'small town' about the proposed buildings.
  - 2.3 Goals, page 11. "Implement the policies of the Municipal Development Plan, the Long-Term Growth Management Strategy and other city-wide approved policy documents in a manner that is sensitive to the goals and objectives of the Bowness community." The manner that R-GC and H-GO and their proposed forms are completely insensitive to the

goals and objectives of the Bowness community.

“Ensure all forms of environmental maintenance and enhancement are used in a manner that protects and preserves the natural attributes of the community.” We are losing many of the natural attributes at the applicant location and to the surrounding community as a result of all the proposed redevelopment.

“Encourage rehabilitation and renovation of existing structures wherever feasible.” These homes could be renovated and they currently house tenants who will face eviction or non-renewal. These changes in City policy only benefit the worst acting landlords, known as slumlords, as policy shifts value from the dwelling to the base land value. This simultaneously reduces the investments other landlords and homeowners have made towards their properties. Those who have ultimately contributed to the enhancement of their community are effectively at a loss.

- 6.2.1 Prime Objective, page 19. “Ensure all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit.” This application does the opposite, the size and density does not contribute to an enhancement not the unique quality of Bowness’ small town history and spirit. In effect, it is quite demoralizing.

- 6.2.3 Secondary Objectives, page 19. “Protect and enhance the quality of life in the community, in terms of its physical character and amenities.” This is exactly what will be effected negatively by the application.

- 6.2.4 Secondary Objectives, page 19. “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.”

- 6.2.5 Secondary Objectives, page 19. “Ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities.” The applicant’s proposed housing form and the City’s poor decision in reducing parking minimus to 0.5/unit will both in combination affect our community functions regardless of what effort is placed into aesthetic appeal.

- 6.2.6 Secondary Objectives, page 19. “Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.” The applicant’s exploitative version of R-CG will accommodate fewer age groups and household types while guaranteeing little in terms of improve affordability for a variety of income levels, especially for what is being offered in return.

- 6.3.1 Policies, General, page 19. “Retain the traditional role and function of Bowness as a low density family-oriented community with its many associated amenities and services.” Services and amenities have and will be further reduced while applications like these create additional pressures on remaining services and amenities, contributing to lower standards in Bowness, which is absolutely inequitable to residents.

- 6.3.2 Policies, General, page 19. “Support a low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.” Again, this application and others like it will create a greater instability and destroy existing residential character and quality in the neighbourhood.

- 6.3.3 Policies, General, page 20. “Encourage sensitive infill development and renovations

that contribute to the continued renewal and vitality of the community.” This application eliminates that possibility.

- 6.3.4 Policies, General, page 20. “These guidelines are to be used by the community, developers and the Approving Authority to provide direction when considering discretionary use residential permits. In other cases, it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community.” The benefit is all to the developer at the cost of the resident. They City has enabled this to happen by ever-changing bylaws incongruently with the Bowness ARP.

- 6.3.4 a. Policies, General, page 20. “New developments should be compatible with the scale and form of existing and adjacent homes.” This application absolutely does not do this. No surprise that this application has garnered more feedback in opposition than all other land use changes combined, in submission to Ward 1, according to Ward 1 Business Strategist Nadia Friesen.

- 6.3.4 e. Policies, General, page 20. New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours’ back yards.” The rear yard dwelling buildings not only look over the adjacent neighbour to the side but also to those four neighbours to the rear across the lane.

- 6.3.4 f. Policies, General, page 21. “Existing mature vegetation should be maintained. Tree planting should reflect the streets’ traditional major tree type and placement.” All mature trees will be removed and the ones within the “courtyard” area will not fit not will they allow for proper access and use of the pathway down the middle of the “courtyard” itself, as it is less of a courtyard and more of a walkway between the front and rear dwelling buildings, as apposed to a true amenity space courtyard.

- 6.3.4 h. Policies, General, page 21. “Resubdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation.” If and when these parcels are sold they will not reflect the subdivision pattern in either size or dimension.

- 6.4.2 Community Spirit and Pride, page 22. “Opportunities to increase home ownership in Bowness to that of the city wide average should be identified and supported.” This has absolutely been abandoned should this application and others like it be approved. Ultimately, this is one of the most disparaging effects which will befall current residents, altering our community in many respect, increased transient residency will be one.

We hope that council rejects this LOC2023-0245, from either an equality stand point to residents who deserve the existing policy set in the ARP, and equally based on the false metrics which were used to justify this application. Ultimately, this application seeks to implement an untested housing form with an unrealistic design at the peril of this community and surrounding residents. This is “Housing Shrinkflation” using a stacked form that serves the needs of fewer citizens and solves nothing at the route of why housing has become unaffordable compared to the average salary and further exacerbates the commodification of housing.

Thank you for your time and consideration in this matter.

Sincerely,  
Melanie Bond and Family





## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating 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 (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**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] Alex

Last name [required] Spence

How do you wish to attend? In-person

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] Mar 5, 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

LOC2023-0245

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)

██████████ d Family

Feb 27, 2024

**RE: LAND USE CHANGE - LOC2023-0245 - In Opposition**

Living directly across from LOC2023-0245, our family opposes this R-CG land use change for the following reasons after having reviewed the Applicant Outreach Summary along with the other submitted documents reviewed by the Planning Committee, especially when compared against the Bowness Area Redevelopment Plan.

1. CivicWorks used stats from the Bowness Community Vital Signs 2020 Survey, which was a volunteer survey conducted by the Bowness Community Association. These statistics are inherently biased in what is called Voluntary Response Bias.

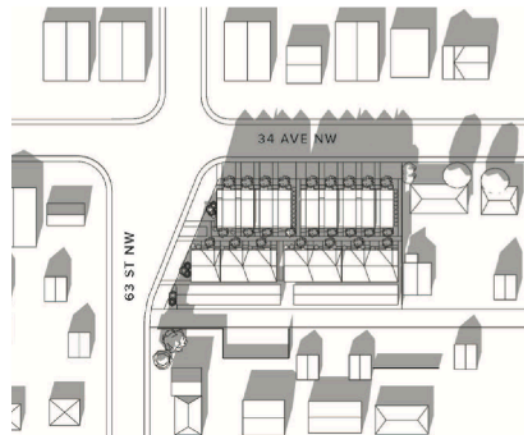
A voluntary response is when someone volunteers to be a part of your sample. In doing so, you're allowing them to skew your data and you do not get results that are representative of the whole population. Thus, you get biased feedback as people are more likely to volunteer if the subject appeals to them and you do not actually get results that are representative of your whole population. This can lead to more extreme results than would actually be true for your population as a whole. Note that less than 5% of Bownesians took this survey.

Beyond that, the data collected was interpreted in misleading ways. For instance, 'How do you get around for your daily commute?' And 'How do you get around Bowness?' Can not be used to justify that people do not need a parking stall as they may still own a motor vehicle.

They City of Calgary should be conducting proper census taking as this was the only current information CivicWorks had to use at the time.

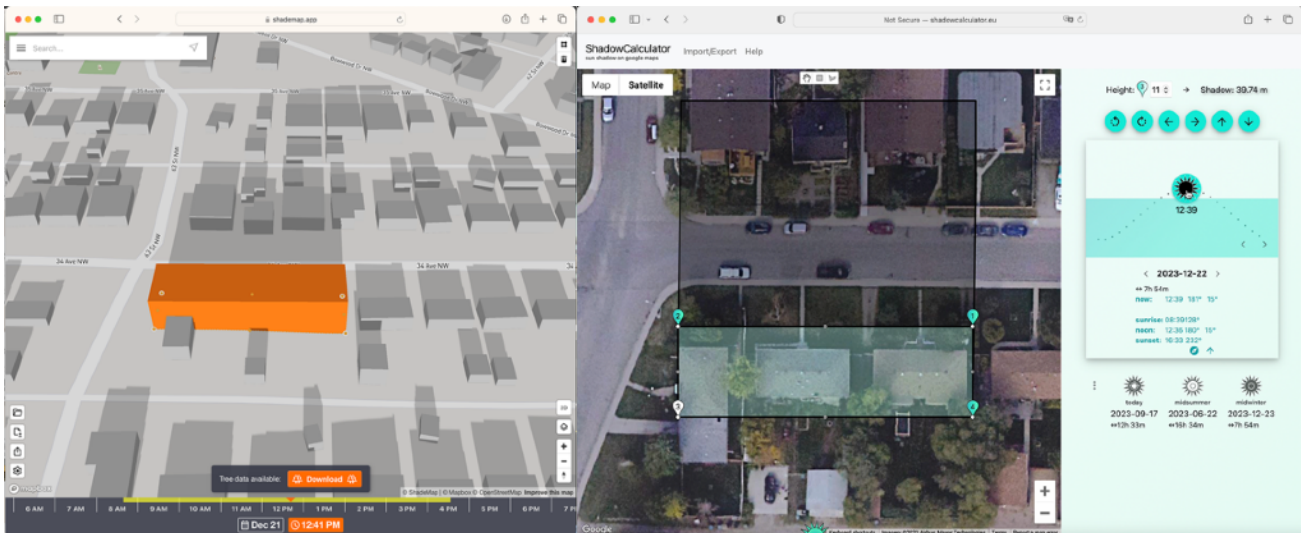
2. The document **Applicant Summary**, in reference to "... appropriate density increase of a residential site... that **may be compatible** with the character of the existing neighbourhood." When it comes to the rowhouse laneway dwellings, municipal lawyer Christopher Davis mentioned in Council on Oct 4, 2022, that unlike David White from CivicWorks, he disagrees that they are compatible, especially when they enter mid-block, which this land use application does, as it affects more neighbours. We agree Mr. Davis!
3. CivicWorks made an error or falsified the Shadow Study they provided in their **Applicant-Led Outreach Summary**. They grossly misrepresented where the front dwelling shadows will land during the Winter Solstice. They say that the shadows will barely touch the front of the properties across the street. In reality after conducting two shadow studies using two different independent shadow calculators, it is obvious that shadows stretch across the neighbouring properties south facing walls and end near the rear of their dwellings.

CivicWorks image of the Winter Solstice at 1pm, according to their Applicant-Led Outreach Summary, issued December 12, 2023.



1:00pm

Two independent shadow calculator results for the Winter Solstice (the second is actually from Dec 22, at 12:39pm, one day after the Winter Solstice).



CivicWorks either made a mistake or purposely avoided showing how their proposed application will affect neighbours. The polygons representing the proposed developments are 11 meters in height and represent the shadow tips of the rooflines. 11m is the intended height of the R-CG buildings as stated in their DP plans and have been placed at the setback of 8.5 meters from the street side curb which takes into consideration the sidewalk, boulevard and setback minimum as described through correspondence with CivicWorks.

The Winter Solstice at 1pm image, provided in CivicWorks' shadow study, is closer to where shadows will land almost two months earlier. This major discrepancy erodes our trust in CivicWorks and highlights that falsifying data or misleading data as in the Vital Signs 2020 survey must be utilized in order to make R-CG and H-GO appear less disparaging to us and our neighbourhood.

4. Under the Applicant-Led Outreach Summary, Section 1. A. "... EC Living has found that tenants tend to self-select the parking options that fits their needs and their budget, with folks selecting the active modes storage unit if they live or work in the community, or rather relay on their bike, transit, or rideshare for longer journeys."

What proof can EC Living offer that clearly shows that tenants tend to self-select the parking options that fits their needs and budget? It's a very convenient statement. EC Living's Bow 34 two blocks away provides 1 stall per unit. The 0.5 stalls per-unit minimum is new, so how can they make that statement from their own experience.

When CivicWorks engaged with us at their digital presentation in Oct 2023, they said they would encourage the City to look into permitted parking on our behalf, though no one in our group asked for that. We stayed silent as most of us felt this was a threat with having another financial burden placed onto us should we continue to complain. A disappointing tactic that disparages us while allowing the urban planner, developer/landlord and City to profit at our expense.

5. Under the Applicant-Led Outreach Summary, Section 1. B. "Generally, townhouse scaled applications have a minor impact on area street network traffic and laneway through the day. Any specific traffic concerns related to the existing street network can be reported to The City through 311."

Well, generally rowhouses have not been built with basement suites and laneway rowhousing in the rear of the property. So the specifics of this application cannot be compared to a generalization of past standard rowhouse forms. Deliberate ignorance now becomes the problem of 311 and falls to the City and ultimately costs are paid by tax payers.

6. Under the Applicant-Led Outreach Summary, Section 2. B. "These strategies will pair with a comprehensive, bylaw aligned landscape plan that will introduce 20 new trees and 60 new shrubs." In the provided 'East Elevation' diagram, the trees implemented in the centre "courtyard" do not fit in the design. The trees on the right (front property side) overlap the front dwellings. Plus, how are people supposed to walk down the centre "courtyard" walkway? You would need to zig-zag your way down the path to avoid branches.



In reality these forms are not as functional as they are made out to be. The result in this specific case will be a reduction in the trees within the centre “courtyard”.

The potential for other issues that have not been taken into consideration are extremely likely. In Council on October 4, 2022 Alkarim Devani, Co-Founder and president of RNSQR, a smaller scale developer who has an H-GO application submitted near this application, stated in response Councillor Wong wanting clarification around Mr. Devani’s previous statements as to when R-CG and H-GO are implemented that they need to be monitored and adjusted and wanting his opinion on when and how that monitoring and adjustment should take place. Mr. Devani’s replied:

“... I believe when R-CG was first adopted it had a comprehensive monitoring... I looked at it in 12-18 months and monitored the application and monitored the outcome and then there was an iterative process. We’ve seen R-CG change over the course of the last 7 years and we’ve seen it adjust based on market outcomes. Part of my conversation was that cannot continue to work on these in bubbles, we need to be able to get these things out, test them and fix what may need fixing. Cause I always think there’s room for improvement.”

So these specific housing forms and how they are being implemented since bylaw amendments from October 2022 on, are untested and the resulting implications are uncertain. This experiment in housing form will be a short term gain for CivicWorks, EC Living and companies alike, but a permanent loss to us residents and our neighbourhood while these companies get to conduct their experiments at our and our community’s peril. We deserve better than having our investments and quality of life be an experiment. We are further marginalized as moving as become less viable should these experiments go wrong. We deserve the policies the ARP set in 2019 and held after an amendment in 2021.

7. The Bowness ARP was renewed in 2019 and amended in 2021. This application should be denied based on the following sections of the ARP.

- Map 2, page 10. Stating that these three parcels of land are located within a “Residential: Low-density, Conservation In-fill” area. NOT ROWHOUSING, especially front and alley way rowhouses across three parcels.

- 2.2 Vision Statement, page 11. “To ensure all existing and new development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit.” There is nothing ‘small town’ about the proposed buildings.

- 2.3 Goals, page 11. “Implement the policies of the Municipal Development Plan, the Long-Term Growth Management Strategy and other city-wide approved policy documents in a manner that is sensitive to the goals and objectives of the Bowness community.” The manner that R-GC and H-GO and their proposed forms are completely insensitive to the goals and objectives of the Bowness community.

“Ensure all forms of environmental maintenance and enhancement are used in a manner that protects and preserves the natural attributes of the community.” We are losing many of the natural attributes at the applicant location and to the surrounding community as a result of all the proposed redevelopment.

“Encourage rehabilitation and renovation of existing structures wherever feasible.” These homes could be renovated and they currently house tenants who will face eviction or non-renewal. These changes in City policy only benefit the worst acting landlords, known as slumlords, as policy shifts value from the dwelling to the base land value. This simultaneously reduces the investments other landlords and homeowners have made towards their properties. Those who have ultimately contributed to the enhancement of

their community are effectively at a loss.

- 6.2.1 Prime Objective, page 19. "Ensure all existing and new residential development contributes to the enhancement of Bowness as a unique community with its own small town history and spirit." This application does the opposite, the size and density does not contribute to an enhancement not the unique quality of Bowness' small town history and spirit. In effect, it is quite demoralizing.

- 6.2.3 Secondary Objectives, page 19. "Protect and enhance the quality of life in the community, in terms of its physical character and amenities." This is exactly what will be effected negatively by the application.

- 6.2.4 Secondary Objectives, page 19. "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."

- 6.2.5 Secondary Objectives, page 19. "Ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities." The applicant's proposed housing form and the City's poor decision in reducing parking minimus to 0.5/unit will both in combination affect our community functions regardless of what effort is placed into aesthetic appeal.

- 6.2.6 Secondary Objectives, page 19. "Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels." The applicant's exploitative version of R-CG will accommodate fewer age groups and household types while guaranteeing little in terms of improve affordability for a variety of income levels, especially for what is being offered in return.

- 6.3.1 Policies, General, page 19. "Retain the traditional role and function of Bowness as a low density family-oriented community with its many associated amenities and services." Services and amenities have and will be further reduced while applications like these create additional pressures on remaining services and amenities, contributing to lower standards in Bowness, which is absolutely inequitable to residents.

- 6.3.2 Policies, General, page 19. "Support a low density residential, conservation and infill policy. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood." Again, this application and others like it will create a greater instability and destroy existing residential character and quality in the neighbourhood.

- 6.3.3 Policies, General, page 20. "Encourage sensitive infill development and renovations that contribute to the continued renewal and vitality of the community." This application eliminates that possibility.

- 6.3.4 Policies, General, page 20. "These guidelines are to be used by the community, developers and the Approving Authority to provide direction when considering discretionary use residential permits. In other cases, it is hoped that the developer will take advantage of these guidelines to the mutual benefit of himself and the community." The benefit is all to the developer at the cost of the resident. They City has enabled this to happen by ever-changing bylaws incongruently with the Bowenss ARP.

- 6.3.4 a. Policies, General, page 20. "New developments should be compatible with the scale and form of existing and adjacent homes." This application absolutely does not do this. No surprise that this application has garnered more feedback in opposition than all other land use changes combined, in submission to Ward 1, according to Ward 1 Business Strategist Nadia Friesen.

- 6.3.4 e. Policies, General, page 20. New development should be carefully evaluated for adjacent rear yard privacy problems where building height, raised deck height and orientation, and rear yard setback differences contribute to overlooking of neighbours' back yards." The rear yard dwelling buildings not only look over the adjacent neighbour to the side but also to those four neighbours to the rear across the lane.

- 6.3.4 f. Policies, General, page 21. "Existing mature vegetation should be maintained. Tree planting should reflect the streets' traditional major tree type and placement." All mature trees will be removed and the ones within the "courtyard" area will not fit not will they allow for proper access and use of the pathway down the middle of the "courtyard" itself, as it is less of a courtyard and more of a walkway between the front and rear dwelling buildings, as apposed to a true amenity space courtyard.

- 6.3.4 h. Policies, General, page 21. "Resubdivision of existing lots should respect the general development and subdivision pattern of adjacent streets with respect to parcel size, dimension, and orientation." If and when these parcels are sold they will not reflect the subdivision pattern in either size or dimension.

- 6.4.2 Community Spirit and Pride, page 22. "Opportunities to increase home ownership in Bowness to that of the city wide average should be identified and supported." This has absolutely been abandoned should this application and others like it be approved. Ultimately, this is one of the most disparaging effects which will befall current residents, altering our community in many respect, increased transient residency will be one.

We hope that council rejects this LOC2023-0245, from either an equality stand point to residents who deserve the existing policy set in the ARP, and equally based on the false metrics which were used to justify this application. Ultimately, this application seeks to implement an untested housing form with an unrealistic design at the peril of this community and surrounding residents. This is "Housing Shrinkflation" using a stacked form that serves the needs of fewer citizens and solves nothing at the route of why housing has become unaffordable compared to the average salary and further exacerbates the commodification of housing.

Thank you for your time and consideration in this matter.

Sincerely,

Alex Spence and Family