

Community Association Response

2024 September 25

From: [Logan McEachern](#)
To: [Bailey, Benjamin](#)
Subject: Re: [External] LOC2024-0196 - 6623 BOWNESS RD NW
Date: Wednesday, September 25, 2024 8:18:46 PM

This Message Is From an External Sender

This message came from outside your organization.

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

Hello Benjamin,

Thank you for your patience. Please find the feedback from the BCA Planning and Development Committee below:

While we understand that this application is solely for the land use change, and not the DP or project as a whole, the discourse in the community and presentations by the applicant included the entire scope of the project, so our comments will reflect the same.

We appreciate the proactive engagement efforts made by the applicant; they first met with us informally June 2024 to let us know that the application was coming, and introduced themselves and their intentions. They also hosted 2 Open House sessions at the community association in September 2024, one of which was on a Sunday afternoon and another Monday evening. We heard positive feedback from many about 2 sessions with both weekend and weekday options, allowing more residents to attend. The applicant has also been transparent & forthcoming with information posted online and at their events. We also appreciate that they were flexible and responsive to complaints about the loss of the existing park, and are making efforts to work with the City and CA to find a resolution to relocating and investing in playground space in the area.

Concerns about this project by committee and the public are focused around the following aspects:

- Parking: the applicant is proposing 20 stalls for 50 units, or 0.4 stalls per unit. To avoid over-congestion of street parking, at least 0.75 units per stall would be preferred.
- Loss of existing greenspace/park: This is a major issue, but we do understand the city and applicant are aware of the concern, and are exploring developing the screen space nearby (adjacent to the rail tracks) into an improved park space and playground..
- Overall height/contextual fit: While the neighboring properties are zoned for M-C2 Multi-residential, this would be much taller than any of the current buildings on the block, and this scale would not fit into the existing neighborhood context.
- Over-concentration of Affordable housing/Social services: Concerns were raised about the overall number of designated affordable units and other social housing and services in this area and Bowness as a whole. Similar projects have opened with promise of social benefit to the community, but have become neglected, poorly maintained, or mismanaged, leading to unsafe conditions for residents of

these buildings as well as neighbors.

Residents of Bowness have also organized a petition against this project, and there are a number of residents who are very strongly opposed to the removal of the park and/or the development of this site at this scale. However, we have also received positive feedback such as formal letters of support, encouraging comments at the Open Houses and other informal offerings of support.

Thank you for taking the feedback from the Bowness Community Association into consideration.

Regards,