

20 February 2019

Dear Councillors,

We the undersigned are writing to express our concerns regarding the proposed Land Use Redesignation in Bowness (Bylaw 57D2019). We are concerned about overall effects on the neighborhood of the entire proposal, but of particular concern to us is the area outlined in red on the map below (see Figure 1B).

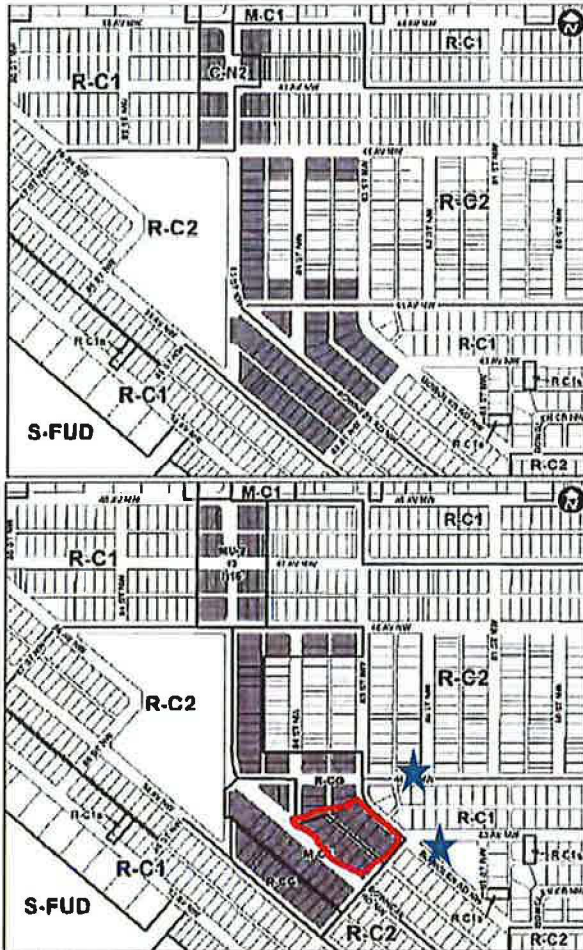


Figure 1A. Current land-use designations



Figure 1B. Proposed land-use redesignations

We are concerned that the proposed land use changes will result in a complete transformation of what is now a residential area consisting of primarily single dwellings, and that these changes will be detrimental to the current residents and to the neighborhood as a whole.

The area in question is currently designated R-C1 and thus consists of homes that are a maximum of 8.6 m or contextual height plus 1.5 m (to a maximum of 10 m) in height. In reality, most of the homes in this area are single story bungalow-style dwellings and are considerably less than 8.6 m in height. Redesignation of the properties along this region of Bowglen Rd to R-CG would allow buildings of up to 11 m in height, representing a considerable increase over what currently exists and creating an "urban canyon" effect (see Figure 2 at end of letter) for any properties located adjacent to new developments. The R-

CG designation also allows rowhouse buildings, which can have up to three residential units per property. This would effectively triple the density of the population along this stretch of Bowglen Rd, which would cause a considerable increase in traffic and parking issues. There are currently two playgrounds located near this part of Bowglen Rd (indicated by the blue stars on the map in Figure 1B). We are concerned that the increase in traffic and parked vehicles will create risks for pedestrians in the area, especially children. In addition, the section of Bowglen Rd that is east of the proposed redesignation area is currently identical in character to the area of Bowglen Rd that has been suggested for redesignation; both are low-traffic, quiet, residential streets consisting of single dwellings most of which are only one story in height. We would like to see the character of Bowglen Rd preserved throughout its length, as these characteristics are what attracted the current residents to live here in the first place.

Of equal, or even greater, concern to us is the proposed redesignation of the homes on Bowness Rd, directly across the alley from the Bowglen Rd homes (in the area outlined in red), to M-C1. This area is currently designated R-C1 and generally consists of small single story homes that are considerably lower in height than the permitted maximum of 8.6 m. Redesignation of these properties to M-C1 would allow construction of buildings up to a maximum height of 14 m. This is of particular concern to property owners in the highlighted region of Bowglen Rd because of our southwest-facing backyards. Currently, we enjoy sunny backyards and the rooms facing the backyard in our houses are warm and pleasant to be in. However, if 14 m tall buildings are installed directly across the alley from our houses then our yards will receive little to no direct sunlight, especially in winter. This will significantly negatively impact our enjoyment of our properties. In addition, 14-m-tall residential buildings located immediately across the alley will create a visual wall blocking any views of natural features of the area, and will inevitably result in a significant loss of privacy for the homeowners whose backyards face these buildings as the residents will have an excellent view over any fencing and into our backyards. Figure 3 (at end of letter) shows the visual wall and light-blocking effects of a 14m building in close proximity to a single-story residence. In addition, the massive increase in population density that will result from this redesignation will cause traffic congestion and parking issues. Already, in the areas of Bowness that are currently designated as RC-2 and that have numerous infills congested on-street parking is a problem and the narrow streets make it difficult for two cars to pass each other when there are parked cars on both sides of the road.

We recognize that some degree of densification and development is necessary and desirable in a vibrant and growing city like Calgary. However, we feel that redesignation of our properties from R-C1 to R-CG, and redesignation of properties adjacent to ours from R-C1 to M-C1, will result in too much densification and will severely and negatively impact our enjoyment of our properties. We propose that the properties shown within the red outline in Figure 1 (specifically 8503, 8507, 8511, 8515, and 8519 Bowglen Rd NW, and 8504, 8508, 8512, 8516, 8520, 8524 Bowness Rd NW, and 4404 84<sup>th</sup> St. NW) be redesignated as R-C2

properties, which would allow some densification and encourage development in accordance with the Municipal Development Plan while maintaining the general character of the street (see Figure 4, at end of letter) and preserving the enjoyment of the current property owners.

Thank you very much for your consideration.

Signed,

Bruce Ross + Ally J  
Home owners  
8507 Bowlen Rd NW  
Don K. Lewis HOME OWNER 8503 BOWLEN RD. NW.  
Ky.  
Shanne Hickli Frank Hickli  
home owner  
8511 Bowlen Road NW  
Bruce Ross  
Home owner  
8519 Bowlen Rd NW  
B Black - 8504 Bowness Rd. NW.  
DK. Black Home owner  
Gordon Beech 8515 Bowlen Rd.





**Figure 2. (A)** The “urban-canyon” effect. The single-story home in the center of this picture is located in an area designated as M-C1. Note how the house is dwarfed by the large buildings on either side of it, and consider the shade caused by the large buildings blocking the sun. In this case, the larger buildings are to the east and west of the bungalow, but the shade effects would be even more exacerbated when larger buildings are located to the south of smaller homes. **(B)** This shows the “urban-canyon” effect in an area of Bowness currently designated as R-C2. The new, large homes create shade and do appear to loom over the smaller home; however, as their size disparity is less than in image A the overall effect is less severe and resulting in a more liveable situation for residents of the smaller house.



**Figure 3. (A)** View from the backyard of the property across the alley from a new 4-story building being built in Bowness in an area currently M-C1. Note the wall-like effect of the large building and envision the backyard/alley views for adjacent property owners, especially if every building along the road in this area were 4 stories high. **(B)** Current view from the backyard of one of the affected properties on Bowglen Rd. The roof of the house across the alley from this one (facing onto Bowness Rd and currently slated for redesignation to M-C1) is approximately 4 m high. If a 14-m high building were built in this locating the roof of the building would not even show in this photo, there would be significant shading of this backyard (southwest facing), and the residents of the 4-story building could easily look into the backyard costing the homeowner all privacy.



**Figure 4.** Images showing the current character of the section of Bowglen Rd that is proposed to be redesignated R-CG. **(A)** The house in the center, 8507 Bowglen Rd NW, is approximately 4 m tall at its highest point. The blue line in the picture represents approximately 4 m, the red line represents approximately 11 m, which is the height of new builds that would be allowed if the designation is changed to R-CG. If the designation along Bowness Rd is changed to M-C1 then buildings behind this house could be as high as 14 m (tan line). **(B)** Note the generally small, residential feel of the neighborhood.