

Applicant's Submission

The property situated on the corner lot at 8347 47th Ave NW is owned by and Olympic Bobsledder and a former Olympic Bobsledder. The intention is to have this property rezoned from R-C2 to R-CG so that they can build a 4 unit row house on this property.

Although we are not running a concurrent DP a full design for this 4 unit project has already been completed as well as a full rendering.

This property is perfect for this type of zoning to increase density slightly while maintaining or even increasing property values in some cases. This properties proximity to schools also makes it perfect for this zoning as it is only 2 ½ blocks from Bowness High School and 5 blocks from Belvedere Parkway Elementary School. Its also one block in two directions to public transportation and less than a five minute walk to one of Calgary's most beautiful parks and pathway systems. A map with this information is attached below.

In the design these units we took careful though of privacy and natural sunlight of adjacent neighbours into account. We kept them as far from the side property line as possible to give more distance than what a new neighbouring home might provide, allowing for more privacy and sunlight in the adjacent yard. We also pulled the garage a bit further than required, off the back lane to provide for a bit more space for green, recycling and waste bins on collection days.

It was recommended that community engagement at every level be taken into account and below is a list of what has already been done with comments and responses provided.

Ongoing – Community Canvassing

The owners of this property have taken it upon themselves to door knock on the homes immediately surrounding the property in question as well as engage other community members to provide support for this type of re-zoning in the community. They have numerous letters of support and a few that won't sign in support but aren't opposed. To date there have been no full opposition however not all neighbours have yet to be contacted. This process is still ongoing.

Tuesday Nov 20, 2019 – Ward Sutherland Meeting

In meeting with Ward Sutherland the design comments he provided were as follows with our comments, if there were any, on how we addressed issues, below.

- Add a front porch to give it a more community feel.

Although there is not enough room to add a full front porch, we did widen the front steps and add some brackets details to the roof above to give it more of a 'porch' feel. Both our plans and renderings were updated with these details added.

- They liked the multiple floor plans

- we need to make it very clear that there will be NO secondary suite in the design plan.

There are no doors directly to the lower floor and although we are not doing a concurrent DP application, the full design for the project and garage, with a rendering have been completed.

Wednesday, Jan 30, 2019 – Community Engagement

An open house was held on Wednesday, Jan. 30th from 6:30pm to 8:30pm at Angel's Drive-In. Although attendance was poor, the people that showed up were all in support of the proposed development. One being a neighbour two doors down.

Wednesday, Feb 6, 2019 – CA Meeting

In presenting at the very well attended Bowness Community Association meeting on Wednesday, February 6th at 7:15pm a couple of concerns were mentioned. Our responses given at the time of the meeting are listed below and sent back to the CA in email format

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for their records seemed to satisfy all.

- There was concern for available street parking at the indicated address if the current residence was to be re-zoned and built as a 4 unit row house.

We understand that there is little we can do to further street parking issues beyond providing the required parking for this new zoning within our lot. We also explained that being on a corner lot, helped to alleviate this issue as there is enough parking out front on both roads to accommodate additional vehicles.

- The impact the 4 unit row house would have on the green space of the existing lot.

Regarding green space, there are currently two trees on the city property, both look like they can for sure be preserved, as they seem to be far enough from where the building will go, if this helps in gaining CA approval. There is also one tree on the front property of this lot that the client is hoping to preserve as well.

- Concern for amount of privacy the neighbours next to the new 4 unit row house will have, however these neighbours were not in attendance.

We have taken privacy into account in our design by obscuring the windows in the upper floor rooms facing the neighbours. The neighbours windows are however not obscure so will be looking into the rear yards of the 4 unit row house.

We hope that the above actions are met with a positive outcome to have this property rezoned to R-CG as requested.

8347 47 AVENUE NW - MAP

