

Rowe, Timothy S.

From: Alf Youngberg <alf@mycan.ca>
Sent: Thursday, July 12, 2018 1:11 PM
To: Public Submissions
Subject: [EXT] Office of The City Clerk Re: 5912 & 5914 Bowwater Cres NW

To the OFFICE OF THE CITY CLERK
City of Calgary
700 Macleod Trail SE

I have Included both properties in this letter , as it will apply to both.

This email is in regards to the land use amendment
For LOC 2018 -0035 and LOC 2018 -0036
5912 & 5914 Bowwater Cres NW
Calgary, Ab

To start this was at one time a R1 property that has been sub-divided into two lots.
At the time I was opposed to this sub-division of this lot as it is not a good fit for our area.
There were a lot of our residences in this area that felt the same way that I did at the time.
When we opposed this sub-division of this property it went on deaf ears, there was no review
And was processed as the developer wanted this.
Contacted my city counselor (Ward Sutherland) He could not be bothered to even reply to our concerns.

Now the developer wants to add suites to each of these properties

R1 Property 1 residence (suits the area)

Now is a R1 Property divided into 2 residences

If this proposal goes through

R1 Property 4 residences .

This is like allowing a 4 Plex in the middle of a block of single family housing.

According to the letter I received

The 1st point

Higher density - We live in a flood Plain (under water in 2013) with no mitigation for another 6 years
If you travel 1 block west of this location there is a lot of high density housing already.(
Apartments and Multi-family housing)
Bowness already has a lot of high density properties, and a new multi-family project was
just built on the corner of 34 ave & 69 street NW
We have already had one public school closed in the area.

Affordable Housing - This property (5912 Bowwater Cres)when a single family R-1 , was affordable housing in the
price range of \$400,000.00 - \$450,000.00 for property and house.

This property (5912 & 5914) with new homes are each in the price range of \$800,000.00 -
\$1,000,000.00. Not affordable to average family.

The R-1 properties in the Bowness and Montgomery area, at one time were affordable, now they are being rezoned and being priced at twice the value for half the property.

The 2 new homes are in the million dollar price range (Not the definition of affordable)

The developer is only approaching this to allow him to sell these 2 home for more money (stating they have income with them)

2 The developer to discuss with neighbors ,

This developer has never taken the time to discuss with me the proposed sub-division.

Signs were place on the wrong properties , and removed before the time line was up.

And now has not taken the time to discuss the proposed suites at these locations.

The developer has only notified the fewest number of area residences that is required.

When the sign for this was delivered it was removed and taken inside one of the new

buildings

This way the area residences that did not receive a letter would not be informed of this

I feel that everyone that will be impacted should be notified, so they are allowed to have their

view heard.

This would be all residences in the area.

3 Parking required.

At the present there is only 1 parking spot in front of these 2 residences

Since this property was a R1 single family residence , and is now 2 properties with garages on

both properties

I do not see there is room for a parking pad on each location beside a garage in the back.

I am not sure where he is getting all this proposed space to park. Please carefully review this

Since the new homes will be parking on the street this will put them directly in front of my

home.

Please provide on how much of the property can have stuctures on it, at one 65% I can see

this has now changed

This developer has built 3 homes on the block south of this location and now there are cars

parked on the street everyday

Even though we were informed there was parking in the back.

Allowing all of the properties to be rezoned from R1 is turning our city roads into parking lots.

4 Potential Negative

rebuilding.

The developer has never lived in this area, and has only started acquiring properties and

The developer built 3 new home on the block south of this location, had proccession of one for a year till he could sell without capital gains.

The developer has informed another resident of the area that he will live in one, again proccession for a year then sell (no Capital gains)

Since this developer will not be living in this area for any length of time he will never see a negative to building this 4 Plex in the middle of the block

The developer with only be in the area until he can get out and move onto some other area.

The developer will only be concerned with his financial gain and not the actual area.

In closing I would really like a review of this proposal.

I would have been in favor of 1 Residence on this R1 parcel of land , and a suite in in the 1 residence

So

Like I said

Was R1 Single family residence R1 - 1 home

Now R1 sub-divided R1 – 2 Homes

New proposal R1 – 4 Homes

Thank you

Alf Youngberg

6003 Bowwater Cres NW

Calgary, Alberta

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