

Dear City of Calgary,

I live at 1936 Bowness Road NW which is immediately next door to 1940 Bowness Road NW. This lot/house was recently purchased by a developer RoundSquare (RNDSQR). They are proposing to rezone this lot from an RC-2 to R-CG.

I am asking you to decline this application and here are the reasons:

Neighbourhood preservation. A 4 unit townhouse structure would not suit the 'look' of this block. There are no units taller than 3 stories on any of the corner blocks off of 19th street. There are no high density townhouse structures within 2 blocks of 19th Street/Bowness Road. I have also reviewed the complex located at Kensington/Westmount/17th Street and I believe that this structure looks out of place and has definitely reduced the property value of the immediate units surrounding it.

There are two Beautiful Mature Spruce trees on this lot which undoubtedly would require removal and destruction. These trees are at least 15 Metres high and there are such few trees remaining in this part of the neighbourhood. There is also a lovely crab apple tree that will also require removal in addition to several others. I have also seen several birds in these trees and again, the development that has occurred in this neighbourhood in recent years has resulted in the removal of so many mature trees. It is apparent when you look along Bowness Road and between 19th and 18th street there is noticeably less and less of these mature spruce trees.

The developer is proposing a 4 unit row townhouse with a separate building facing the back alley for a 4 car garage. This is not practical to have an additional 12 garbage bins lined up in the small space.

As this is directly next to our house, our property values would undoubtedly decline as we will now have a wall of building which would eliminate any sun we receive into our yards. We do not believe this is fair for us as property owners as we did not anticipate this when we purchased our house. Had we have known this was a possibility that the City of Calgary would allow, we would not have purchased our house in 2016.

I would like for you to decline this application. Please consider my comments. I can be reached at nlee@bocl.ca or 403-650-6283

Regards,

Nancy Lee