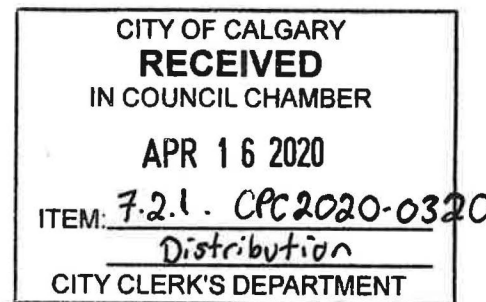


April 9, 2020

Calgary Planning & Development  
800 Macleod Trail SE  
PO Box 2100, Postal Station "M"  
Calgary, Alberta  
T2P 2M5  
Attention: Jarred Friedman



**Subject: Application for Land Use Amendment LOC2019-0165 – 1186 Prominence Way SW**

Further to our letter of November 20, 2019, on behalf of the homeowners of the Brickburn Condominium Corporation (Condominium Plan #9212075) the Brickburn Board of Directors would formally like to challenge the proposed change in land use designation of the subject property from S-FUD to (unknown???)

As you may remember, the Brickburn Condominium complex is comprised of 32 semidetached bungalow style residences physically located at 3-64 Prominence Point SW, Calgary Ab. Plan #9212075 was registered on October 21, 1992. Our land use designation is R-C2. Our complex is adjacent and directly south of 1186 Prominence Way SW.

While we recognize the COVID-19 pandemic impact is beyond the control of everyone, the communication process for this proposed land use amendment has not been transparent nor complete. We continue to have the following concerns:

- Although our homeowners are directly impacted by any change in this land use designation and future development, we have not been formally notified of any information since the original Planning & Development notification November 14, 2019. You have been kind enough to provide informal updates but we do not know what is formally being presented to the Planning Commission April 16, 2020. There has been no public consultation or pre-application outreach to discuss the proposed land use changes prior to submission to the Planning Commission.
- Around March 19, 2020, signage was posted in our neighborhood of a planned Open House March 25, 2020 with respect to the proposed land use amendment. This created considerable confusion with our homeowners. We had to follow up with the applicant (Bill Kumlin) to question this open house (with the COVID-19 meeting restrictions) and confirm this meeting had been cancelled.
- What type of architectural design and controls are proposed for the development? Would these be complimentary to our existing homes? In the absence of the Open House we requested the applicant (Bill Kumlin) share any information electronically with our homeowners. This has not been provided.
- We were not formally notified the applicant was proceeding with their land use amendment request to the Planning Commission April 16, 2020. Again this information was only confirmed by you when we followed up.
- The Applicant's original submission refers to an area Seniors Lodge and proposes the apartments would be of a "similar scale". Informally we understand this has been withdrawn but this has not been formally confirmed. Without formal applicant plan details we have a concern.



- The original November 2019 development plan was vague. Where specifically will the apartment building (if any) and proposed townhomes be located (how far back from lot lines and lines of sight)? Although requested, no amended development plan has been shared with our homeowners.
- Many Brickburn homeowners are original owners. They purchased units in our complex with the understanding that future land use proposals and unit density for 1186 Prominence Way SW would be similar to the Brickburn's (Paterson Heights Land Use Concept Plan dated August 1991). Informally you have advised that the proposed land use amendment has been changed from M-C2 to MCG-30 and 37 units with no apartments. We have not been formally notified of this change.
- The amended MCG-30 and 37 units differ significantly from our R-C2 designation in both density and types of units. The proposed unit density per hectare is almost 2 times our complex's density (37 versus 16 u/ha).
- The amended MCG-30 land use designation allowing up to 37 units will impact traffic volumes entering and exiting Prominence Way SW (terminating on a hill onto Patina Dr. SW) and the Paterson area (traffic lights at Banff Coach Road and Paterson Boulevard). As well, common services such as water, sewer and electricity usage will be impacted. Will services to existing area homeowners be impacted? Has a study been completed or will the applicant upgrade services to ensure no degradation of services?
- Based on the proposed or informally amended land use amendment, higher unit densities and impact on our Brickburn Homeowners privacy, we are seriously concerned about the negative impact this will have on the market value and desirability of units within our complex.

If there are any questions or if the Board may be of assistance we can be contacted through our complex's management company; Ming Chow, MCM Property Management:

Email: [MingChow@mcmproperty.com](mailto:MingChow@mcmproperty.com)

Telephone: (403 262-7955)

Please let us know the outcome of the April 16, 2020 Calgary Planning Commission, any recommendation to Council and details of the Council's Public Hearing with respect to this application.

Thank you for your assistance in this matter.



R. Garry Henderson

On Behalf of the Board of Directors  
Brickburn Condominium Corporation  
3-64 Prominence Point SW  
Calgary, AB T3H 3E8

