

Bridgeland-Riverside Area Redevelopment Plan

LOC2024-0230

Bylaw 17P2025

We are opposed to this policy amendment based on the following:

1. Increase in density-from **one** house on this small lot to **six** dwellings (3 unit rowhouse building, each with an additional suite) is not what we'd consider 'modest intensification'.

Calling this a 'three-unit rowhouse' is misleading.

Three parking stalls only are provided for six dwellings.

2. The applicant Submission requests a **minor** policy amendment. Five properties are listed to be exempted, which we do not consider a minor issue.
3. "Planning and Development Services report to Calgary Planning Commission" states that 'allows for development that is compatible with the character of the existing neighbourhood.' In our opinion this does not suit the character of the Conservation Area within Bridgeland and does not comply with the ARP.
4. References to 'efficient use of existing infrastructure' are vague. We would question the latest upgrades of the structures in our 100 year old plus neighbourhood.
5. We fear this could be precedent setting (as illustrated by other misfit builds in the community).
We agree with comments by our Bridgeland Planning Committee concerning appropriate areas for densification need to be reevaluated and incongruency with existing infrastructure.

Sincerely

Victor and Linda Demecha

