Rowe, Timothy S.

From: Richard Zywotkiewicz <ripzywot@gmail.com>
Sent: Saturday, February 09, 2019 10:53 AM
To: Public Submissions
Subject: [EXT] redesignation of land Bowness at 44 to 48th ave NW; by-law 57D2019

TO WHOM IT MAY CONCERN:

I would begin by opposing any increase in population density except that which currently exists. I am personally opposed to the redesignation.

Should the city proceed further, it should STRONGLY adhere to the spirit of the last sentence of by-law 57D2019 -- that changes in housing be held to a high standard and is encouraging the "PROGRESSIVE DEVELOPMENT" of the community.

Warmly

--
Richard Zywotkiewicz B.FA B.ES
cell (403) 671-3357
Last in the Alphabet, first in Enthusiasm!
http://idealcalgaryhomes.com/

Rowe, Timothy S.

From: STEPHEN CASSIN <c.stephencassin@gmail.com>
Sent: Tuesday, February 12, 2019 7:27 PM
To: Public Submissions
Subject: [EXT] Bowness Bylaw 56D2019

Submitted by Charles Stephen Cassin
Owner. 8323 Bowness Rd NW, Calgary, AB T3B 0H5
c.stephencassin@gmail.com

City Clerk. The proposed bylaw 56D2019 is in conflict with the original 2007 Bowness ARP and the corrections made to zoning mistakes affecting properties in the 8300 block of Bowness Rd. RC-2 is the current corrected zoning from the ARP and was the zoning for the address when decisions were made for the rebuilding of my property. RC-2 allows for the redevelopment and infilling of the neighborhood with a respectful increase in density and the development of 1 additional suite per lot. MC-1 was not a consideration at time of rebuilding and would have changed decisions I made considerably. MC-1 allows for a greater density of people and suites than considerations of people buying lots and planning for the future here under councils original ARP. Exposure to 3 suites per lot is not something I desire or wan't to tolerate along with increased use of the Alley, Bowness Rd has no on street parking in the 8300 block and the presence of 2 churches, Auto sales, Boarding houses, and basement suites with home based contractors and garbage collection makes for a busy alley befor RC-2 infilling let alone the changes MC-1 would allow.
This appears to be a council driven application benefiting profit oriented commercial operators/developers and is not an application by a majority landowner or anyone owning property and paying taxes in the 8300 block of Bowness Rd. NW., therefore the original corrected zoning from the ARP has to be maintained.
Any arbitrary decision contrary to what has been previously agreed upon should require compensation to property owners with guarantees protecting current resident homeowners from rising municipal taxes based on inflated property values caused directly by council's voluntary meddling in Real Estate.
Respectfully submitted.
C Stephen Cassin

Rowe, Timothy S.

From: Carl Hannigan <hannigans@shaw.ca>
Sent: Thursday, February 14, 2019 2:49 PM
To: Public Submissions
Cc: Carl Hannigan
Subject: [EXT] Re: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS, 25 FEBRUARY, 2019

Members of City Council,

Once again, it feels like the riverside property owners of Bow Crescent are under attack from the City of Calgary. This started in the late 1970s with the City's illegal attempt to obtain a 40 ft easement on the river bank, for a bicycle path, by purposely misreading the Provincial law regarding subdivision of lots. (the 40 ft easement it was taking could only be taken if the property to be subdivided was greater that one acre, most of the lots being subdivided were only 2/3 of an acre) I was able to prevent this miscarriage of justice by hiring a very expensive lawyer.

More recently, the City's egregious behaviour has been applied to the looming land grab that accompanies the proposed berm of which I am sure you are aware.

Furthermore, City Planning Department recently approved plans for a house to be built next to mine. It will have the largest square footage of any other house on the Crescent at 6,300 square feet, this on a lot only 50ft. wide and will be 3 storeys high (more that 10 ft higher than the peak of my 2 storey house) and because of the 12 ft basement will have to excavate 13ft deep just 8 ft away from my 6 ft foundations. The planning department clearly ignored the principles laid out in the Area Redevelopment Plan and the Infill Guidelines.

And now, the city plans to rezone the other side of the crescent directly opposite from me to R-CG and R-C2 from R-C1. It should be noted that there are already several non-conforming four-plexes on that side of the street. These were built in the 1960s by the infamous Peter Petrasuk. Fortunately, Alderman Dale Hodges was able to return those lots to R-C1 zoning. Notwithstanding the legal zoning, it is a chronic problem that the properties are frequently rented out as four-plexus which results in a serious problem of over-parking of vehicles.

If City Council approves the proposed new zoning, it will result in even greater overcrowding and parking problems.

I note that the original proposal by the City was to apply the new zoning all the way from 60 street to 66 street and that that proposal was dropped because of complaints from other Bow Crescent property owners.

I request that the same consideration should be granted to those blocks extending from 63rd street to 66 street which includes the block immediately opposite my property and that the rezoning proposal be disallowed..

I doubt such rezoning could ever happen in Elbow Park!

Sincerely,

Dr. Carl J. Hannigan
6518 Bow Crescent NW
Calgary, AB
T3B 2B9
hannigans@shaw.ca
403 286 3187

Rowe, Timothy S.

From: Lily and Andrew <lilyandandrew@gmail.com>
Sent: Monday, February 18, 2019 11:13 PM
To: Public Submissions
Subject: [EXT] Public Hearing on Bowness Bylaw 55D2019

Dear Office of the City Clerk,

We are writing in response to the land use designation public hearing for Bowness Bylaw 55D2019.

We offer our support to the bylaw in the interest of allowing Bowness to continue be a thriving community moving forward for the next 30 years. Neighbours come into the community and stay because of its strong neighbourhood connection, small town feeling and opportunities to grow. Allowing for the redesignation to occur, will allow the option for residents to modify and revitalize their properties in a timely manner. The revitalization of the community is already occurring with Mainstreet Bowness, the former Sunnyside Greenhouse, Greenwich Village and other neighbourhood developments. This redesignation only streamlines the process and still provides residents with the choice.

It is for these reasons, that we believe this is a good idea for the community and once again offer our support of the bylaw.

Many thanks for your consideration.

Best Regards,

Andrew and Lily Whitehead-Delong
Homeowners- 7407 39 Avenue, NW
Calgary, Alberta
Lilyandandrew@gmail.com

Rowe, Timothy S.

From: Rob Nieuwesteeg <rob@mudmaster.ca>
Sent: Tuesday, February 19, 2019 8:44 AM
To: Public Submissions
Subject: [EXT] Land Use Redesignation - Bowness Zoning Change - Main Streets Re-Zoning

Importance: High

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
P.O Box 2100 Postal Station M
Calgary, Alberta T2P 2M5

To the City Clerk

Re: ByLaw 54D2019

I want to state clearly and for the record that I am STRONGLY OPPOSED to the rezoning to change to R-CG allowing for 4 units on corner lots, particularly on Bow Crescent. The street has long been an iconic street in Calgary, and I fear that with an influx of multi-unit dwellings, a number of negative outcomes will result. Namely, an increase in road traffic, an increased potential for renters many of which can be very transient in nature and who invariably show less pride of ownership than actual owners which can serve to negatively impact property area property values As it currently stands, Bowness already possesses many multi-unit dwellings and I don't think the community is served adding more, particularly on Bow Crescent. I would be ok with changes to allow for some tastefully done RC-2 units, as some of the current corner dwellings, but my concerns as per above would also apply.

Should anyone wish to discuss the matter further with me, I can be reached at the contact information below.

Regards,

Rob Nieuwesteeg
6310 Bow Crescent NW
rob@mudmaster.ca
(403) 519-8433 cell

Rowe, Timothy S.

From: Rob Nieuwesteeg <rob@mudmaster.ca>
Sent: Tuesday, February 19, 2019 8:44 AM
To: Public Submissions
Subject: [EXT] Land Use Redesignation - Bowness Zoning Change - Main Streets Re-Zoning

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
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To the City Clerk

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Should anyone wish to discuss the matter further with me, I can be reached at the contact information below.

Regards,

Rob Nieuwesteeg
6310 Bow Crescent NW
rob@mudmaster.ca
(403) 519-8433 cell

6504 BOW CRESCENT NW

SUSAN + RODNEY BALDREY

Feb 19, 2019

Office of the City Clerk
700 Macleod Trail S.E.
PO Box 2100
Postal Station M
Calgary, Alberta
T2P 2M5

BOWNESS BYLAW 54D2019 / LAND USE REDESIGNATION

We have reviewed the information and the map that indicates the changes proposed as the reason to change the land designation on Bow Crescent. If we could agree with the proposal partially that would ok….if not we will not agree entirely. We would be ok with the rezoning R-C2. We are not in agreement with the R-CG.

1. Bow Crescent is a residential street that accommodates a diverse group of families, many with small children. This quiet street is designated as a bike path, so at any time of day there are many pedestrians walking, riding, pushing strollers, walking dogs. The street has a sidewalk only on one side so many people walk and run on the road. Yes, we are not suppose to be on the road but this happens on Riverdale Ave + Rideau Road as well. This wouldn't be possible if it became part of the Main Street. It is the beginning of the change from a residential to large structures on the corners indicated on the map we oppose.

2. The increase in traffic and parking will be a detriment to families living in the area. If the R-CG structures contain underground parking this maybe a problem if the groundwater rises as it flooded in 2013. The side streets already have many cars from people who work on the Main Street used for parking. These intersections during events in Bowness are already very busy.

3. The traffic increase would create a huge problem for our family as we would have three directions of traffic turning and flowing past our gate as we are in the middle of the intersection. With R-CG zoning there will be many more residents and safety would be a concern. We also have an issue with the height….it doesn't fit design wise on this residential street.

4. The City has two proposals on the drawing board for the residents of Bow Crescent at this time. One is the Bowness Barrier Project. The vision of the small town feel is starting to erode from the charm we have in this unique community. If either of these projects or both are approved and overlap in construction it will be a nightmare for all of us. It will not only increase traffic, traffic flow for heavy equipment, parking for workers and ongoing noise and confusion but it will cause a concern for the safety of everyone in the community.

5. The proposal as outlined is the City's vision for Bowness not necessarily the residents of the community. Our quiet, charming small town is starting to have the feel of Marda Loop… what a shame.

Kind Regards

Susan + Rodney Baldrey

Rowe, Timothy S.

From: Brenda Parai <brendaparai@gmail.com>
Sent: Tuesday, February 19, 2019 10:30 AM
To: Public Submissions
Subject: [EXT] Attn: Office of the Clerk

Attn: Office of The Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Postal Station M
Calgary, AB, T2P 2M5

Re: Land Use Resdesignation; Bowness; Bylaw 54D2019

Dear City Council,

I own a property directly across the street from the proposed zoning changes at 6308 Bow Crescent NW. I do not support the proposed zoning changes for the section of Bow Crescent outlined in this proposal.

I am OK with changing zoning from R-C1 to R-C2 for properties on the non-riverside of Bow Crescent NW. I see how that makes sense backing onto commercial and multifamily complexes, but I do not at all agree with rezoning any of this residential street to R-CG. While some residential densification is acceptable, putting in R-CG right across the street from R-C1 properties is not acceptable at all. To go directly from R-C1 on expensive riverfront lots directly to R-CG is against the City's typical transition of zoning and is an affront to the many new homes both adjacent to the R-CG proposed sites and new homes across the street on Bow Crescent. This is an unusual street with a big transition already from Bow Crescent to Bowness Road, it would be unacceptable to add multi-family to this strictly residential street/section of Bow Crescent. Adding R-CG would negatively affect the current community and residential feel of this street and the R-CG should be only used on Bowness Road.

Bow Crescent is already facing a potential berm (which would not help with flooding and is not wanted by the property owners) from the City, and now the City wants to also increase densification with R-CG in this flood fringe area - it manes no sense. What this street needs is upstream flood mitigation helps from the City, not densification with multifamily. Many homeowners on Bow Crescent have invested greatly in their homes - new homes, renovations and required upgrades after the 2013 flood. Introducing multi-family, even just four plexes is not acceptable.

Do not destroy the residential zoning of this residential street by adding R-CG zoning. The City should be encouraging rebuilding single family home to gentrify this area further, especially after the 2013 flood, do not destroy the essence of this street.

Thank you for considering my position on this re-zoning proposal.

Sincerely,

Brenda Parai
6308 Bow Crescent NW
403-462-2223

Rowe, Timothy S.

From: Patricia del Carpio <gosaxon@gmail.com>
Sent: Tuesday, February 19, 2019 11:40 AM
To: Public Submissions
Subject: [EXT] Zoning change#2 Main Street re zoning

I am responding to the letter received regarding land use redesignation for Bow Crescent
for which I am a homeowner and would be directly affected with new development changes.
Our address is 6548 Bow Crescent NW Calgary and the proposal to change zoning across from us to R-CG would impact parking, traffic and many other issues.
I am therefore definitely opposed to the changes suggested in the letter received.
Please accept this email as a concerned homeowner.
Regards

Patricia del Carpio
6548 Bow Crescent NW
Calgary, AB

Rowe, Timothy S.

From: Patricia del Carpio <gosaxon@gmail.com>
Sent: Tuesday, February 19, 2019 11:40 AM
To: Public Submissions
Subject: [EXT] Zoning change#2 Main Street re zoning

Follow Up Flag: Follow up
Flag Status: Completed

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for which I am a homeowner and would be directly affected with new development changes.
Our address is 6548 Bow Crescent NW Calgary and the proposal to change zoning across from us to R-CG would impact parking, traffic and many other issues.
I am therefore definitely opposed to the changes suggested in the letter received.
Please accept this email as a concerned homeowner.
Regards

Patricia del Carpio
6548 Bow Crescent NW
Calgary, AB

Rowe, Timothy S.

From: John Fitzgerald <john@bigeyedfish.ca>
Sent: Tuesday, February 19, 2019 9:36 AM
To: Public Submissions
Subject: [EXT] Attn: Office of the Clerk

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Office of The Clerk
The City of Calgary
700 MacLeod Trail SE
PO Box 2100, Postal Station M
Calgary, AB, T2P 2M5

Re: Land Use Resdesignation; Bowness; Bylaw 54D2019

Dear City Council,

As the owner of the property at 6308 Bow Crescent, I am not supportive of the proposed zoning changes for the section of Bow Crescent outlined in this proposed plan. I am highly familiar with building, development and zoning in the inner city.

I do support changing zoning from R-C1 to R-C2 for properties on Bow Crescent NW. It is appropriate to double the density on properties that lie between R-C1 and commercial properties as is the case on this section of Bow Crescent with million dollar plus R-C1 properties on the riverside, $300,000-$1,200,000 properties on the non riverside of Bow Crescent. Single family homes or semi detached homes will change the streetscape of Bow Crescent without destroying the community fabric.

It is, however, completely inappropriate to introduce R-CG zoning adjacent to or across the street from R-C1 zoning. Tripling or quadrupling the density on a residential street is unjust and flies in the face of the City's own policies of transitioning from lower to higher density along commercial corridors. Bow Crescent has seen 40 years of single family zoning and 40 years of steady redevelopment and re-investment by property owners with RC-1 zoning. This includes massive redevelopment of properties into new homes and basement full renovations after the 2013 flood, which was all done with the R-C1 zoning in place. To increase density is one thing, to upend the entire residential fabric is quite an egregious attack on both the community feel and the property values of the residents.

R-CG is appropriate on the corner lots on Bowness Road, but it is not suitable on the corner lots on Bow Crescent. It is appropriate on the main roadways (which would be Bowness Road), but it is unsuitable “inside” the residential community, which is Bow Crescent in this case. To place 4-plexes next to and across the street from prime R-C1 new homes worth $1,000,000 - $2,000,000 is completely inappropriate.

The City of Calgary should really get their act together. One department is currently planning a berm along the river properties to apparently reduce financial flood risk in this flood area, while zoning changes are being proposed to increase density on floor fringe properties. This is a complete contradiction.

Has the city proposed any advanced or upstream flood mitigation to go with their increased density or will they continue to approve permits that specifically create future flood risk? Will they continue to enforce old height restrictions on new buildings and approve below grade development in flood fringe areas?

I implore you to stop the R-CG redesignations next to and across the street from RC-1 homes in this context.

Sincerely,

John Fitzgerald
6308 Bow Crescent NW
403-397-4338
john@bigeyedfish.ca

4301B 69 St. NW

Calgary, AB T3B 2K2

Laura M. Kennedy, City Clerk

Corporate Records Section

313 – 7 Avenue SE

Calgary, Alberta

Attention: Laura M. Kennedy, City Clerk

In response to the Land Use Designation proposed amendment for my area,

Item 19 #12,

LOC2017-0373/CPCPC2018-1386

By Law Number 55D2019,

I have the following observations and recommendations:

(1) The district from:

i. 69th St going E to W,
ii. 70th St going N and S and
iii. 69th St going N and S which follows the railroad as it goes down towards Bow River, is all a quiet neighborhood. Putting 10-meter high units in the addresses of 4301A 69 St NW, 4301B 69 St NW, 4303A 69 St. NW, 4303B 69 St. NW, 4305 69 St NW and 4307 69 St NW would change the atmosphere of this sublime area. I would recommend that zoning for the house numbers mentioned above be "changed to C-R2 with the restriction of a height of no more than of the present structures".

(2) Observation: There is no recommendation for a change in the distance of the buildings set back from the Rear Property Line of the above properties. **I would trust that in the future this will continue to remain as is to protect the privacy of the owners living at the above addresses and those who live behind them**.

(3) Bowness is a historical part of the city that prides itself with a rich heritage going back to the early years of the development of our city, Calgary. Today many of its residents, who pride themselves in being in a quiet, homey area, wish to keep it that way. Other new residents choose to locate themselves here for the same reason. My advice is that as an effort is made to balance the needs of a progressive, developing community, that decisions also be made for preserving the tranquil, well-kept town atmosphere of Bowness as well. We are blessed with many lots that are larger than the usual and my wish is that we keep it that way and

not pack our community with tall. narrow single dwellings side by side and high multi-storey housing units.

Thank you for your consideration of the above information and requests.

Sincerely,

Marion Deer

From: Douglas Attfield
4306 70 St NW
Calgary, AB T3B 2K5

email address: trsurmap@shaw.ca

Submitted
To: Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100,
Postal Station 'M'
Calgary, Alberta T2M 2M5

on February 15, 2019

I wish to submit my comments to City Council regarding the Public Hearing on Planning Matters,
Land Use Designation. The meeting is to held on Monday, February 25, 2019, commencing at 9:30am in Council Chambers Calgary Municipal Building 800 Macleod Trail NE.

My comments pertain to Proposed Amendment LOC2017-0373/CPC2018-1386
Bylaw Number 55D2019

I am an owner of a property adjacent to (directly behind) properties at 4303 & 4307 69 St NW.

Privacy is my main issue. I am comfortable will new Semi-Detached dwellings placed behind my dwelling, with the following "wishes".

The R-C2 plan Line 437 Says the *minimum building setback* from a rear property line is 7.5 metres.

I would prefer that the new dwellings rear property line set back be that same as the current dwellings.

Line 438 Building Height, … the maximum building height is the greater of 8.6 metres… to a maximum of 10.0 metres.

I would prefer the the new dwellings heights be the minimum height. Even better would be to allow the new dwellings to be the same height as the existing dwellings, no higher would be better!

My other recommendations regarding these future dwellings are:

Move the front property line set back at 4303B towards the street by 5.9metres.
Move the front property line set back at 4303A towards the street by 4.1metres.

These units can be, main level walkouts.

This would allow the dwellings to be more "accessible" to physically challenged Calgarian's.

I have a *general comment* regarding the 'face lift' of Bowness.

Bowness is open spaced, mostly. I like this aspect of Bowness.
It has many different dwelling 'styles' of different ages
(some definitely need to be renewed).
Bowness is unique.
I do not want Bowness to become "just another tall building" Tuscany or Royal Oak.
Bigger structures use more natural resources on an ongoing basis.

Thank you for your service.