

From: [REDACTED]
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Subject: [External] 3708 BOW ANNE RD NW - LOC2023-0402 - DMAP Comment - Tue 5/28/2024 11:00:16 AM
Date: Tuesday, May 28, 2024 11:00:20 AM

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Application: LOC2023-0402

Submitted by: Joao Mourato

Contact Information

Address: 3712 Bow Anne Rd NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Amount of Parking, Shadowing impacts

General comments or concerns:

I'm next door to this new proposal, right on the North side.
I know that now we need to increase density and communities need to change.

In this particular case, that affect me directly, I don't think you should allow 11 meters high. The reason is that most of Bow Anne Rd is in the top of a small hill, the next road on the East side Bowwood Dr, that share the alley with Bow Anne Rd, is a few meters lower.

First the backyards of Bowwood Dr will be completely expose to this new building.
2nd the next door lots on the North side will have a wall of 11 meters, yes a wall since it will have several dwellings not leaving too much space for the backyard.

My lot is next on the North side to this new development, that means I will have an 11 meter wall, almost from alley to the main road 4feet from my property.

When you allow a situation like this to happen, soon after, every lot will be the same because is not worth it to keep a bangaloo on the North side of a 11 meter wall. Your yard will completly shadowed.

Other concern is if will be parking for all units inside the lot.

The old town center is lower, if we should increase height would be on those roads, Actually the main road of the Bowness old town is where height should be increased with business under and "apartments or condos above. That actually would made Bowness more vibrant and would create the need to more local business and other local activities.

Attachments: