

Community Association Letter



Community Association Feedback Form

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

File Number: DP2018-0036 5912 Bowwater Cr NW

Name of Planning Representative/s who completed this form: Sydney Empson

Community Association: Bowness Community Association

Date returned: Mar 22, 2018

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

☒ Yes ☐ No

Questions

Please provide your Community Association perspective and respond to the following questions.:

1. What are the strengths and challenges of the proposed development?
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
 - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
 - b. The site design
 - c. The building design
4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
5. Please provide any additional comments or concerns regarding the proposed development.

Take as much space as you need to answer the questions. If mailing, use separate paper.

Please number your responses to correspond to the question being asked

P l e a s e s e e a t t a c h e d d o c u m e n t

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This application is for a land use amendment to accommodate a backyard suite at 5912 Bowwater Cr NW. In February 2017 we received an application for subdivision of 5912 (SB2017-0012) into two parcels. There were no objections to this application. Following this was DP2017-1564 and DP2017-1565 which were applications to build a new single detached dwelling on each lot. The plans indicated a parking pad off the alley for vehicles to park. The community responded with comments that referred to the visual curb appeal of the developments so that each unit had some unique features rather than be mirror copies of each other. This DP was approved by the authority.

Now we are responding to an application that will allow for a secondary suite (backyard suite) on each lot. We have now increased the density from 1 residential unit to 4 residential units if this LOC application is approved. As there are no bylaw infractions with this application I cannot see why this application will not be approved.

This lot is located in the flood fringe and Bowwater Cr. was heavily impacted during the flood of 2013. Many homes were damaged to the point that they were inhabitable and many residents relocated for several months. We are concerned that increasing density will expose even more residents to a risk that cannot be mitigated in the near future. As well, all properties along this curve are of suitable size to subdivide and repeat what is occurring at 5912 Bowwater which could result in a very dense situation that would have traffic and parking problems.

While this application meets all bylaw requirements and could thus be approved, we would request that the community be allowed to have a plan that would allocate varying densities in a thoughtful, contextual manner according to planning practices and principles as well as knowledge of the community and its idiosyncrasies.