



## Public Submission

CC 968 (R2024-05)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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**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.**

## 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.

First name [required] Chelsea

Last name [required] Conn

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] Jun 4, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Council meeting - Public hearing TUESDAY, JUNE 4, 2024, 9:30 A.M

Are you in favour or opposition of the issue? [required] In opposition



**Public Submission**

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME      letter to city.docx

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

please see letter

Dear Office of the City Clerk,

In response to the proposal to build a 3 story, 14 unit structure next to our home, we are absolutely opposed to redesignate the land at 6307 - 35th avenue NW (Plan 4610AJ, Block 29, Lot 13).

My parents have worked the entire lives to pay off the mortgage on this home, my Mother has just entered her retirement, and my Father will soon retire. After a lifetime of hard work, they want to and should be granted enjoyment of their home, their garden, their privacy and sunshine for their remaining years.

If this land proposal goes through all that is gone. Look at the proposed image, and imagine yourselves in their shoes. Would you want this built beside your home? All sunshine will be lost on the balcony, and through the side windows by this towering structure. Our backyard will be offered no sunshine and zero privacy with 14 dwellings.

If this structure is built next door, it will devalue my family's home. Our block is filled with single family dwellings and to add 14 units here will create noise, and parking congestion.

Where is the arial and side views of this structure as well in the proposals that we've been receiving in our mailbox. This should be made transparent to the neighbours, as we have no idea the locations of the windows on the sides of the structure. Are there going to be balcony's off the back of the units looking down into our yard? It's not clear. If this is the case, who will want to live in our home if my family ever decides to sell. All privacy will be lost in the yard.

My family is strongly opposed this development, and encourages much more thought and consideration to build something on a much smaller scale that fits in our neighbourhood.

Thank you for taking the time to read my letter,

Sincerely,  
John Conn,  
Adele Conn &  
Chelsea Conn

6309 35th AVE NW  
Calgary AB  
T3B1S3

[chelsearaeconn@gmail.com](mailto:chelsearaeconn@gmail.com)



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**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.**

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First name [required] **Bridget**

Last name [required] **Rouane**

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] **Jun 4, 2024**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **LOC2023-0349Dear Mayor Gondek and Councilors, Re: Opposition to proposed z**

Are you in favour or opposition of the issue? [required] **In opposition**



Public Submission

CC 968 (R2024-05)

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Mayor Gondek and Councilors,  
Re: Opposition to proposed zoning changes at 6307-35Ave, N.W. City of Calgary  
Application Reference Loc2023-0349  
Vision Statement: To ensure all existing and new Development contributes to the enhancement of Bowness as a unique Community with its own Spirit and small-town History.  
To gain Community buy in there needs to be proper and adequate Public Consultation when changes are being made that will impact Community. This reality has not happened in a way that made our neighborhood feel heard. Not many of our neighbors knew this public hearing was occurring. Policies put forth by Municipal Development need to focus on Long Term Growth and Management Strategies that are sensitive to the Bowness Community Objectives, Historic small town feel and a diverse population mix. What percentage of each development will be slated to affordability, special needs, and our aging population? Or as indicated by one of the development companies are these all just temporary housing with residents expected to move on and get their permanent homes after 6 months? How does this type of high density housing hope to satisfy these social needs? Environmental impact of current and proposed developments such as the site at 6307-35 Ave N.W. have, been completely disregarded. Mature trees have been ripped out with no regard to interest in preserving the natural attributes of the Community, in favor of density at all cost, defiling the natural beauty and ecological benefits.  
Bowness has always been a sought-after community for its low density character. There has been little done to rehabilitate and renovate existing structures, wherever feasible. Many of the new structures look like gothic horror structures in color as well as stature. This does nothing for future resale or context of current neighborhood. The City has been selling off playgrounds, parks and schools in the neighborhood, decreasing that sought after family oriented neighborhood. This is already changing the quality of life so many of us had sought in Bowness. This is affecting the Businesses, the Residents and our Quality of Life.  
Many existing residents have grave concerns about the Traffic and Safety. Bowwood Dr. is the main road for our Community Fire Department, as is 62nd St. 34 Ave is now a short cut to 61st Ave to get to Superstore. Although we have asked for changes to traffic control it hasn't happened. And signage is often disregarded, particularly by speeders on Bowwood



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**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.**

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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First name [required] Anita

Last name [required] Spence

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] Jun 4, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2023-0349

Are you in favour or opposition of the issue? [required] In opposition



## Public Submission

CC 968 (R2024-05)

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My submission will be sent separately to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

**From:** [Anita Spence](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] LOC2023-0349  
**Date:** Monday, May 27, 2024 6:54:49 PM

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## LOC2023-0349

6307-35 Ave NW  
Submitted by Anita Spence

I am writing to express my opposition to the proposed H-GO development. I support an increase in density but at a lower rate than the proposed H-GO development.

My husband and I often spend time in Bowness visiting friends, and our son and his family. We have enjoyed the original diversified and unique housing styles in the historic Bowness neighbourhood.

Here are my reasons for opposing the H-GO development:

1. The block currently includes detached homes and duplexes. Some might have secondary suites. The height alone in a H-GO development will make it look out of place. It would not meet the Bowness ARP. "New developments should be compatible with the scale and form of existing and adjacent homes". "Respectful of community character", "....maintain and enhance the distinctive character of the neighbourhood". These are just a few of the recommendations in the ARP.
2. H-GO was approved for the Mainstreet area under the notion of beautification. It includes a bit over a block on each side. The impact can already be seen with buildings looking oversized for the area. Let's keep the H-GO within the closest block to Mainstreet. Don't spread this to the nearby blocks.
3. Parking is going to be an issue. The street is going to be overrun with parked cars and others looking for a place to park.
4. A Fire station with a hazardous goods drop-off is in the narrow triangular area kitty corner to the development. Increasing traffic and parking could negatively impact access, visibility, and response time.
5. Increased traffic with air pollution and noise issues will be a problem as it reduces the quality of life for the residents in the neighbourhood.
6. Mature trees must be saved on the property! Bowness is already losing too many trees and green spaces.
7. Children need spaces where they can play. There will be no place with a H-GO development. We can't have children play in the street....the only open space in close proximity.



8. Mental health is an increased concern in our society. Green spaces, including trees are known to positively assist in mental wellbeing. H-GO removes this benefit.
9. Schools are already struggling with capacity.
10. R-CG development will increase density. H-GO will destroy the character of the neighbourhood without any benefits to the residents. Only the developer will benefit.

In conclusion, the proposed H-GO development is not appropriate for the lot and neighbourhood. An increase in density from the existing structure can be accomplished with a R-CG designation.

Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 6307 35 AV NW - LOC2023-0349 - DMAP Comment - Tue 5/28/2024 10:02:58 AM  
**Date:** Tuesday, May 28, 2024 10:03:03 AM

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Application: LOC2023-0349

Submitted by: Patty Russell

Contact Information

Address: 6317 35th avenue NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Traffic impacts, Offsite impacts

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:

To whom it may concern,

We are residents at 6317 35th Avenue and are against the current proposal at 6307 35th Avenue as presented. Our primary concerns are as follows:

- Increased volume of residents in an area where several large multi-unit projects are already under development. Within a one-block radius, two major redevelopment properties have been approved from 1-3 homes into over 16 units. We urge you to look at the cumulative impacts of these developments especially when they are located off main thoroughways and near one another.
- Lack of proposed parking for this proposal (only seven guaranteed spots for a 14-unit building). Without adequate parking (one per unit), this proposal will create a car-heavy presence on the roadway and constrain the parking options – creating issues with existing neighbors and visitors, as well as residents of new developments in the area.
- Impact on emergency vehicles due to increased congestion, specifically with the busy #15 Firehall across the street
- The anticipated increased traffic also threatens the safety of residents, especially children. Previous developments of multiunit buildings have sacrificed outdoor space, forcing children to play close to sidewalks and the busy Bowwood Drive.
- Decreased privacy for surrounding neighbors due to the height of the proposed 2-building unit.

The cumulative effects on the neighborhood need to be considered. It is frustrating to feel that Bowness has been singled out for this mass rezoning project with little concern for current Bowness residents. If the developer at this property chooses to build several units, a more reasonable number such as 2-4 would be supported.

Thank you for your time,

Bowness Resident

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 6307 35 AV NW - LOC2023-0349 - DMAP Comment - Tue 5/28/2024 10:11:56 AM  
**Date:** Tuesday, May 28, 2024 10:12:04 AM

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Application: LOC2023-0349

Submitted by: Marnie Andersen

Contact Information

Address: 6316

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, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

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:

1. Current R-CG build forms are much higher in density than when this area was

originally upzoned for R-CG. Changing this to H-GO only benefits the developer and at the cost to the community and surrounding residents as this would place more people living in smaller quarters with even less abysmal amenity space.

2. An even more drastically negative outcome will result to neighbours should this become an H-GO development as it is surrounded by single storey homes on the other side of the alley and only a single and a two storey home to either adjacent side. Further height and density increase mid-block to H-GO will exacerbate disparaging differences in height and massing beyond R-CG which is inequitable to current residents.

3. Mature trees on this property must be preserved! We are already losing too many trees and green space within our neighbourhood.

4. Lack of parking will force tenants to park on the street. This will pose many problems for the fire station in front of this property and could lead to increased firefighting response time in the area.

5. Increased traffic and noise issues reducing neighbour quality of life.

6. Schools and other social services are at capacity!

7. Infrastructure was not built to handle the densification increases now possible, why grant the H-GO increase to one development when R-CG already exists and allows for a 8x increase in what currently exists.

7. Tall buildings with greater massing across even more area on the property reduces sightlines in the community and reduces safety.

9. This change will have a greater negative impact on the mental health of surrounding residents.

10. Our low-density bedroom community areas and their planning should not be dictated, driven or overruled by current, prospective or future business area goals.

The designation and proximity of a Mainstreet as reasoning and justification for such changes are inequitable and undemocratic, especially when residents were ill informed of the upzoning ramifications during the 'Mainstreet' initiative in the first place as it was advertised as a 'Beautification' of Bowness. Most of the approximate 4km stretch of area up-zoned during that initiative is yet to be redeveloped. Greater densification up-zoning beyond that Mainstreet District area before any substantial redevelopment takes place at a time when amenity minimums have been decreased drastically, is proof of improper planning and a disregard to current residents well-being and equality.

11. H-GO being approved over what will become R-CG results in further removing our community's voice in matters that directly affect us. And we are tired of being ignored and having our voices dismissed!

12. H-GO is clearly not inline with the majority of sections in our ARP.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 6307 35 AV NW - LOC2023-0349 - DMAP Comment - Tue 5/28/2024 11:29:2 AM  
**Date:** Tuesday, May 28, 2024 11:30:30 AM  
**Attachments:** [Development Letter SCI 6307 35AVE May28-2024.pdf](#)

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Application: LOC2023-0349

Submitted by: Sharon Iles

Contact Information

Address: 6408 33 Ave NW

Email: [REDACTED]

Phone:

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, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

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:

I understand densification is what the City wants, but 14 families on a single family lot is atrocious. There will be no space for enjoying of families. All mature tree canopy will be destroyed, affecting water run-off and requiring air conditioning in order to cool living spaces. Lower level units, facing North, will never see the sunlight, negatively affecting those occupants. Over shadowing of neighbouring properties infringes upon personal living space, ability to grow vegetable gardens and negatively impacts mental health. Double-row stacked townhouse/rowhouses are **TOTALLY OUT OF CONTEXT FOR THIS AREA**. Although RC-G is still too high a density for this area, it would be preferable to H-GO.

Attachments:

Development Letter SCI 6307 35AVE May28-2024.pdf

Sharon Iles  
6408 33<sup>rd</sup> Avenue N.W.  
Calgary, Alberta, T3B 1L1

May 28, 2024

Dear Sirs:

Re: **Opposition to Proposed Housing Development at 6307 35 Avenue N.W.**  
**City of Calgary Application Reference: LOC2023-0349**  
**EC Living Reference: BN6307**

I am writing to express my strong opposition to the proposed housing development at 6307 35 Avenue N.W., which involves the construction of 14 units on one city lot with only 7 parking spaces. While I can agree there is a need for additional housing in Calgary and increased density in existing neighborhoods is a way forward, this project is inconsistent with the contextual nature of the area, will negatively affect neighbours and will lead to a variety of congestion and safety related concerns. *Modifications must be made to this proposal.*

## **Bowness Area Redevelopment Plan (BARP)**

### **2.2 Vision Statement**

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.

### **2.3 Goals (7 of the 10 goals are listed here)**

- 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.**
- Encourage a diversified population mix, along with a range of residential, commercial, and social facilities to accommodate such a mix, **in keeping with the small-town atmosphere of the community.**
- ***Ensure adequate public consultation occurs whenever changes or impacts within the community are contemplated.***
- Ensure all forms of environmental maintenance and enhancement are used in a manner that protects and **preserves the natural attributes of the community.**
- Ensure all natural areas are used in a manner that embraces their natural beauty and ecological benefits.
- ***Retain and enhance the low-density residential character of Bowness.***
- ***Encourage rehabilitation and renovation of existing structures wherever feasible.***



## 6. Residential Land Use Policies

### 6.2 Objectives

#### Prime Objective

1. 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.

#### Secondary Objectives

2. 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. Ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities.

### 6.3 Policies

1. Retain the traditional role and function of Bowness as a low-density family-oriented community with its many associated amenities and services.
2. 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.
3. Encourage sensitive infill development and renovations that contribute to the continued renewal and vitality of the community.
4. 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.
  - a. New developments should be compatible with the scale and form of existing and adjacent homes.
  - e. 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
  - f. Existing mature vegetation should be maintained. Tree planting should reflect the streets' traditional major tree type and placement.

### CONCERNS

1. **Inconsistent with the Contextual Nature of the Area**
  - **High Density Proposed in a Family-Oriented Neighbourhood:** The proposed development's high density is completely out of character with the predominantly single-story family homes and duplexes in the neighbourhood. Density is being increased drastically, to 14 families on one lot and is completely inconsistent with this area in Bowness. The density of this project is in stark contrast to the neighbourhood and will disrupt the community's

harmonious and quiet ambiance and negatively impact the quality of life for existing residents.

This area currently has only 1 – 1.5 storey homes. Within the wider area, there are also some 2 storey single family homes. Currently, the street and surrounding neighbourhood is all single family homes, duplexes and basement suites.

This development is proposed to be 3 storeys high, with a max height of 12 metres.

The “Bowness Area Redevelopment Plan” (BARP) **Policy 6.3.4(a) states, “New developments should be compatible with the scale and form of existing and adjacent homes”**. If you as City Council approve this plan as it currently stands, you will be completely disregarding what is written in the BARP, referenced above.

- Inadequate green space for 14 families. The site plans may just as well be built in the middle of a concrete jungle for there is virtually no recreation space for the enjoyment of 14 families.

## 2. Negative Impact on Neighbours

- Exceeding Height Allowance:** The proposed height of the development, at 12 meters, exceeds the current allowable limit by 2 meters. Approving this variance alters the visual landscape of the area, overshadowing neighbouring properties, drastically limiting their sun exposure (affecting mental health and wellbeing of the neighbours), compromising their privacy and affecting their sightlines. The lack of sun exposure will result in increasing heating costs for the affected properties.
- Loss of Mature Trees and Vegetation:** This lot contains many mature trees, shrubs and bushes, housing many resident squirrels and birds. The scale of the proposed development will require all mature vegetation to be removed. The loss of the tree canopy negatively affects all neighbours and animals. **BARP policy 6.3.4(f) states, “Existing mature vegetation should be maintained”**
- Privacy:** The proposed 3 storey structures built in two buildings will overlook neighbours’ yards to the South, East and West. **BARP policy 6.3.4(e) states, “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”**. Even the DMAP Plans submitted show this property towering over its neighbours. The DMAP Plans also refer to Brentwood Drive NW(?).

## 3. Congestion and Safety Related Concerns

- Parking and Traffic:** With only 7 parking spaces for 14 units, the development will undeniably contribute to overcrowded street parking in the neighbourhood and in front of other houses. With 14 new families in the neighbourhood, this will increase congestion, obstruct emergency FIRETRUCK egress, and lead to a rise in traffic-related hazards. With 63 Street also being a snow route, this limits parking for part of the year.

Fourteen families will be using the alley, either with vehicles, or other modes of transportation. The alley behind this property is narrow, busy and undermaintained. There are problematic sightlines for exiting the alley with the present residents. Adding this extra volume will overwhelm the lane. With the 0.5 parking spots per unit guideline, the impact on areas where this has been implemented has not borne out to be a satisfactory number. Even though the City now considers Bowness “inner-city”, factually it is not. We are 10km from downtown and residents will have more than 1 vehicle per unit and therefore at minimum 14 spots would be needed. Young families will not be walking their children to school, for groceries or for activities in the midst of winter.

- b. **Garbage and Recycling:** Unless the Developer provides larger “group” bins for garbage, recycling and compost, the garbage/recycling space is inadequate for 14 families.
  - c. **Safety:** This area of Bowness is not a standard grid design, and many intersections are unique. Adding this much density will increase the likelihood of more accidents in this area.
4. **Insufficient Transit Infrastructure:** The current state of city transit in the area is already strained, and additional density from this project would exacerbate the situation. The public transit system simply cannot manage the increased demand that such a development would generate. I personally take the bus to appointments every week. There has been a recent reduction of service eliminating the BRT 305 and the overall service standard for transit is falling. Although there was a promise to increase frequency to provide a bus every 11 minutes, I recently had to wait 45 minutes for a bus.
5. **Adjacent High-Density Developments and Effect on Infrastructure:** The presence of two other nearby high-density developments further compounds the problem. Adding another development with an extremely high density would result in an unsustainable burden on our community's resources and infrastructure.
- a. I understand each development proposal is reviewed on its own merits, however I would encourage Council to review the overall plans and density of the neighbourhood with respect to the **Bowness Area Redevelopment Plan** and the greater impact in the area.
  - b. Aged infrastructure will be negatively impacted in this area – specifically electrical infrastructure.
  - c. No public elementary school exists east of the train tracks (except for River Valley School, current tuition \$9,300 - \$17,600/year, plus \$450 annual student fee, \$3,000 registration fee, uniform and bussing costs)
  - d. Most nearby schools are limited in new enrollment opportunities, and they all exist on the west side of the train tracks, which currently has an unsafe crossing for families.

I urge the City of Calgary to consider these serious concerns before reviewing the proposed development. It is essential that any new project complements the existing neighborhood (THIS ONE DOES NOT), adheres to height regulations, provides adequate parking, and supports a sustainable

transportation infrastructure. We must prioritize the well-being and safety of current residents and maintain the character of our community.

I propose that this development be limited to current R-CG zoning, with ample family yard space for enjoyment by new residents.

As an owner of a 75-year-old house a short distance of this project, this project as proposed will negatively affect our neighbourhood property values; even though well-maintained, ours and similar properties will be viewed as a tear-down, instead of a small affordable home for purchase by young families or empty-nesters. Developers are currently buying up tiny houses for \$750,000 in order to rebuild 4 units (at minimum), each starting in the neighbourhood of \$750,000 EACH.

Thank you for your attention to this matter. I trust that the City of Calgary will make a well-informed decision that considers the best interests of the residents and community of Bowness. And let me add, the biggest positive impact on housing availability in Calgary would be to BAN SHORT-TERM RENTAL PROPERTIES, or put more directly, BAN AIRBNB, VRBO and the like.

**Yours truly,**

*Sharon Iles*

**Sharon Iles**

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 6307 35 AV NW - LOC2023-0349 - DMAP Comment - Tue 5/28/2024 11:59:26 AM  
**Date:** Tuesday, May 28, 2024 11:59:31 AM

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Application: LOC2023-0349

Submitted by: Alex Spence

Contact Information

Address: 6346 34 AV NW

Email: [REDACTED]

Phone:

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, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

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:

1. R-CG in its new build form is already in violation of many of the Bowness ARP Goals and Residential Land Use guidelines as commonly understood. This policy and the values they support is what has helped attract and retain residents in our neighbourhood and community. Our residents desire and expect that this policy will be respected by City Council and Administration, as otherwise it only exists to fool residents into committing their time, financial investment, and hopes for a better life which otherwise sees that value transferred to the benefit of the developers, who can alter our neighbourhoods beyond the understandings that were laid out within this policy. Motivations cease to be about creating a better neighbourhood and become solely fixed on maximizing profits. Worse, this further degrades residents trust in the City of Calgary, City policies and policy making conventions that are supposed to create harmony and equality across all class levels for a better society.

2. Increase in lane way traffic. It is a gravel laneway and it currently falls on residents to pave it and problems occurring as a result to be dealt with though 311, which is a tax funded service.

2. Reduction in Privacy. H-GO has a taller rear dwelling height that will place more people and windows overlooking our backyards and reducing our privacy and quality of life and enjoyment.

3. Reduction in Mature Tree Canopy. There are two mature pine trees that would be removed for redevelopment. We need to be preserving these mature trees.

4. Reduced safety and enjoyment as sightline reduction from height, massing and lot coverage will obstruct views and prevent residents from observing their neighbourhood and the natural beauty and surroundings from living in the valley.

5. H-GO will increase noise and traffic reducing quality of life for current residents.

6. Traffic and parking issues. Parking minimums have been set too low and the result will be that more vehicles will occupy the available street parking spaces. 7.

Increased competition for street parking creates contention between neighbours which results in mental stress and in some cases physical altercations. Double parking to unload groceries for example will become common place.

8. Fire Department services will be put at risk as traffic and street parking near the fire station (which is across the street from this application) will increase substantially, creating obstacles to be avoided.

9. School and other services are already stressed by over capacity and lack of funding. The per unit levy is a one time fee to hedging upon all issues now and into the future. When developers make their maximum profit, they leave us living within the deficit that remains in the community. Greater density beyond R-CG is unnecessary and puts us all at greater risk.

Attachments: