

From: [REDACTED]
To: [Public Submissions](#); [REDACTED]
Subject: [External] 6412 BOWWOOD DR NW - LOC2023-0348 - DMAP Comment - Thu 5/23/2024 2:01:11 PM
Date: Thursday, May 23, 2024 2:01:31 PM
Attachments: [=Cp1252Q24.05.23=5FBIA =93B064=94 Development Support Letter.pdf=](#)

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Application: LOC2023-0348

Submitted by: Bowness BIA

Contact Information

Address: P.O. Box #102, 305 - 4625 Varsity Dr. NW Calgary Alberta T3A 0Z9

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In support of this application

Areas of interest/concern:

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:

Attachments:

24.05.23_BIA "B064" Development Support Letter.pdf



MAINSTREET BOWNESS
BUSINESS IMPROVEMENT AREA



May 25, 2024

Dear Kieran Slattery - City File Manager,

We are writing to express our support for the RNDSSQR “B064” Development. After meeting with RNDSSQR, we were impressed by their commitment to addressing several of our long-standing concerns as the Bowness Business Improvement Area (BIA), particularly with regards to both safety and security for patrons and owners of our local businesses.

Our businesses rely heavily on the support of local residents, and we believe the RNDSSQR “B064” Development will add more locally focused patrons to visit our main street business district. This, in turn, will boost our immediate local economy by providing the essential customer base our businesses need to thrive.

Safety along Mainstreet Bowness has been one of the primary concerns for our community and business owners. The development’s design, which focuses on creating active and engaged community members, will significantly enhance the safety of our area. Having more “eyes on the street” is vital in deterring crime and ensuring that our public spaces are safer for everyone. RNDSSQR has thus committed to investing \$1000 per unit towards our main street business district which will be used to enhance pedestrian lighting and other safety initiatives.

Additionally, densification is necessary for cultivating a flourishing, diverse city. The RNDSSQR “B064” Development will contribute to this by increasing the population density in our area, thereby supporting the vitality and diversity of our community.

We firmly believe that the RNDSSQR “B064” Development will bring numerous benefits to our area, including increased safety, economic growth, and community engagement. We fully support this project and look forward to the positive impact it will have on our community.

Thank you for considering our perspective. We are excited about the future of our neighborhood with the implementation of the “B064” Development.

Sincerely,

The Mainstreet Bowness Business Improvement Area Committee



MAINSTREET BOWNESS
BUSINESS IMPROVEMENT AREA



May 25, 2024

Dear Kieran Slattery - City File Manager,

We are writing to express our support for the RNDSSQR “B064” Development. After meeting with RNDSSQR, we were impressed by their commitment to addressing several of our long-standing concerns as the Bowness Business Improvement Area (BIA), particularly with regards to both safety and security for patrons and owners of our local businesses.

Our businesses rely heavily on the support of local residents, and we believe the RNDSSQR “B064” Development will add more locally focused patrons to visit our main street business district. This, in turn, will boost our immediate local economy by providing the essential customer base our businesses need to thrive.

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Thank you for considering our perspective. We are excited about the future of our neighborhood with the implementation of the “B064” Development.

Sincerely,

The Mainstreet Bowness Business Improvement Area Committee



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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] **Cassandra**

Last name [required] **Drouin**

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 **LAND USE REDESIGNATION BOWNESS LOC2023-0348 BYLAW 175D2024**

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)

The City of Calgary would like to allow for a zoning change from MC-1 to H-GO, increasing the vehicle traffic on a road (Bowwood Drive) not made to sustain the current state of traffic due to narrow streets not made for high density population. Allowing this size of development will affect the safety of all residents, visitors, employees, and patrons of Bowness.

I work from home, with a perfect view of Bowwood Drive and 63rd street intersection. Daily horn honks, mark the near accidents. As I write this note, I have heard two horn honks at this intersection alone.

With the stop signs only on 63rd street allowing the flow to continue on Bowwood Dr so many drivers miss the stop signs or are obstructed in their view to move forward safely through the intersection due to current state parking concerns on Bowwood Drive.

Daily I see undocumented close vehicle/vehicle and vehicle/pedestrian accidents, and frequently see documented accidents. My front camera captured a incident including a local pregnant mother whose vehicle was hit by two elderly women leaving a local business for Brunch causing it to roll over within the intersection. Adding in 52 Units worth of traffic will increase the probability of injury, straining current emergency resources, and worst case, causing loss of life.

Also of mention is the intersection at Bowwood Drive and 64th Street. Currently we are unable to use 64th as intended (two-way traffic flowing) due to the parking situation and narrow roadway. The patrons of Bow Cycle and Bowness Road businesses park on both sides of the street, which is too narrow to accommodate, as well as two-way flowing traffic. Near accidents occur daily.

We also already have parking/traffic challenges with the handicap parking zone for our Silvera senior neighbor's (63rd st), the multi-townhouse build across from them under way (63rd st), the fire hall, including the safe dump station (within the Fire Hall parking lot) and the traffic we get from our local businesses such as (but not limited too) Bow Cycle, Tao of Peace, Cadence, the Irish Cultural Center, the Children's Day Care (within the Seniors Center), and the new Day Care center on Bowness Road, etc. There are too many more to list. Thinking of adding 52 Units, with only 26 parking stalls into the mix, will ensure dangerous parking and driving conditions for all. Bowness roadways were not built to support this level of dwellings. The streets simply cannot safely accommodate this proposal.

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 6412 BOWWOOD DR NW - LOC2023-0348 - DMAP Comment - Tue 5/28/2024 10:18:15 AM
Date: Tuesday, May 28, 2024 10:18:21 AM

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Application: LOC2023-0348

Submitted by: Vaughn Kachanoski

Contact Information

Address: 6417 Bowwood Drive NW

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, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

The challenge of this development is the context of the neighborhood and the other developments that are being implemented. The density is significantly increasing on Bowwood Drive due to the several rezoning efforts in the past few years. The application to change the zoning again will further increase the density to the point where it changes the nature of the neighbourhood and the way that people can live there. This application will not contain the residents and their vehicles.

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes, my ability to enjoy my home will be reduced by the significant increase in traffic, shading of my home, increased noise and the lost opportunity to have permanent home owners that create community. I have tried two to have residential parking zoning implemented and the City has not responded - preventing me from maintaining my ability to park outside my home.

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?

The proposed development will subtract from the community nature of Bowness and on Bowwood Drive particularly. I have experienced the addition of these residents already on Bowwood Drive and the nature of renters is to not engage in the community at the same level as home owners that are invested. the rotating cast of people will detract from the community compared to even condos where people are invested in the community.

How will the proposed impact the immediate surroundings?

The number of units vs the number of parking stalls in not reasonable. The compounding nature of the parking reductions is not reasonable - people generally do not ride bikes 12 months of the year. People that ride the bus are likely the same people that sometimes ride their bikes. There are no accommodations for visitor parking, assessment of the parking effects from the new daycare next door (60 kids), effects on the senior living next door, road parking utilized by Bowness Road businesses

General comments or concerns:

The City needs to reflect on the type of housing that is needed. People are not wanting to become renters for life - provide real affordable housing that people want to own and take responsibility for. This development plan caters to businesses that are taking advantage of a housing crisis, not the residents of Calgary. They will continue to operate as a business and charge renters as much as possible. Approving this will reduce the opportunity for more appropriate, responsible and sustainable housing development.

Attachments:



Public Submission

CC 968 (R2024-05)

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First name [required]

Cody

Last name [required]

Preeper

How do you wish to attend?

Remotely

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]

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

LOC2023-0348 LAND USE REDESIGNATION BYLAW 175D2024

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)

I am writing to express my strong opposition to the proposed rezoning of the properties at 6412, 6416, 6420, 6424, and 6428 Bowwood Drive from MC-1 to H-GO. While I understand the need for urban development, this rezoning plan raises several significant concerns for our community that I believe have to be addressed.

Population Density and Building Height

Rezoning to H-GO would significantly increase the population density in this neighborhood with other large developments already being planned in close proximity. The current zoning MC-1 allows for low-profile multi-residential development, which is in harmony with the existing character of the area. H-GO zoning, however, permits higher density and taller buildings, which could drastically alter the neighborhood's character and overwhelm the existing infrastructure. The increased height and mass of potential new structures would overshadow surrounding homes, reduce privacy, and diminish property values.

Parking and Traffic Concerns

One of the most pressing issues is parking. Bowwood Drive already experiences substantial traffic from Bowness Road, a major arterial route. The proposed development under H-GO zoning would not provide sufficient parking stalls for residents, exacerbating the existing parking shortages. Given the limited availability of on-street parking and the increased demand, residents would face daily challenges in finding parking spaces. This is particularly concerning during peak hours when traffic congestion is already a problem.

Public Transit and Accessibility

The area is currently underserved by public transit, which is insufficient to accommodate the increased population that H-GO zoning would bring. Without robust public transit options, new residents will likely rely on personal vehicles, further increasing road traffic and parking demand. The existing transit infrastructure cannot support a significant influx of residents without substantial upgrades, which have not been proposed alongside this rezoning.

Increased Road Traffic

With more residents and insufficient parking, there will inevitably be an increase in road traffic. This not only contributes to congestion but also raises safety concerns for pedestrians and cyclists. Bowwood Drive and surrounding streets are not designed to handle high traffic volumes, and the resultant congestion could impede emergency services, increase the risk of accidents, and degrade the overall quality of life for existing residents.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 6412 BOWWOOD DR NW - LOC2023-0348 - DMAP Comment - Tue 5/28/2024 10:36:46 AM
Date: Tuesday, May 28, 2024 10:36:53 AM

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Application: LOC2023-0348

Submitted by: Cody Preeper

Contact Information

Address: 6421 Bowwood Dr 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

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:

Subject: Opposition to Rezoning of Properties at 6412, 6416, 6420, 6424, and 6428 Bowwood Drive NW from MC-1 to H-GO

I am writing to express my strong opposition to the proposed rezoning of the properties at 6412, 6416, 6420, 6424, and 6428 Bowwood Drive NW from Multi-Residential – Contextual Low Profile (MC-1) to Housing – Grade-Oriented (H-GO). While I understand the need for urban development and housing solutions, this particular rezoning plan raises several significant concerns for our community that I believe have not been adequately addressed.

****Population Density and Building Height****

Rezoning to H-GO would significantly increase the population density in this neighborhood. The current zoning (MC-1) allows for low-profile multi-residential development, which is in harmony with the existing character of the area. H-GO zoning, however, permits higher density and taller buildings, which could drastically alter the neighborhood's character and overwhelm the existing infrastructure. The increased height and mass of potential new structures would overshadow surrounding homes, reduce privacy, and potentially diminish property values.

****Parking and Traffic Concerns****

One of the most pressing issues is parking. Bowwood Drive NW already experiences substantial traffic from Bowness Road, a major arterial route. The proposed development under H-GO zoning would not provide sufficient parking stalls for residents, exacerbating the existing parking shortages. Given the limited availability of on-street parking and the increased demand, residents would face daily challenges in finding parking spaces. This is particularly concerning during peak hours when traffic congestion is already a problem.

****Public Transit and Accessibility****

The area is currently underserved by public transit, which is insufficient to accommodate the increased population that H-GO zoning would bring. Without robust public transit options, new residents will likely rely on personal vehicles, further increasing road traffic and parking demand. The existing transit infrastructure cannot support a significant influx of residents without substantial upgrades, which have not been proposed alongside this rezoning.

****Increased Road Traffic****

With more residents and insufficient parking, there will inevitably be an increase in road traffic. This not only contributes to congestion but also raises safety concerns for pedestrians and cyclists. Bowwood Drive NW and surrounding streets are not designed to handle high traffic volumes, and the resultant congestion could impede emergency services, increase the risk of accidents, and degrade the overall quality of life for existing residents.

In conclusion, while the intention behind rezoning may be to address housing shortages, the specific proposal to rezone these properties to H-GO is not suitable for our neighborhood. The potential negative impacts on population density, parking,

traffic, and public transit accessibility outweigh the benefits.

Thank you for your attention to this matter.

Cody

Attachments:



Public Submission

CC 968 (R2024-05)

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First name [required]

Ally

Last name [required]

Huisman

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

LOC2023-0348 LAND USE REDESIGNATION BYLAW 175D2024

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)

I am writing to express my strong opposition to the proposed rezoning of the properties at 6412, 6416, 6420, 6424, and 6428 Bowwood Drive NW from Multi-Residential – Contextual Low Profile (MC-1) to Housing – Grade-Oriented (H-GO). This rezoning plan raises several significant concerns for our community that I believe have to be addressed.

Rezoning to H-GO would significantly increase population density and building height, which could drastically alter the neighborhood's character. The current MC-1 zoning allows for low-profile development, which is in harmony with the existing area. In contrast, H-GO permits higher density and taller buildings, overshadowing surrounding homes, reducing privacy, and potentially diminishing property values.

Bowwood Drive NW already experiences substantial traffic from Bowness Road. The proposed development under H-GO zoning would not provide sufficient parking stalls for residents, exacerbating existing parking shortages. Given the limited on-street parking and increased demand, residents would face daily challenges in finding parking spaces, particularly during peak hours when congestion is already a problem.

The area is currently underserved by public transit, insufficient to accommodate the increased population that H-GO zoning would bring. Without robust transit options, new residents will likely rely on personal vehicles, further increasing road traffic and parking demand. The existing transit infrastructure cannot support a significant influx of residents without substantial upgrades, which have not been proposed alongside this rezoning.

More residents and insufficient parking will inevitably lead to increased road traffic, contributing to congestion and raising safety concerns for pedestrians and cyclists. Bowwood Drive NW and surrounding streets are not designed to handle high traffic volumes, and the resultant congestion could impede emergency services, increase the risk of accidents, and degrade the overall quality of life for existing residents. In conclusion, while addressing housing shortages is important, rezoning these properties to H-GO is not suitable for our neighborhood. The potential negative impacts on population density, parking, traffic, and public transit accessibility outweigh the benefits. I urge the City Council to reject the proposed rezoning to preserve the character and livability of our community.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 6412 BOWWOOD DR NW - LOC2023-0348 - DMAP Comment - Tue 5/28/2024 11:03:0 AM
Date: Tuesday, May 28, 2024 11:03:05 AM

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Application: LOC2023-0348

Submitted by: Ally Huisman

Contact Information

Address: 6421 Bowwood Drive 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, 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?

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General comments or concerns:

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Attachments:



Public Submission

CC 968 (R2024-05)

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First name [required] Vaughn Kachanoski

Last name [required] Kachanoski

How do you wish to attend? Remotely

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] 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 LOC2023-0348 Landuse redesignation bylaw 175D2024

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)

I am in opposition to this redesignation due to the effect it will have on the nature of the community. The density of units, size of the building and effects on traffic are also concerns that I have about this redesignation. Considerations need to be made for the cumulative effects of other local developments on the community - such as the new daycare, other infills and existing parking used by Bowness businesses. The effects of these changes will limit my ability to continue to enjoy my home and likely reduce my homes value too.