

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 7947 47 AV NW - LOC2023-0389 - DMAP Comment - Sun 4/28/2024 3:54:38 PM  
**Date:** Sunday, April 28, 2024 3:54:44 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: LOC2023-0389

Submitted by: Jeff Watson

Contact Information

Address: 4516 80 St NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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:

The bylaw for R-CG is deceptive when it suggests rowhouse is 4 units; when the density could be as high as 8 (with secondary suites) or more. Asking the public to

consider a land use change with deceptive information is just plain wrong. Once a developer applies we may find out the project is 8 units, not 4. We don't need that kind of density. RC2 provides true gentle density by allowing duplexes to replace bungalows. If a suite or two are added, we cap at 4 units on a lot. With a garage suite, max 5. It's a hell of a lot gentler density than rowhouse plus units. There is one rezoned at 4604 80 St, a corner lot ... 8 units. Current zoning of RC2 is enough densification. Thanks.

Attachments: