

**Rowe, Timothy S.**

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**From:** rdanielson@glencoe.org  
**Sent:** Thursday, February 07, 2019 9:18 PM  
**To:** Public Submissions  
**Subject:** February 25, <web submission> LOC2018-0162

February 8, 2019

Application: LOC2018-0162

Submitted by: Richard Danielson

Contact Information

Address: 6303 bowmont crescent n.w.

Phone:

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Feedback:

Do not agree with the high density(18 stories) apartment complex proposed. The surrounding area has very high traffic volume everyday with commuters travelling westbound on 16th ave during rush hour in morning and it reverses in the rush hour afterwork. what we see is people cutting through our side streets to avoid the congestion.I would rather see what the citizen's of Inglewood have proposed, height restrictions of approx. 6 stories.I also do not agree with another large grocery chain going in.We have the Bownesian grocery,2 safeway's in Montgomery(5min. away) and a superstore in Westhills(another 5/10 min. away).My summary is this. We are not a brand new community where the shopping is built first and the houses are fit in afterwards.Our community our small town needs this new development to fit in with the existing landscape, not overrun it, not overpower it with huge apartment towers and big box stores.I would have said this all in person and more but the only hearing was in the evening and I work afternoon's and evening's.

**Patricia Peck**  
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**Office of the City Clerk**

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Calgary, Alberta T2P 2M5  
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**RE:    LOC2018-0162**  
      **6108 33<sup>rd</sup> Ave NW**  
      **6112 33<sup>rd</sup> Ave NW**

Please accept this letter as my submission opposing Land Use Amendment LOC2018-0162

I would like to begin by stating that I have been pleasantly surprised by the engagement of the Jake Project and found their Open House welcoming and their website helpful.

While I am encouraging of new development at the 'gateway to Bowness' I have reservations about the re-zoning of 6108 33<sup>rd</sup> Ave and 6122 33<sup>rd</sup> Ave NW to MU-1f3h22 from the existing MC-1.

***Concern #1: The zoning change is not aligned with the proposed plan of the Main Streets Initiative***

As part of the Main Streets Initiative, the project team has recommended that many lots in the immediate vicinity of the proposed Jake be zoned MC-1. The Jake property is left unchanged or blank on the map of zoning change recommendations. It is my understanding that it was by agreement between the Jake and the Main Streets Team that the Jake property not be included in the proposed Land Use Framework (Main Streets) "as the timeline did not align with the Jake's development vision".

I think it is an error to evaluate the merit of the Jake application without taking into account the vision of the Main Streets Initiative which has clearly indicated that the appropriate zoning for the 'gateway to Bowness' is 4 story MC-1. If a 6 story building was suitable for this location, the urban planners selected by the City to form the Main Streets Team would have indicated so in their proposed changes. To the contrary, they have recommended the all properties adjacent (and beyond) either remain the same or be limited to MC-1.

***Concern #2: Allowing the 6 story building as an exception to the current Bowness ARP and proposed Main Streets re-zoning would serve as a precedent for future MU-1f3h22 rezoning applications in the area.***

One cannot but wonder what the point of the Main Streets Initiative is if its wisdom is so easily overlooked. Will every new development use the Jake as a precedent for approval of subsequent 6 story developments? Main Streets has identified that 4 stories is appropriate and they have done so for a reason (whether it be for traffic concerns, available community resources, or urban planning principles)

***Concern #3: If the vision of the Main Streets Initiative is not to be taken into account, the Jake is still not in line with the Bowness ARP (adopted in Council in 1995)***

I understand that the application before Council uses the Silverwood on the Park, 10 storey development, as a reference point in interpreting the Bowness ARP. I believe it is important to take their point with the context that the Silverwood was built decades ago in a time where there was a different understanding and vision for urban planning. At the time it was built, there was a different (or no) value placed on the small town feel of Bowness which is now what sets it apart as special. Further, the Silverwood complex is approximately 3.4 kms away from the proposed Jake and there is not one other building 6 stories or more in height between the two locations. Accordingly, it is my position that the existence of Silverwood on the Park is not an appropriate reason to permit 6 story construction (MU-1f3h22 zoning).

***Concern #4: Increased Traffic & Parking Issues resulting from 64 residential units***

I understand that the Jake team has completed traffic and parking studies which are favourable to the proposed 6 story project. However, I am concerned that the studies were completed in current traffic and parking conditions and those conditions will only increase as new zoning is put in place to encourage an increase in density. The importance of proactive planning is made more important in Bowness by the river, which significantly limits access to the neighbourhood and makes traffic flow around the Hextall Bridge very critical.

With access to the Jake parking requiring a left hand turn from the only northbound lane on Bowness Road shortly after the Hextall Bridge, I wonder how congested the 'gateway to bowness' is going to get.

Thank you for your time.

Most Sincerely,

Patti Peck  
6032 Bow Crescent NW

**Jenny Chatfield**

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18.Feb.2019

**Office of the City Clerk**

The City of Calgary  
700 McLeod Trail SE  
Calgary, AB T2P 2M5

Re: LOC2018 -0162  
6108 33rd Ave NW  
6110 33rd Ave NW  
6112 33rd Ave NW

Dear The City of Calgary Clerks,

Please accept this letter as my submission opposing Land Use Amendment LOC2018-0162

It is refreshing to engage with developers like the Jake's staff because they are welcoming and listened to the communities suggestions at their open house in 2018. The website for the Jake proposed development is helpful and informative.

I do have some reservations about the development of the Jake.

1. **The Jake and Bowness Main Street Redevelopment Plan** - The proposed location of build for the Jake is located within the jurisdiction of the Bowness Road Main Street Area Redevelopment Plan and the city plans suggest MC-1 zoning. The builders of the Jake are proposing a higher density zoning to accommodate a 6 storey condo building. My concern, is that the Bowness community and city planners have agree upon MC-1 zoning for the adjacent lots to the Jake and the Jake is pushing to be exempt from this mutual agreement between the city and the Bowness community. Another concern is that the Jake was not included in the Bowness Road Main Street Area Redevelopment maps.
2. **Visibility exiting the proposed laneway of the Jake** - The laneway access for the Jake is 12-13 meters from a 90 degree turn (Bowness Road and 60th street NW) in Bowness Road, pedestrian crosswalks and a tall hedge at the 90 degree turn, makes it difficult for east bound vehicles on Bowness Road to see vehicles exiting the lane way of the proposed Jake build. In addition, a city bus stop (number 1 city bus) is within 10 meters of the 90 degree turn and School Buses often turn

from Bowness Road onto 60th Street, making this a busy intersection including the pedestrian crosswalks during peak time of day.

3. **Flood and Sewage backup for underground parkade** -Looking at the flood maps from 2013, the land proposed for the Jake is on the fringe of the flood zone. The builders are proposing the Jake will have underground parking for its residents but wonder if this will be putting the building at risk for potential sewage backup in the parkade level if another flood was to occur.
4. **Overflow parking to accommodate the Jake residents** -The Jake website states that it will provide 73 underground parking stalls for 66 units. Upon looking at the map of the Jake's build, the only opportunity for the extra vehicles for the Jake is to park within the community and parking is a premium within the community especially on 33rd ave NW.
5. **Bowness Road accommodation of the increase in traffic from the Jake and Main Street's Proposal** - The Jake website stated that post-development of the Jake would increase traffic on Bowness Road to 55-67% and with the Bowness Main Street Redevelopment Plan and I'm concerned that both development will increase the traffic to 90%.

Thank you for your time.

Sincerely,

**Jenny Chatfield**

**Rowe, Timothy S.**

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**From:** Lindy Fergusson <lindyfergusson@gmail.com>  
**Sent:** Tuesday, February 19, 2019 8:19 AM  
**To:** Public Submissions  
**Subject:** [EXT] BYLAW ZONING CHANGES

Attention: Office of the city clerk

comments re zoning and bylaw changes.

1. the Jake Project - LOC2018-0162

- I feel density planned in this location is too high, and will negatively affect local school traffic with many children in the area. Parking will more than likely be an issue, as this far from the city core, most families have 2 cars.
- height of the building is too high in an area of mostly single family or duplex 1 story.
- average unit size is approximately 850 sq ft.....which means the building is appealing to lower income strata of Calgary. Bowness already has an abundance of low income housing.

2.. bylaw 53D2019 Bowness Rd. NW

- this bylaw is targeting the 'downtown' business area on Bowness Rd....63 St through to 65th St.
- We have an example on Bwness Rd in Montgomery of a 4 story building (Notable Restaurant) and it is a VERY high building which comes right up to the sidewalk.(It is an eyesore)  
One can imagine how tunnel like the street will become if 4 stories are built through that area.

- Now imagine the district in Bowness. SIX storey buildings as allowed under the MU designation and is planned extensively in Bowness business area. This is both too high and too dense of a population for the proposed small area.
- Such density and height will change the character of Bowness and the small town feel which residents of Bowness cherish, and once gone will be lost forever.

- Set backs from the sidewalk would help the tunnel like effect....but I have never seen Calgary city planners demand set backs anyplace in Calgary.

In summary.....I feel that the "Mainstreet Project" to increase densification is in theory is a good idea.....but it needs to be implemented with a lot more sensitivity to the existing character of Bowness overall. We do not want to be made a duplicate of the Marda Loop area.

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February 19, 2019

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**RE: BYLAW 58D 2019**

**LAND REDESIGNATION FROM M-C1 TO MU-1**

I am a resident of Bowness and live in close vicinity to the property (6108 and 6112 33 Ave NW) being proposed for redesignation from M-C1 to MU-1f3h22. I am **OPPOSED** to this redesignation primarily because it will allow the construction of a 6-7 storey building from the present allowance of a 3-4 storey structure. The building currently being proposed for this site, termed "The Jake", will be a 6 storey building with 66 units and ±66 residential parking stalls. Reasons for opposing rezoning of this property are as follows.

1. Rezoning constitutes the first step in approval of a building that will be significantly larger and taller than other buildings in the neighborhood, which generally don't exceed 2 or 3 levels. To my knowledge there is only one building along Bowness Road that exceeds 4 stories (Silverwood on the Park near Bowness Park); the remaining buildings are either single residential and neighborhood low rise, i.e. up to 4 stories. It is my opinion that the site being considered for rezoning may be acceptable for a low rise building (M-C1 as proposed in Bylaw 53D 2019), but not for a mid rise apartment block.

**Question:** Why is the land redesignation being considered in Bylaw 58D 2019 for property at 6108 and 6112 - 33 Ave NW exempt from the Bowness "Mainstreet" land redesignations being proposed in Bylaw 53D 2019? Based on the rezoning proposed in Bylaw 53D 2019, the property considered in Bylaw 58D 2019 should remain at M-C1 so it will align with the other developments being proposed for this stretch of Bowness Road and surrounding area.

2. Redesignating this property to MU-1f3h22 and construction of a 6 storey building will set a dangerous precedent for redesignation of other M-C1 properties and construction of other buildings of this size in Bowness. This would alter the nature of the community permanently.
3. The footprint of the building ("The Jake") proposed for this site, pending rezoning approval, is large and will cover most of the site. Aside from the trees being planned for

the boulevards on 2 sides of the building, there is little or no green space for gardens, playgrounds, or gathering sites incorporated into the plans. I realize that the Bowness "Mainstreet" initiative aims to increase density along Bowness Road; however this should not occur at the expense of reducing livability.

4. The shadow cast by the 6 storey building proposed for this site will be significant, and will be particularly noticeable in the winter when the sun is low and sunlight is at a premium. Surrounding residences, including those on the east side of Bowness Road, will be affected by the shadow cast by a building of this height.
5. Although the number of parking stalls in "The Jake" exceeds that required by the Calgary Land Use Bylaw, the reality is that inhabitants of multi residential units often have more than one vehicle, so the excess vehicles are parked on the surrounding streets. My prediction is that with a building of this size, there will be parking conflicts. Currently, 33rd Ave is already heavily used for parking in the day time. To my knowledge there is no Residential Parking Permit (RPP) zone in this area. Does this mean that the residents in the vicinity of "The Jake" will be responsible for applying for a parking permit if parking congestion becomes an issue? If so, there is no guarantee that a RPP zone will be approved.
6. Access to the parking structure for "The Jake" will be off a lane along the north side of the building. Entering and exiting this lane onto Bowness Road will undoubtedly affect traffic flow along Bowness Road. The lane entrance is near a bus stop and a 90 degree turn on Bowness Road which will exacerbate the potential for car, pedestrian and bicyclist accidents. It is important to realize that Bowness Road is primarily a two-lane road with bike lanes so the impact on traffic flow and parking from a development such as this will be considerable.

These are just some of my concerns regarding the redesignation of this property from M-C1 to MU-1f3h22 and the potential construction of the 6 storey building planned for this site. Thank-you for considering my comments in the decision-making process.

Suzanne Visser  
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