



Public Submission

City Clerk's Office

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Peter
* Last name	Snell
Email	peter.snell@shaw.ca
Phone	4032546660
* Subject	LOC2019-0170 for changing the DC zoning to C-N2
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	C-N1 zoning which Graywood had agreed to is appropriate for this site. C-N2 which would permit a gas station is totally inappropriate for this site given the proximity to residential area, LRT station and existing gas station a few 100 metres away. The City MUST support the community residents by restricting land use change to C-N1.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jim

* Last name Hubbard

Email jimhubbard39@gmail.com

Phone 4032782996

* Subject LOC 2019-0170 FOR CHANGING THE DC ZONING TO C-NZ

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I cannot believe that there is still the possibility of having a gasoline site on the Graywood development area. On the one hand we promote protecting the environment and using mass transit (the LRT is a few hundred meters from the Graywood development) and on the other hand we are going to promote developing a gasoline site in the middle of a new residential area and as you already know there is a gasoline site a few hundred meters from the Graywood development on the corner of James Mckevitt & Millrise Blvd.

Gasoline sites come with all the possible risks such as minor and major spills when delivering the product. Even in these days of high technology there is always a possibility of underground leaks of gasoline and Graywood development is so near Fish Creek park and the river. What a shame that would be. People do not buy into new residential areas because there is a gasoline site next to their new home.

There is simply not one good reason for having a gasoline site in that area.....TELL THEM NO.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lynne

* Last name Fawcett

Email lynnefawcett@shaw.ca

Phone

* Subject LOC2019-0170

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

C-N1 which was agreed to is suitable for this site.. The proposed C-N2 permitting a gas station is not, in my opinion, suitable for this location in a residential area. There is a gas station very close to this site and with the LRT station, enough is enough. PLEASE refer to correspondence of February 28th with my WARD 13 contact Choi Lee for clarification. We must only support the land use of C-N1.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name R E (Ronald)

* Last name Harris

Email rebj50@shaw.ca

Phone

* Subject loc 2019-0170 CN-1 Service Station

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Plan was APPROVED as CN-1 meaning, no service station.
In the attempt to change back is simply not acceptable.
Please abide by the wishes of our area..that being " NO SERVICE STATION "



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Derril

* Last name Stephenson

Email

Phone

* Subject June 15, 2020 Public Hearing of Council on LOC2019-0170, for 88 Shawnee Street SW

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a homeowner in Shawnee Slopes, and President of the Fairways Villas Homeowners' Association it is requested that Council reject Graywood's application for a Land Use Amendment at Fish Creek Exchange. The proposed development pushes commercial further into a residential area and is being supported by a traffic assessment that is no longer applicable to the proposed Land Use.

The Fairways Villas are located to the north of the Graywood development. It is a complex comprised of 50 semidetached units; most of residents in the villas are active seniors. The only egress from the Fairways Villas, through the intersection of Shawnee Drive SW, Shawnee Rise SW and 6th Street SW is difficult to cross and has marginal site lines. The proposed development will further increase traffic at this intersection.

If Council should consider approving the Land Use Amendment we respectfully request that Council change the base district for that site to C-N1 as recommended by Administration. The application for designation of C-N2 on Site 3 would permit another unnecessary gas station where there are already about 15 gas stations within a 2.5 km radius of the proposed location, one less than 0.5 km directly east of the proposed site.

ISC:

1/1

Unrestricted

Jun 3, 2020

3:47:54 PM

**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



1. Sites 1 & 2: Graywood is proposing to delete Commercial uses and add Residential units. No change is proposed to the maximum Height and Floor Area Ratio (FAR) or Intensity.

What do you like about the proposed amendment? I disagree with this proposed Amendment.

Assuming "commercial uses" refer to the main floors of multi-storey buildings, it would be beneficial to have a good restaurant, bakery or small food market occupying these areas.

What are your concerns? We recommend that the 160 uph that are approved be apportioned

to all 3 segments of this area, i.e. Site 1, Site 2, and Site 3, and Graywood's proposed "residential redistribution" to Sites 1 and 2 be rejected, to be reflective of the criteria in the TOD Revised Plan.

Graywood's proposed density "redistribution" will be very detrimental to current owners residing in Shawnee Slopes, especially owners of the Beacon Hill condominiums who were advised by Graywood townhomes would be built south of Shawnee Boulevard. PARKING currently is a very NEGATIVE issue, particularly on 6th Street, and parking issues will only INCREASE if uph are increased.

2. Site 3: Graywood is proposing to delete Residential uses, reduce the maximum Height from 26.0m to 10.0m and FAR from 3.0 to 1.0 to retain Commercial uses with an additional use of a gas station.

What do you like about the proposed amendment? Nothing--residential uses should remain on Site 3.

What are your concerns? There are a number of gas stations in or near the neighbourhood-- including Shell, Esso, Husky, Superstore, Petro-Can, Co-op, Domo and Centex.

A gas station, cannabis store, or a liquor store are NOT REQUIRED within a very close distance to owner-occupied residences; and SHOULD NOT be allowed close to a playground, walkways, and Fish Creek Park. Site 3 should include Residential uses; that ensures the character of Shawnee Slopes community is recognized, and respects the natural function of the landscape.

Also, if Graywood's uses are approved, it will decrement this subdivision that is adjacent to Fish Creek Park which is a very well used and enjoyable park and the second largest urban park in Canada.

3. At this time Graywood is seeking approvals for Land Use Amendment only. Development Permit for each of the site will follow. Did this open house provide you with adequate information about the proposed Land Use Amendment?

Yes _____

No, I would like more information XXX

What additional Information would you like? More definitive details are required to make informed decisions

about the Land Use Amendment. PARKING now is a problem and will become worse if uph is increased. Development should COMPLEMENT the established character of the community and provide a suitable interface with established residential development, to recognize the community's special attributes.

Name and Address: Linda Barnes, 14645 6 St SW, Calgary, AB

Email Address: barnesl@telus.net

**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



1. Sites 1 & 2: Graywood is proposing to delete Commercial uses and add Residential units. No change is proposed to the maximum Height and Floor Area Ratio (FAR) or Intensity.

What do you like about the proposed amendment? I like the idea that the land is being developed.

What are your concerns? Graywood's lack of detail. They must have a plan, which they are unwilling to divulge. How high do they actually plan to build. How will this affect nearby existing buildings, i.e. Beacon Hill Condos? On street parking is not a viable option in this area for medium to high density construction. When purchasing our condo in 2016 at Beacon Hill we were told by Graywood there would be town houses on Site 1, thus not obstructing our north view.

2. Site 3: Graywood is proposing to delete Residential uses, reduce the maximum Height from 26.0m to 10.0m and FAR from 3.0 to 1.0 to retain Commercial uses with an additional use of a gas station.

What do you like about the proposed amendment? _____

I think a strip mall would work for Site 3.

What are your concerns? It would worry me if this site contained a cannabis shop or a massage parlor. I think we have enough gas stations within a few kms. radius of our neighborhood. I count 7.

3. At this time Graywood is seeking approvals for Land Use Amendment only. Development Permit for each of the site will follow. Did this open house provide you with adequate information about the proposed Land Use Amendment?

Yes _____

No, I would like more information X

What additional Information would you like? I would like more detail of exactly what Graywood is planning for Sites 1 & 2.

Name and Address: Ed Barker, 5308, 14645 6 St. SW, Calgary, AB T2Y 3S1

Email Address: barker69@telus.net

P.s.: The LRT parking lot south of Shawnee Dr. and the vacant land north of Shawnee Dr. would be more in keeping with higher density TOD since it is closer to the LRT station and in keeping with the high rise buildings already constructed by Manor Village.
The idea that people won't have vehicles and walk everywhere is 'pie-in-the-sky'!

From: kucameron@hotmail.com
To: [Public Submissions](#)
Subject: 88 SHAWNEE ST SW - LOC2019-0170 - Comment from Development Map - Fri 6/5/2020 11:46:32 AM
Date: Friday, June 05, 2020 11:46:33 AM

Application: LOC2019-0170

Submitted by: Kenneth Cameron

Contact Information

Address: 14645 6 St SW, Apt 1202

Phone: 4037109093

Email: kucameron@hotmail.com

Feedback:

I oppose the Land Use Amendment.

The developer was granted the go ahead after the initial application faced significant opposition from the community, and therefore a considerable amount of community consultation and negotiation was involved.

The fact that the developer is experiencing hardship due to current economic problems is not the basis to change the Land Use. That is called business risk and he must accept that. At what point does the land use stop being amended. Are you there to represent the citizens or the Developer?

I appreciate that the land must be managed but you cannot change the goal post because of business risk.

What about the business risk to the value of properties surrounding this area? People on the South side of this area in question were sold their new condos by this developer based on the plans at the time and surely must have taken into consideration the land use that was surrounding them. And now you are debating a proposal from the developer to change that. Your consultation agenda smells a bit. Consult, ignore, proceed that seems to be Councils procedure from past experience.

In 2016 the developer pushed through this amendment accepted by Council regarding the trees on the site, the retention of which was very important to the existing residents:

<https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=17482>

Do you really expect us to believe that the species of trees that have grown here for thousands of years cannot cope with a large snowfall? Funnily enough, all the other trees in the surrounding suburbs are doing just fine thank you. Also note that the development on the NW corner at the junction of James McKeivitt Rd SW/Shawnee GA SW was another disaster handled by council back in approximately 2010. The original developer from Toronto declared bankruptcy due to the 2008 recession although the parent company remained solvent. They had only completed one of the three towers in that development. Eventually another developer was found who built his two other towers in a completely different architectural style that must have been approved by the city. There was also a fatality on that site during construction. So your pass record of holding developers to account just from the small area of the city where I live is in my eyes poor.

The bulk of the risk of these developers is carried by the residents

Also the through traffic increase from James McKeivitt Road SW along Shawnee BV SW has created an accident waiting to happen where Shawnee BV SW creates a junction at 6th Street SW. The people using this shortcut, through familiarity, now don't even bother stopping before entering 6th Street SW. Some seem to think they have right of way to the traffic on 6th Street SW. I am a resident in the Beaconhill Condos and since the Shawnee BV SW became activated I have had near miss incidents on several occasions due to traffic entering 6th Street SW from Shawnee BV SW, which fail to stop.

If at some stage I or my wife has a serious accident caused by this I will be taking legal advice and you can take these comments as notice that I am informing you of the issue here.

I urge you to dismiss this application.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Patricia

* Last name McDonell

Email dunbrae@gmail.com

Phone

* Subject LOC2020-0170 Public Hearing Submission for June 15, 2020 Public Hearing of Council

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find attached my comments regarding Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488 Bylaws 72D2020 and 73D2020.

ISC:

1/1

Unrestricted

Jun 7, 2020

10:37:55 PM

LOC2019-0170 Public Hearing submission

Application for Land Use Amendment by Graywood at 88 Shawnee Street SW;

As owners of a condo adjacent to this project we are concerned with the impact it will have on our way of life.

The Revised **Midnapore Phase 2 Area Structure Plan** (the policies referred to when reviewing applications in this area) which includes Shawnee Slopes states:

General Development Policies that apply across the Special Policy Area B (Shawnee Slopes)

6.1.2 Policies

e. Sensitive integration of new development into the fabric of the surrounding community shall be required, ensuring an appropriate transition of development intensity, uses, and built form.

f. Development should complement the established character of the surrounding community and not create significant contrasts in the physical development pattern.

6.3 Transit Oriented Development Area

6.3.2 Policies

2 (b) The predominant land use for TODA shall be medium density residential

3 (a) Development within the TOD area shall provide a suitable interface with established residential development

7 to 8 story, high density rental units directly in front of our 4 story condo does not comply with the above. There is no appropriate transition but a significant contrast to the existing buildings and does not complement the established character of the surrounding community.

There will be a dramatic increase in traffic. Currently transit users are parking on the streets adjacent to the station. This will only increase with more construction to the west. Where are all these renters to park? The bedrock is near the surface here making parkade construction more difficult.

There is no need for another gas station as there are many in the neighborhood including one right across James McKeivitt Road.

Beacon Hill is a desirable condominium complex that has been well maintained. As are many here, we are pensioners who paid a lot to live here. Too many of us were led to believe that townhouses/villas or 4 story condos were going on this site. We would not

have bought if we knew that a 7 or 8 story, high density rental complex was being considered.

Some things that we will lose or that will change if this project goes ahead as planned:

- Loss of view
- Loss of quiet enjoyment
- Dramatic increase in traffic
- Decrease in value of our property

Change is inevitable but more consideration needs to be given to the existing neighborhood.

Patricia McDonell, Henry Wiechel
5302 – 14645 – 6 St SW, Calgary T2Y 3S1
dunbrae@gmail.com
403-616-0386



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Linda

* Last name Barnes

Email barnesl@telus.net

Phone 4032014171

* Subject Land Use Redesignation Shawnee Slopes, LOC2019-0170, Bylaws 72D2020 and 73D2020

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re the Land Use Redesignation Shawnee Slopes, LOC2019-0170, Bylaws 72D2020 and 73D2020: We express disagreement with the proposed land uses and Graywood's proposal, which benefits their investors at the expense of current land owners who reside in Shawnee Slopes, a beautiful area in close proximity to Fish Creek Park, the second-largest urban park in Canada. Attached are documents submitted by Ed Barker and Linda Barnes, 14645 6 St SW, Calgary AB.

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT

LOC2019-0170

LOCATION: 88 SHAWNEE STREET SW

June 15, 2020

We disagree with the proposed land use re-designation. While Graywood is wanting to respond to the changes in market conditions, with a better return for their investors, as owners we do not feel this should be at the expense of current land owners who reside in Shawnee Slopes, a beautiful owner occupied subdivision adjacent to and within walking distance of Fish Creek Park, the second-largest urban park in Canada.

Given that real estate prices have already reduced, and will be even further reduced if a rental property is put directly to the north of Beacon Hill condos, and a gas station being proposed to the west, this creates many negative issues for property owners in Shawnee Slopes and Beacon Hill.

Following are amongst the issues that we are concerned about.

RENTALS AND OWNERSHIP

RENTAL

- Of critical importance is the proposal to allow for 7 to 8 storey **rentals** immediately north of our condominium, along with Graywood's proposal to re-distribute and virtually double the approved density that currently exists.
- This does not comply with the guidelines in the Phase 2 AREA STRUCTURE PLAN. Development should complement the established character of the surrounding community and not create significant contrasts in the physical development pattern. Shawnee Slopes is comprised largely of single-family dwellings in an attractive community.
 - Parking issues will increase with increased density.
 - An additional concern is security and noise.

OWNERSHIP

- In 2016, prior to purchasing our condo, we were advised by the Graywood Sales office that townhomes would be built on the site on the south side of Shawnee Boulevard (and

just to our north). (circa March 3, 2017 article where Graywood Developments commented on this plan).

- Although this was verbal information, the ultimate use should not change.
- Had we known that a large, multi-storey rental development would be created directly to our north, our purchase decision would have changed along with our financial investment.

COMMERCIAL DEVELOPMENT

- Regarding commercial, owners would likely appreciate a coffee shop, bakery, sit down (or take-out) restaurant, or convenience store available in the neighbourhood.
 - (circa Colliers advertising for mixed use in Shawnee Park). Colliers notes the 5 storey buildings north of Shawnee Boulevard will contain the only retail/service area within Shawnee Park.

GAS STATION

- A gas station is NOT required in Shawnee Slopes.
 - There are a number of gas stations in close proximity to the neighbourhood-- including Shell, Esso, Husky, Superstore, Petro-Can, Co-op, Domo and Centex.
 - Of concern also is that there is no access driveway from James McKeivitt Road.
 - Creating a gas station plus other commercial development will increase traffic congestion exponentially. It will also be detrimental to safety, with seniors and families with children living close to the gas station.
 - A gas station, cannabis store, or a liquor store are NOT REQUIRED within proximity to owner-occupied residences; and SHOULD NOT be allowed close to playgrounds, walkways, and Fish Creek Park.
 - Another question is: how would potential owners of land being developed to the west of Shawnee Street feel about a C-N2 designation adjacent to their property?
 - This was not planned for and TOD negates the need for this type of use.
- More definitive details are required to make informed decisions. Also, if Graywood's uses are approved, it will decrement property values in this subdivision adjacent to Fish Creek Park, a very well used and enjoyable park and the second largest urban park in Canada

TRAFFIC

We are genuinely concerned about potential 24-hour businesses and related traffic brought to the area if the proposed re-designation (C-N2) is allowed. Disturbed sleep patterns create long-term health consequences. Seniors currently reside in the area, along with families with small children. Good sleep patterns allow **ALL** residents to function well in society.

PARKING

- Parking on 6th Street has become an issue for those residents living on that street.
- The developer is asking for minor adjustments to the underground parking requirements to allow Graywood to manage higher construction costs related to shallow bedrock.
 - We understand from another resident of Beacon Hill that there is underground water which is why we see an accumulation of water to the north of Beacon Hill.
- Will this bedrock issue create parking restrictions and increased traffic in our area, especially with the proposed increase in rental units and visitors?
- A traffic impact assessment was prepared in support of the land use approved in 2012; given it is now 2020, that should be re-assessed.

DENSITY

- **We do not support an increase in density, approximately doubling of the density on sites 1 and 2; and having no residential on Site 3 as proposed by Graywood.**
 - The **current** Graywood Density of 160 units per hectare (*uph*), is more than 2 times the minimum of 74 uph referred to in point 6 on Density.
- While this helps Graywood with absorption, it diminishes the value of property of existing residents in Shawnee Slopes who reside in this area because of its special attributes.
- Regarding the suggestion that a seniors' residence may be built, many property owners at Beacon Hill condominiums are seniors, and Manor Village (which is closer to the LRT) is a seniors' residence.
- The two 5-storey buildings that have been built to the north of Shawnee Boulevard are well within the TOD walking parameters, as is Highbury Tower.
 - **Occupancy rate: TBD**
- Regarding Beacon Hill, we were advised that the developers of Beacon Hill condo complex wanted to have six stories in the complex but were advised by the City they could only construct four stories.

- We find the proposed residential "density redistribution" very disagreeable, especially since, prior to becoming owners, we were advised townhouses would be built to the north of us, and we were not given any indication that a 26 meter building was approved, either by the City or by the developer. Several years ago, the City advised owners would be able to respond to potential development.

AMBIENCE AND VIEW

- Shawnee Slopes is an attractive, quiet subdivision, adjacent to a recreation-friendly area.
- To say that views to the south and west will be improved with this re-designation does not factor in that, to the south, one looks onto James McKeivitt Boulevard. To the north, those with views of Fish Creek and the downtown will be at an extreme disadvantage, in that Beacon Hill residents will look at the rentals which would block existing views to the north.
 - Enjoyment and security will affect landowners.

TRANSIT ORIENTED DEVELOPMENT (TOD)

- Development should complement the established character of the surrounding community and not create significant contrasts in the physical development pattern.
- Also of importance are Interface elements, which may include but are not limited to land use, setbacks, buffering, density, and preservation of established vegetation
- Re 600 metres, in one of the City documents, that refers to "a ten-minute walk" from the station; in the TOD Handbook, it refers to "a 5-minute walk" (400-600 meters).
 - Re walkability, we walked from the Fish Creek/Lacombe train exit to Shawnee Boulevard SW and 6th Street. It took 11 minutes with runners and no bags (such as purse or backpack).
- Existing buildings are within the TOD area (i.e. two buildings erected to the north of Shawnee Boulevard, the Highbury Tower, and Manor Village).
- Also, there are two tracks of land available for medium density near the LRT station.
- Transit is important to the City. Working downtown for many years, access to the C-train at Southland station was virtually impossible; this is likely more noticeable with more stations further south. Increasing the train size to 4 cars (from 3) may mitigate this issue.
- In the TOD paper:
 - Introduction, 1.6, it notes "These TOD Policy Guidelines will respect existing, stable communities.
 - Re 5.2 - Minimize the Impact of Density:
 - the second bullet point comments on "shadowing"

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT

LOC 2019-0170

LOCATION: 88 SHAWNEE STREET SW

JUNE 15, 2020

- the last bullet notes "Create proper edge treatment such as building scale, parking location and landscaping between existing developments and existing communities to minimize impacts and ensure integration.
- Re 3.0 Transit Oriented Development Policies, point 6: "Plan in context with the local communities".

PROPOSED AMENDMENT

- In preparing our initial response, we were advised to look at Revised Midnapore Phase 2 Area Structure Plan.
- We do not feel the proposed amendment is consistent with those guidelines.
- Development should **COMPLEMENT** the established character of the community and provide a suitable interface with established residential development, *to recognize the community's special attributes*.
- Walking from the LRT to the area at 6th Street and Shawnee Boulevard took 11 minutes with a significant grade difference.
- There are existing businesses near Shawnee Slopes, including the businesses near the Fish Creek LRT, providing residents with a lot of options and good amenities. In fact, further mixed-use retail will be available once the 5 storey buildings developed by Graywood are rented.

OPEN HOUSE SURVEY (ATTACHMENT 5 TO THE CPC AGENDA)

- This Attachment is **NOT** representative of the discussion at the Open House and the Concern Frequency should be corrected to reflect the opinions of those in attendance.
- It shows 22 addresses. We feel there were more people than that, and those we spoke with disagreed with the Graywood proposal, especially the Gas Station.

We appreciate your interest and thank you for your consideration of opinions of current landowners.

Linda Barnes and Ed Barker

Owners, Beacon Hill Condominiums



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Bela

* Last name Syal

Email bsyal@planningplus.ca

Phone

* Subject June 15 Council Item 2 - Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Attached are the following two documents on behalf of Graywood in support of June 15 Council Item 2 - Land Use Amendment in Shawnee Slopes (Ward 13) at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488 Bylaws 72D2020 and 73D2020.

1. Council Brief
 2. Graywood Response to Community Concerns
- The Graywood Team will address Council and answer questions on June 15 in support of the proposed Bylaws.

ISC:

1/1

Unrestricted

Jun 8, 2020

8:39:50 AM



June 8, 2020

Members of Calgary City Council

**RE: June 15 Council Item 2 - Land Use Amendment in Shawnee Slopes (Ward 13)
at 88 Shawnee Street SW, LOC2019-0170, CPC2020-0488 Bylaws 72D2020 and 73D2020**

The intent of this letter is to respond to the concerns expressed by the Shawnee Evergreen Community Association (SECA) and the residents who attended Graywood's open house sessions. Over the course of this application, Graywood has worked with the City Administration and community representatives. In addition to email messages and phone calls, Graywood held the following formal engagement sessions with community representatives and residents:

October 10, 2019	Shawnee Evergreen Community Association (SECA) Board Meeting
October 22, 2019	Beacon Hill Condominium Board Meeting
January 29, 2020	Open House (attended by City representatives and the Graywood Team)
April 2020	Community Communication Plan

The Community remains opposed to the C-N2 land use due to its perceived impacts on the project's original vision. The Beacon Hill residents are opposed to the density increase on Site 1 due to associated increase in traffic, crime and parking requirements. We note there is NO INCREASE IN INTENSITY AS NO CHANGE IS PROPOSED TO THE ALREADY APPROVED HEIGHT AND FAR.

C-N2 Land Use and the impact on project's dwindling Vision: SECA representatives and some residents have expressed concerns over the impact of C-N2 land uses on the project's original vision as C-N2 allows for fueling station and convenience store.

Response: Graywood is committed to the original vision for the community and making best efforts to continue to create a high quality development. The proposed amendment is intended to facilitate the current slow pace of absorption and advance construction completion of the project in these unprecedented times which have further exacerbated an already challenged Calgary market. We feel advancement of construction completion and overall project success will create a win-win-win for the Community, the City and for Graywood. The rationale for the proposal is explained further in the attached Council Brief.

Graywood is proposing to create a high quality environment through special attention to pedestrian experience, streetscape, architecture and landscaping of the fueling station as shown on page 6 of the Project Brief document. Graywood is proposing the following additions to the DC Bylaw:

- Location of fueling station away from James McKeivitt Road
- Storefronts facing James McKeivitt Road (with no vehicular access on James McKeivitt Road)
- Implementation of same (reduced) setbacks as CN-1 to enhance streetscape

Graywood will endeavour to integrate an EV super charging station to create a multi-service fueling station. Due to location of the site, the Development Permit for the proposal will be subject to review by CPC.



In addition, Graywood would like to provide the responses to the key issues raised by the community at the January 29 Open House.

1. **Density** - Beacon Hill residents expressed concern over the increase in units on Sites 1 & 2 from 451 to 600
Response: Sites 1 & 2 are located closest to the LRT station. Graywood is proposing an increase in the number of units, however, the units be smaller in size and are also intended to accommodate a seniors' facility. The increase in density will have no impact on maximum height and FAR (Floor Area Ratio or Intensity) over what is already approved.

2. **Traffic** - The community is concerned with increased traffic associated with the proposed commercial and unit increase
Response: Graywood's agreement with Cardel Homes allocates transportation capacity of 1150 residential units to Graywood for the entire project. Graywood's anticipated projection of 1015 units, is well within the transportation cap set by council of 1700 units for the Shawnee Slopes community. A traffic analysis was done at AM and PM peak times with the original land use and the site has already been approved for commercial uses. As per initial review by transportation engineers, the commercial traffic is not anticipated to be greater than what is already allowed under the existing land use as local commercial uses draw traffic from within the community and internalize trips.

3. **Parking** - Beacon Hill residents expressed concern over street parking on 6 Street SW and future parking relaxations that may result in more cars parked on the street
Response: Parking will be provided in accordance with the Bylaw requirements. Graywood is not asking for any parking relaxation.

Parking concerns from Beacon Hill residents relate to on-street parking on 6 Street SW, a public road. Graywood is not responsible for enforcing parking on public roads.

4. **Building Height** - Beacon Hill residents expressed concern over the height and massing of Site 1
Response: Graywood is not proposing any change in the maximum allowable Height (26.0 metres) and FAR (3.0) already approved for the existing DC(MX-2). The Development Permit for the site will comply with the approved Land Use on the site.

5. **Commercial Uses** - Community is concerned about 24-hour commercial uses, the Gas Station and other uses such as cannaibas allowed in the C-N2 district
Response: The mix of commercial uses will be determined at the development permit stage. Graywood is proposing neighbourhood commercial uses (such as convenience store and a potential gas station, restaurants, fitness facilities etc) at a reduced maximum height of 10m and 1.0 (FAR 87,120 square feet on a 2.0 acre site). The site is already approved for commercial uses.



In closing, Graywood remains committed to creating a high quality development that makes best efforts to adhere to the original vision and ensure project success.

Sincerely

Patrick Briscoe, MBA, BSc
VP, Development, Graywood

SHAWNEE SLOPES, FISH CREEK EXCHANGE - Land Use Amendment



JUNE 15, 2020 COUNCIL, ITEM 2, LOC 2019-0170, CPC 2020-0488

DC(MX-2) to DC(M-C2) - BYLAW 72D2020

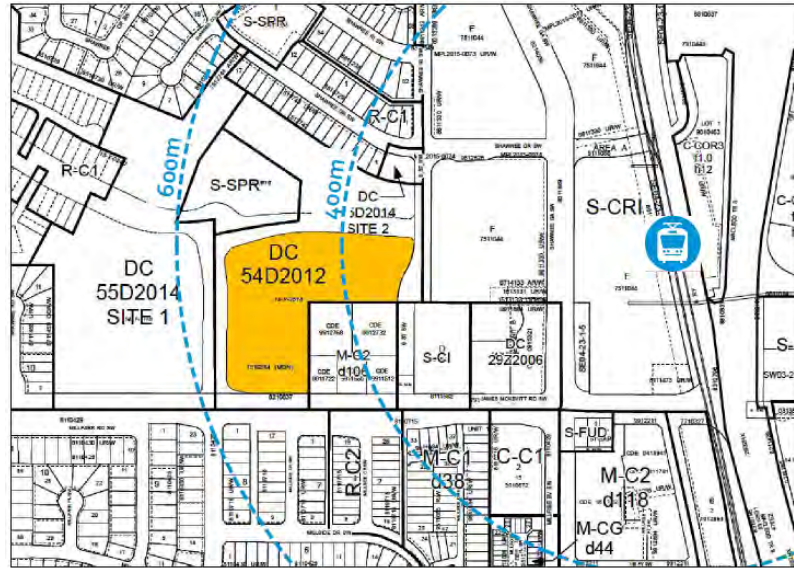
DC(MX-2 to DC(C-N2) - BYLAW 73D2020

CPC Recommendation

- Supportive of the proposed Amendment to DC(M-C2) and is recommending three readings of the Bylaw 72D2020
- Not supportive of the proposed Amendment to DC(C-N2) and is recommending a change to DC(C-N1) prior to giving three readings to Bylaw 73D2020 due to location of the site within 600m radius of the LRT Station.

Graywood's Request

Graywood is respectful of the City's policies and has worked with the Administration. However, Graywood is requesting Council give three readings to the Bylaw 73D2020 for DC(C-N2), in light of the current market, independent retail study and site attributes highlighted in this package.



Existing Land Use	Proposed Land Use	
DC (MX-2)	Sites 1 DC(M-C2) Site 2 DC(M-C2)	Site 3 DC(C-N2)
2.82 hectares	2.01 hectares	0.81 hectares
Height 26m	Height 26m	Height 10m
FAR 3.0	FAR 3.0	FAR 1.0
Max Units 451	Max Units 600	
Max Commercial No Cap	No Commercial	Max Commercial 810 sqm

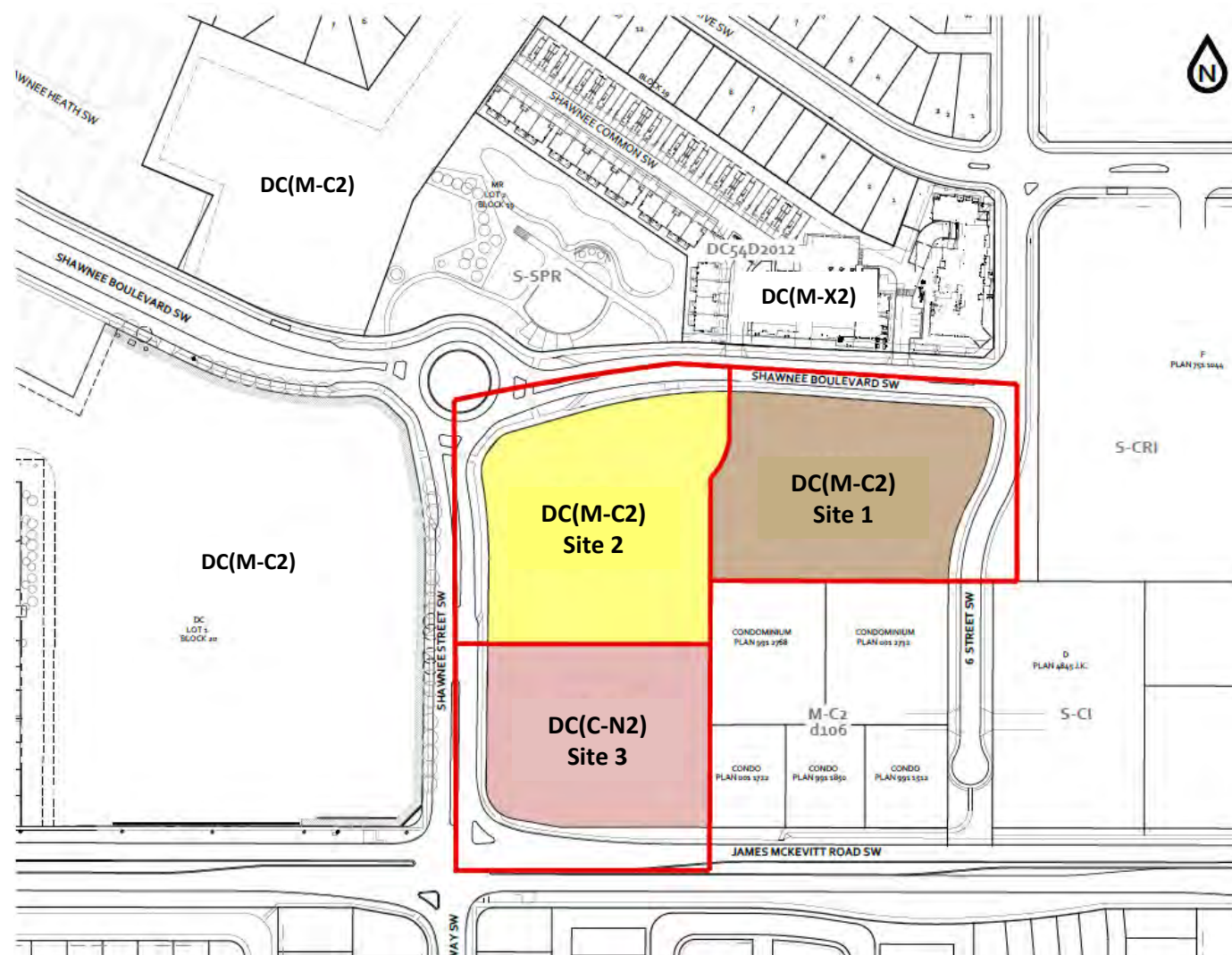
Graywood is proposing a land use amendment to 2.82 hectare (6 acre) site from existing DC(MX-2) - Bylaw 54D2012 to DC(M-C2) and DC(C-N2) to create a horizontal mixed-use development on smaller parcels that allow for purpose-built rentals, seniors / mid-market housing in affordable categories and neighbourhood commercial

Residential Sites 1 & 2 DC(M-C2)

- ❖ Redistributes density to locate higher density close to the LRT Station
- ❖ Maximum number of units on the site increase from 451 to 600 units however NO CHANGE TO THE HEIGHT & FAR
- ❖ Overall maximum units for Fish Creek Exchange decrease from 1415 to 1310 due to build-out of existing sites at a lower density

Commercial Sites 3 DC(C-N2)

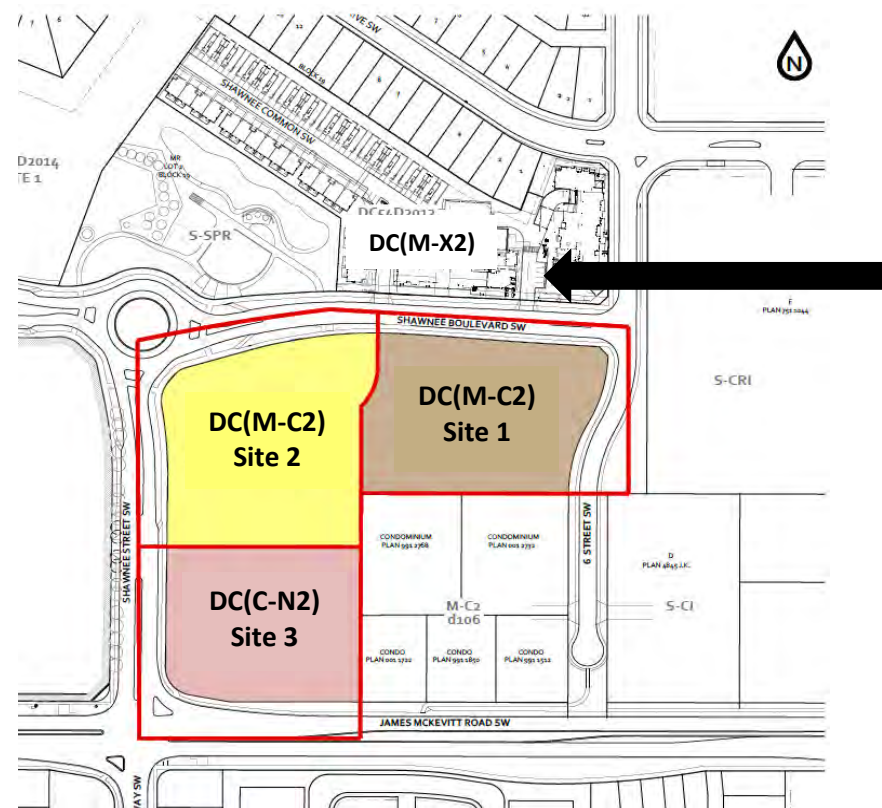
- ❖ CN-2 on Site 3 locates commercial uses along James McKeivitt, a major road, to ensure viability of the commercial site and provide neighbourhood commercial uses including a potential gas station and convenience store
- ❖ Commercial development will adhere to high quality architecture and landscaping guidelines to create an enhanced public realm
- ❖ Intensity is reduced from 26m Height and 3.0 FAR to 10m Height and 1.0 FAR



CN-1 vs CN-2 Land Use

Market Rationale

- ❖ **Colliers Market Study** – the professional market study submitted to administration with the application finds that 17,000sf of retail can be supported with a fuel station provided under CN-2, only 7000sf can be supported without the fueling station
- ❖ **Current CRU Leasing Challenges** – 8000sf of mixed use space sits vacant in Fish Creek Exchange Phase 1 after 2 years on the market and no offers to date
- ❖ **Challenging Market Conditions** – The proposed amendment is intended to facilitate the current slow pace of absorption and advance construction completion of the project in these unprecedented times which have further exacerbated an already challenged Calgary market.
- ❖ **Immediate Development** – Graywood along with its listing broker Cushman Wakefield have multiple reputable developer partners who would bring the site immediately to market with a CN-2 land use; Minimal response from the market on a CN-1 land use
- ❖ **Immediate Asset Base for the City** – Development of the site will create asset base for the City tax revenues



**8,000 sf of very high quality Mixed-Use Commercial Space
vacant for over three years with no leasing offers to date**

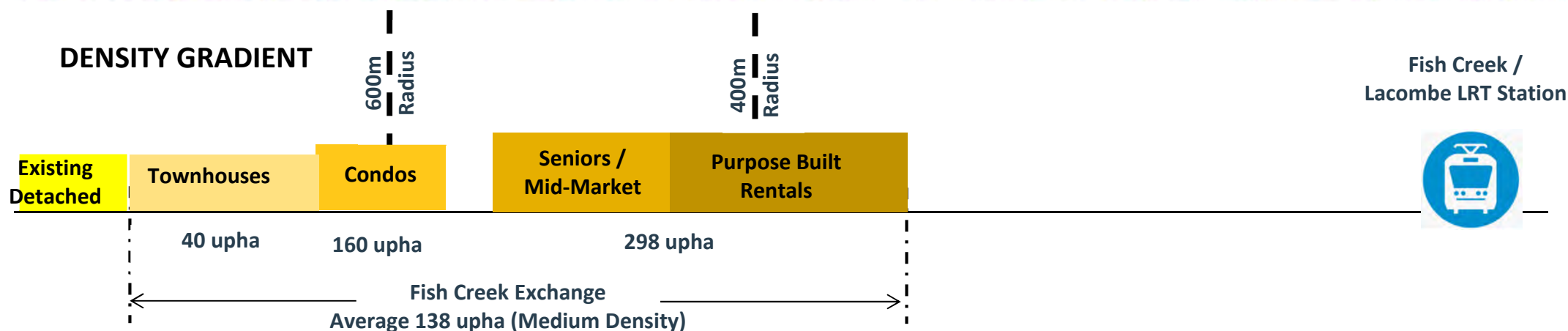


Context

 Over 700m actual walking distance to the LRT Station



- ❖ The C-N2 site is located at the periphery of the 600m radius
- ❖ Due to 32m grade difference between the LRT Station and Fish Creek Exchange, direct pedestrian linkages are not feasible;
- ❖ The actual walking distance is over 700m
- ❖ The walk is primarily through vast LRT parking lots, not a desirable pedestrian Environment



CN-1 vs CN-2 Land Use

Policy Rationale

TOD Guidelines limit auto-oriented uses within 600m radius but are guidelines only and are to be applied with discretion as stated below:

Section 4.3 of TOD Guidelines: *'Non transit-supportive land uses should not be located in the immediate station area where there is high pedestrian activity and bus traffic. **These uses may be considered towards the edge of a station planning area where higher intensity uses may not be feasible, or as part of a larger comprehensive transit-supportive development.***

Section 2.2 *Defining Station Planning Area* of TOD Guidelines: *'**Realign the edges of the circle to logical property lines that define major roadways, environmental or topographical features, or edges of commercial/industrial districts.***

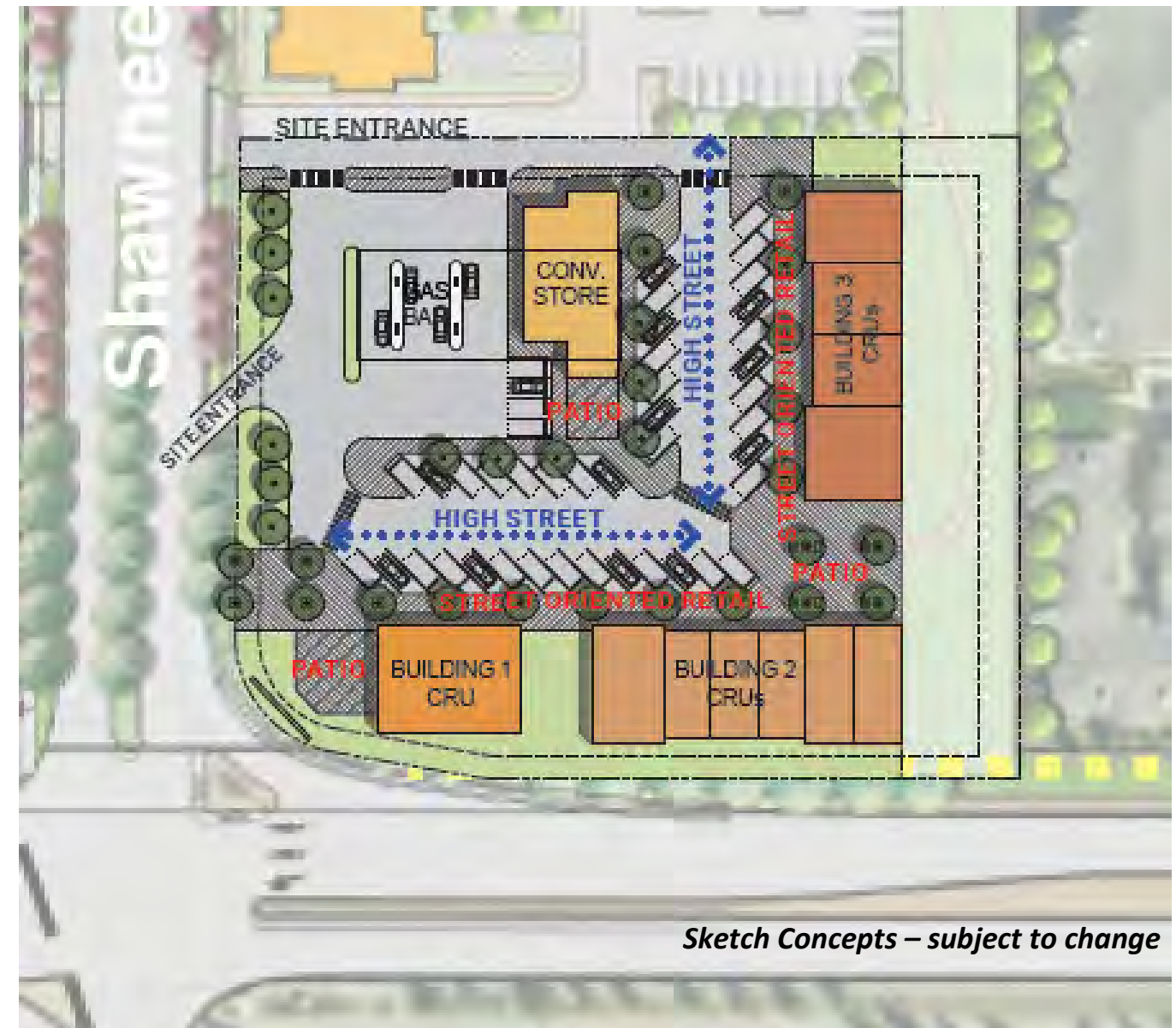
More than half (19) of the total (36) existing LRT Stations located outside of downtown Calgary have gas stations located within a 600m radius, some within 200m.

Site Concepts

- ❖ Graywood is committed to the project vision and is proposing to create a high quality environment through special attention to pedestrian experience, streetscape, architecture and landscaping of the fueling station
- ❖ To that end Graywood is proposing the following additions to the DC Bylaw:
 - Locate fueling station away from James McKevitt Road
 - Implement same setbacks as CN-1 to enhance streetscape

In addition, Graywood will endeavour to integrate an EV super charging station to create a multi-service fueling station.

The requirement for the DP to go back to CPC will ensure a high quality environment.



Sketch Concepts – subject to change



Engagement

In addition to a number of email messages and phone calls, Graywood held the following formal engagement sessions with the community representatives and residents:

October 10, 2019	Shawnee Evergreen Community Association (SECA) Board Meeting
October 22, 2019	Beacon Hill Condominium Board Meeting
January 29, 2020	Open House (attended by City representatives and the Graywood Team)
April 2020	Community Communication Plan

The Community remains opposed to the C-N2 land use because it impacts the projects dwindling vision

Beacon Hill residents are opposed to density increase on Site 1

Graywood remains committed to the project vision within the realities of the current market conditions

Key issues raised at the January 29, 2020 open house and Graywood's responses

Issue / Concern	Graywood Response
Density - Beacon Hill residents expressed concern over the increase in units on Sites 1 & 2 from 451 to 600	Sites 1 & 2 are located closest to the LRT station. Graywood is proposing an increase in the number of units, however, the units be smaller in size and are also intended to accommodate a seniors' facility.
Traffic - the community is concerned with increased traffic associated with the proposed commercial and unit increase	Based on the TIA approved with the original land use, Graywood's agreement with Cardel allocates transportation capacity of 1150 residential units to Graywood for the entire project. Graywood's anticipated projection is 1015 units, well within the transportation cap.
Parking - Beacon Hill residents expressed concern over street parking on 6 Street SW and future parking relaxations that may result in more cars parked on the street	6 Street SW is a public road. Graywood is not responsible for enforcing parking on public roads. Parking on Graywood's development will be provided in accordance with the Bylaw requirements. Graywood is not asking for any parking relaxation.
Building Height - Beacon Hill residents expressed concern over the height and massing of Site 1	Graywood is not proposing any change in the maximum allowable Height (26.0 metres) and FAR (3.0) already approved for the existing DC(MX-2). The Development Permit for the site will comply with the approved Land Use
Commercial Uses - Community is concerned about 24-hour commercial uses, the Gas Station and other uses such as cannaibas allowed in the C-N2 district	The mix of commercial uses will be determined at the DP stage. Graywood is proposing neighbourhood commercial uses (such as convenience store and a potential fueling station, restaurants, fitness facilities etc) at a reduced maximum height of 10m and 1.0 FAR. The site is approved for commercial uses. The approved and proposed land uses do not discriminate on operating hours for the retailers.

Housing Diversity



Neighborhood Commercial



The intent is to balance Community + The City + Graywood interests to create WIN – WIN – WIN outcomes

Community

- ❖ Vibrant Neighbourhood retail and convenience amenities
- ❖ Lower intensity uses located closer to existing residential
- ❖ No change in height and massing for Residential Sites 1 & 2
- ❖ Significantly lower height and massing for Commercial Site
- ❖ Advancement of construction completion and overall project success

The City

- ❖ Location of higher density near LRT Station
- ❖ Increase in housing choice and diversity
- ❖ Housing in more affordable ranges
- ❖ Addition to the City's tax base

Graywood

- ❖ Absorption advancement
- ❖ Creation of smaller parcels to align with Graywood's internal investment funds
- ❖ Better risk management through diverse market segment
- ❖ Overall project success



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Kevin
* Last name	Strierner
Email	kd.strierner@shaw.ca
Phone	4039784958
* Subject	LOC2019-0170

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We understand that this application was previously revised from a C-N2 to C-N1 which would not permit the gas station to be built, but is now again being revised back to provide for this. We are opposed to the construction of any gas station near the area as there is no need for one. There is an existing Shell gas station less than 500 meters from the proposed location – its not like one is needed here. This will have a direct impact on value of several homes associated with its construction. Furthermore, there are homes constructed (and being constructed) in the immediate area which never had any of this envisioned when they moved in.

David & Bayla Jacobs
904 Shawnee DR. S.W.
Calgary AB T2Y 2G9

Re: Land Use Amendment Application #LOC2019-0170

To the Mayor and Councillors

My wife and I live in the community of Shawnee Evergreen and are active members of the Community Assn. From time to time I assist the SECA Board in Planning and Development matters. We have followed this Land Use application closely and I attended the Open House hosted by Greywood – the applicant

While we were not excited by the increase in residential density on sites 1 and 2 (about 150 more than the 3 sites combined) we are opposed to the re-designation of site 3 to DC (CN-2). CN-2 permitted and discretionary uses allow for auto oriented operations such as gas stations and the associated C-store, car wash and any variety of drive-thru operations. Traditionally these uses are 24 hour operations that will attract noise and light flash from the vehicles frequenting the site. Furthermore the operations always have a higher level of lighting through-out the night.

We question the logic of increasing the density of residential units within a residential district and then subjecting them to increased commercial activity on a 24 hour basis.

After talking to the Greywood representatives at the Open House it was clear to me the proposal for CN-2 over CN-1 was all about maintaining maximum flexibility so they could sell the property to anyone regardless of the impact on the surrounding community. They spoke of a bad economy and a failing real estate market and their need to make the property more desirable to the greatest number of potential buyers. These are not valid planning reasons to change the land use especially when it will have a detrimental impact on the surrounding residential community. Planning Principles and Practices do not support financial considerations such as maximizing profit or marketability.

The City Administration and Calgary Planning Commission both agree that the DC (CN-2) is NOT appropriate for this residential area especially within a Transit Oriented Development (TOD) zone (less than 600 m from the Fish Creek Lacombe LRT station).

As SECA has pointed out in their various communications with its residents, Council and City Administration CN-2 was NOT acceptable. The developer clearly heard the community's concerns and we were told they agreed to reclassify the commercial site to CN-1. Why has Greywood continued with their application for CN-2 over CN-1?

City Administration and the Calgary Planning Commission did not support the Applicant's proposal for CN-2 over CN-1. The CPC deliberations questioned the pros and cons of CN-2 v CN-1 and in the end supported the Administration's position that CN-2 was not appropriate.

We hope that Council will support the Community, Administration and CPC to reject the DC (CN-2) proposed re-designation on Site 3 and allow only DC (CN-1). If that is not possible, we strongly recommend turning down this land use re-designation in its entirety.

Thank you for your consideration.

David & Bayla Jacobs



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Yuri
 * Last name Kytsenko
 Email ykytsenko@yahoo.com
 Phone 403-667-9327
 * Subject Land Use Amendment Shawnee Slope

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Land Use Amendment for Shawnee Slope LOC2019-0170 and CPC2020-0488 presented for review to City Council must be clear, transparent, fully reviewed and meet all mandatory requirements. However, Amendment and Application are uncompleted, important comments were ignored, and presented for approval with non compliance to TOD and TIA.

Documents were presented to CPC as fully reviewed and meet all requirements stated in TOD and TIA . However, most important TOD requirements were ignored in areas DC Site 1 and 2

- The TOD area (radius) not even shown on any new maps
- TOD Section 5.2 "The highest densities in a TOD station area should occur on sites immediately adjacent to the station. Consideration for impacts of height on shadowing and massing should be made in determining transitions as well. Create transition between higher and lower intensity development by stepping down building heights and densities from the LRT station building." The density of adjusted to LRT station area is 175 units per hectare (ups) with 5 story highest buildings on Shawnee Drive. Fully ignoring TOD, Applicant presented as advantage double-density increase from 160 to 300 ups and build stepping up ugly 8 story buildings further and further away from LRT, just between 4- story and 5 story existing buildings
- There are no space for 600 units, 15 m set up area, 40% landscaping and 2000 m Parkin on 2 hectares of DC site 1 and 2
- Kids are fully ignored in this presentation. Hundreds of kids from existing and 600 new rental units in heavy density area have no place to play except only small



Public Submission

City Clerk's Office

playground across the planned open parking lot and behind dangerous non restricted for both side parking Shawnee BV. However, kids safety was completely compromised and new gas station with hundreds of additional cars was approved for this area.

No Transportation and Development studies were included in these Amendment. TIA was performed in 2010 when golf course was not even sold and this document was considered valid on this presentation! Most residents sent comments about very dangerous driving on main area road full of parking cars. However, the conditions of main road to LRT station- 6 Street SW was intentionally omitted in Section "Transportation not included in Amendment for Members review.

My propose is to refuse this Amendment as uncompleted, not proper reviewed and consist several errors. The full comments was presented to City Planner during review but were ignored

Pendola, Amy J.

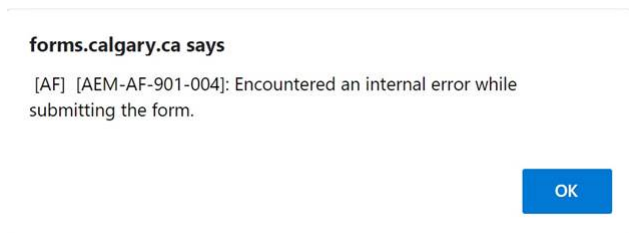
From: Norm Rousseau <Norm@view-our-homes.com>
Sent: Monday, June 8, 2020 10:22 AM
To: Public Submissions
Subject: [EXT] Email 1 of 2 ShawneeEvergreen Submissions LOC20190170
Attachments: Evan Woolley.pdf; Graywood Proposed Site Land Use1.jpg; Graywood Proposed Site Land use2.jpg; Mayor and City Council.pdf; SECA Responce to CPC & Council.pdf; Angie Hofstetter.pdf; Ardene Vollman.pdf; Bill Moore.pdf; Bob Ford.pdf; Cathy Matieshin.pdf; Cedric and Judy Stapleton.pdf; Clifford Shaw.pdf; Curt Bruggencate.pdf; Dale and Trish Pozzo.pdf; Daniel Rieder 11 Shawnee Heath SW.pdf; Derril J. Stephenson.pdf; Don Sinclair.pdf; Ed Barker.pdf; Ed Barker2.pdf; Eric Howling.pdf; Frank Henderson.pdf; Gabriela Leanca-Beacon Hill.pdf; Garry Boyce.pdf; Graywood LAND USE AMENDMENT June 15 2020 Council Mtg (002).pdf; Harold Kenneth Baskett.pdf; Hugh & Dianne Forsyth.pdf; Joan Collins Feb 24th 2020.pdf; Joan Collins.pdf; John Raich.pdf; Kathy Yates 133 Shawnee Court.pdf; Kelsey Gibson.pdf; Ken and Sharon Birch (1).pdf; Ken and Sharon Birch (2).pdf; Ken and Sharon Birch (3).pdf; Kenneth & Patricia Tusz.pdf; Kevin Striemer.pdf; Larry and Ellen Taylor.pdf; Linda Barnes Planning Commission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Submitting Email 1 of 2

Please find attached the submissions for The Shawnee-Evergreen Community Association regarding the Graywood Land Use amendment LOC2019-0170.

I tried twice to submit the documents twice through the Public Submission Form and the down load failed twice.



Norm

Norm Rousseau
S.E.C.A.
Shawnee-Evergreen Community Association
Director of development
<https://www.facebook.com/groups/150972018814667/>
norm@view-our-homes.com
Cell: 403-818-8859



Norm Rousseau

From: Angie Hofstetter <bakkmarketing@shaw.ca>
Sent: May 4, 2020 5:53 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca; Norm Rousseau
Subject: RE: Application #LOC2019-0170

Good afternoon, I am a long term resident of Shawnee Slopes and have enjoyed the community and its proximity to nature. I have embraced the fact that there is change, but resist any development that changes the family, community and nature aspects that we stand for. Shawnee Evergreen is unique and has a fantastic sense of community and family values.

I recently learned that the gas station development has been reintroduced to the plan after the community resisted it and it was previously removed. Please stick to the agreed to development plan and don't allow the gas station. Rather embrace the community and its key location next to a provincial park. Shawnee Evergreen is about nature and pathways not another gas station.

Please, please, reconsider and stick to the original plan and don't introduce a gas station to your development plan.

Barry Hofstetter
Long term resident of this wonderful community

Norm Rousseau

From: Ardene Vollman <ardene.vollman@gmail.com>
Sent: May 4, 2020 4:19 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca; Norm Rousseau
Subject: RE: Application #LOC2019-0170

1. TO: Councillor Diane Colley-Urquhart
2. Angelique Dean, City Planner
3. Cc: Norm Rousseau, SECA

I am writing this letter in support of SECA's position to avoid having a gas station within the borders of our community. There is a Shell gas station at the corner of James McKeivitt, a block from the C-train station, and several more in the vicinity west of MacLeod Trail toward the south (Superstore, on 3 corners at the 162nd St. SW intersection (Co-Op, Safeway and Esso), and at Canadian Tire) and across MacLeod Trail to the east (Esso, FasGas). There is absolutely no expressed need or demand for another gas station in the community. Why are we opposed? Well, gas stations are a considerable contaminant of soil, and create air pollution, noise, traffic and debris that cause nuisance for the community. We are not opposed to strip mall type businesses that can contribute to the community - small businesses, food merchants, coffee shops, and the like - but would very much prefer that a gas station be omitted from the plans for Block #3 in the community proposed community plans.

Thank you for considering the community's concerns regarding adding a gas station to the community - we support SECA in its opposition.

The Vollman Family
Evergreen Estates

Norm Rousseau

From: Bill Moore <wsmoore@shaw.ca>
Sent: May 5, 2020 9:53 AM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: Application #LOC2019-0170

As a resident of Evergreen Estates, we have been informed by our community association that Graywood Developments have applied to the City for re-zoning to develop a commercial development on two acres adjacent to James McKeivitt Road and Shawnee Street and just on the west side of the Beacon Hill complex with application # LOC2019-0170. While SECA is in favour of Transit Oriented Development to assure that the City's spending on mass transit receives a good return on investment, some of the consequences of this land use amendment application may significantly change the character of our community. We agree with SECA that the inclusion of a gas station on this property is not in the best interests of the community. There is already a gas station, including a convenience store, located at James McKeivitt Road and Millrise Boulevard. There are also multiple other gas stations in reasonable proximity to the proposed location. As such, we do not believe that another gas station is required, or desirable. Frankly, we question the need for more retail at this location. Again, there is well enough retail in the immediate vicinity.

Thank you for your consideration.

Bill and Carol Moore

46 Evergreen Landing SW

Norm Rousseau

From: Bob Ford <robford@telus.net>
Sent: May 5, 2020 4:32 PM
To: Lynn Jobe; Norm Rousseau
Subject: Fwd: [EXT] Fwd: Land Use Amendment (File #LOC2019-0170)

Sent from my iPhone

Begin forwarded message:

From: EAward13 - Choi Lee <EAWARD13@calgary.ca>
Date: May 5, 2020 at 4:11:41 PM MDT
To: Bob Ford <robford@telus.net>
Subject: RE: [EXT] Fwd: Land Use Amendment (File #LOC2019-0170)

Hello again Bob,

Thank you for forwarding our office your feedback with regard to the revised application for LOC2019-0170.

I have also forwarded your email with Cllr Colley-Urquhart for her considerations, and also filed your feedback for when this is discussed in Council. I see that you also sent this directly to the File Manager, Angie Dean, which is great, as it's important she is made aware of all feedback as well.

The Public Hearing meeting for this item will be held on **June 15, 2020**. Due to COVID-19, for those members of the public who wish to speak, the process has been slightly modified. There are 3 opportunities for the public to participate and Cllr Colley-Urquhart would encourage you to submit your concerns to the Public Hearing.

The new process is as follows:

1. Written submissions can be submitted by completing the Public Submission Form: <https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html?redirect=/publicsubmission>
2. The public wishing to speak are invited to contact the City Clerk's Office by email at publicsubmissions@calgary.ca to register and to receive further information.
3. To view the Council meeting, public may watch on the live stream link: <http://video.isilive.ca/calgary/live.html>

Please feel free to share the above information with your neighbours as well.

Thank you,

Choi Lee

Ward 13 Office Manager
For Councillor Colley-Urquhart
Direct: 403.268.2290

Subscribe through Calgary.ca/Ward13Connect and stay informed with Councillor Diane's breaking announcements regarding Ward 13 and The City of Calgary.

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From: Bob Ford <robford@telus.net>
Sent: May 5, 2020 4:07 PM
To: EAWard13 - Choi Lee <EAWARD13@calgary.ca>
Subject: [EXT] Fwd: Land Use Amendment (File #LOC2019-0170)

Sent from my iPhone

Begin forwarded message:

From: Bob Ford <robford@telus.net>
Date: May 5, 2020 at 10:13:51 AM MDT
To: Angelique.Dean@calgary.ca
Cc: Jobe Lynn <ljobe.afl@gmail.com>, Rousseau Norm <Norm@view-our-homes.com>
Subject: Land Use Amendment (File #LOC2019-0170)

Dear Ms. Dean:

As a home owner in Shawnessy I am concerned on the application by Graywood Developments to:

- (1) rezone site 1 and 2 to increase density, and,
- (2) add a commercial development to Site 3

I have concerns on traffic impact, access, parking, and the extreme proximity of proposed commercial services to residences.
Should one of the commercial properties be the gas station as proposed, this will increase traffic and noise “after hours”.

I also am concerned with the proximity of highly flammable products including storage tanks to a densely populated area, and the limited road access to emergency services should the need arise, and that this refuelling “essential service” will unnecessarily increase the viral exposure risk to the residents during this pandemic because of population density and proximity.

Has Graywood Developments and the City of Calgary addressed these concerns?

Thanking you in advance.

Best regards,
Dr. Bob Ford
1348 Shawnee Way SW, Calgary, AB T2Y 2S7
mobile: (403) 615-9484

CC Lynn Jobe, VP SECA, Norm Rosseau, SECA Planning

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Norm Rousseau

From: Cathy Matieshin <cathymatieshin@gmail.com>
Sent: May 4, 2020 3:07 PM
To: alaaw13@calgary.ca; angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: Application #LOC2019-0170

I am writing to inform you that I DO NOT want a gas station in this land use application. There already is a gas station down the road on the corner of James McKeivitt and Millrise Blvd.

Another gas station that close is not required, and we don't need any additional tanker trucks in the community carrying hazardous materials

Thanks

Cathy Matieshin
40 Evergreen Close SW, Calgary, AB T2Y 2X7

Norm Rousseau

From: judystapleton@telus.net
Sent: May 5, 2020 2:53 PM
To: Angelique.Dean@calgary.ca; Dianne.Colley-Urquhart@calgary.ca
Cc: Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

Dear Ms. Dean and Ms. Colley-Urquhart:

We wish to express our opposition to the addition of a gas station to the rezoning application of Graywood Land Development Use Amendment to Shawnee Park development.

There are sufficient service stations in this area already.

In addition this would add additional traffic and further change the residential nature of this area.

The community had already opposed this issue once before.

Thank you for your consideration to this matter.

Yours truly,

Cedric and Judy Stapleton
1516 Evergreen Hill SW
Calgary T2Y 2V8

judystapleton@telus.net

Norm Rousseau

From: Clifford Shaw <shawc4406@gmail.com>
Sent: May 5, 2020 12:06 PM
To: EAWard13 - Choi Lee
Cc: alaaw13@calgary.ca; Norm Rousseau
Subject: Re: [EXT] Graywood's Application #LOC2019-0170

Hi Choi—and thank you for the thoughtful acknowledgement. Despite the planning process, all must be mindful the developer (its successors and assigns) are strangers looking to join and provide betterment to an established and exclusively residential community. Adding the spectacle of redundant corner gas station is not an acceptable request by the developer.

Best Wishes & Be Safe, C J Shaw

Sent from my iPhone

> On May 4, 2020, at 3:03 PM, EAWard13 - Choi Lee <EAWARD13@calgary.ca> wrote:

>

> Good afternoon Clifford,

>

> Thank you for contacting the Ward 13 Office with regard to the revised application for LOC2019-0170.

>

> I have shared your email with Cllr Colley-Urquhart, and she has kindly requested that I collect and file your feedback, as well as any other concerns received from residents for her reference and considerations when this item comes forward to Council. She would like to add that she hears your objection loud and clear and thanks you for your valuable feedback.

>

> I see that you also sent this directly to the File Manager, Angie Dean, which is great, as it's important she is made aware of all feedback as well.

>

> The Public Hearing meeting for this item will be held on June 15, 2020. Due to COVID-19, for those members of the public who wish to speak, the process has been slightly modified. There are 3 opportunities for the public to participate and Cllr Colley-Urquhart would encourage you to submit your concerns to the Public Hearing.

>

> The new process is as follows:

>

> 1. Written submissions can be submitted by completing the Public Submission Form:

<https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html?redirect=/publicsubmission>

>

> 2. The public wishing to speak are invited to contact the City Clerk's Office by email at publicsubmissions@calgary.ca to register and to receive further information.

>

> 3. To view the Council meeting, public may watch on the live stream link: <http://video.isilive.ca/calgary/live.html>

>

> Please feel free to share the above information with your neighbours as well.

>

> Thank you,

>

> Choi Lee

- > Ward 13 Office Manager
- > For Councillor Colley-Urquhart
- > Direct: 403.268.2290
- >
- > Subscribe through [Calgary.ca/Ward13Connect](https://calgary.ca/Ward13Connect) and stay informed with Councillor Diane's breaking announcements regarding Ward 13 and The City of Calgary.
- >
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- >
- > -----Original Message-----
- > From: Clifford Shaw <shawc4406@gmail.com>
- > Sent: May 4, 2020 2:50 PM
- > To: EAWard13 - Choi Lee <EAWARD13@calgary.ca>
- > Cc: Dean, Angelique <Angelique.Dean@calgary.ca>; norm@view-our-homes.com
- > Subject: [EXT] Graywood's Application #LOC2019-0170
- >
- > Hi Councillor Diane—jeez, so the developer is remounting this Gas Station thingummy.
- > And doing so during the COVID-19 era of social distancing and self-isolation (virus fears). Our household is a hard no on this anticipatory development approval of land for a gas station. The case is against a gas station based on aesthetic and business grounds. About business: (a) the developer doesn't have a financier or tenant in hand for a gas station—correct?; (b) there are at least six existing gas stations with about a 2 km radius—correct?; and, (c) frankly there is no case for the gas station proceeding. And the developer for past 10 years continues to expand zoning approval as a die hard hoping of attract any form of development sales. Please stop it. If not now, when. Best Wishes & Be Safe, C J Shaw & Family
- > 1530 Evergreen Drive SW
- > Calgary, AB. T2Y 2X7
- >
- > Sent from my iPhone

Norm Rousseau

From: Curt Bruggencate <bcbrugg@outlook.com>
Sent: May 4, 2020 2:58 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca; Norm Rousseau
Cc: jeromy.farkas@calgary.ca
Subject: Re: # LOC2019-0170 Proposed Gas Station Shawnee Street & James McKeivitt Road

I have reviewed the documents requesting a gas station be allowed at the above subject site. I strongly agree with the Shawnee Evergreen Community Association, that the proposed gas station is not required, may pose an unnecessary environmental risk, and should not be approved.

I live in on Shawnee Crescent. At this time, I and no more than 6 minutes from 5 existing gas stations. These are:

1. Shell on Millrise Boulevard – 1.3 km, 4 minutes away
2. Centex on Bannister Road – 2.6 km, 5 min away
3. Petro Canada - Shawcliffe Gate – 2.3 km, 5 minutes away
4. Esso – Midlake Blvd – 3.3 km, 6 min away
5. Mobil – Superstore off McLeod Trail, 2.9 km, 5 minutes

At these facilities, gas, convenience store, car wash, and groceries are available. I would have no need for another gas station in my area.

Further, I have worked in the oil and gas business for 40 years, and I am aware of the existing huge environmental liabilities in Calgary due to petroleum leaks at all existing and former gas station locations. I am also aware of the city of Calgary's environmental vision of reducing our carbon footprint from automobiles.

Given the above facts, I cannot understand why the City of Calgary would entertain an application to allow one more gas station that is not needed in such close proximity to 6 existing facilities.

Yours truly,

Curt Bruggencate, P. Eng.

Norm Rousseau

From: Dale and Trish Pozzo <ta_pozzo@hotmail.com>
Sent: May 6, 2020 7:49 PM
To: Angelique.Dean@calgary.ca
Cc: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

Ms Dean,

As long time residents of Shawnee Estates we have seen many changes in our community. We think zoning changes that allow a gas station to be built on the land set out in this amendment is a mistake. There is presently a gas station a block away on the corner of James McKeivitt and Millrise Blvd.

We, along with the community, were opposed to the proposal last year and we are still opposed.

Sincerely,
Dale and Trish Pozzo

**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



1. Sites 1 & 2: Graywood is proposing to delete Commercial uses and add Residential units. No change is proposed to the maximum Height and Floor Area Ratio (FAR) or Intensity.

What do you like about the proposed amendment? Nothing

What are your concerns? Shawnee Park was supposed to be a higher end neighbourhood... adding more units only decreases property value and increases crime.

2. Site 3: Graywood is proposing to delete Residential uses, reduce the maximum Height from 26.0m to 10.0m and FAR from 3.0 to 1.0 to retain Commercial uses with an additional use of a gas station.

What do you like about the proposed amendment? Nothing

What are your concerns? Traffic congestion and loiterers. This neighbourhood has already had car thefts and breaking and entering... this will only make it less safe!

3. At this time Graywood is seeking approvals for Land Use Amendment only. Development Permit for each of the site will follow. Did this open house provide you with adequate information about the proposed Land Use Amendment?

Yes

No, I would like more information

What additional information would you like? The information was confusing

Name and Address: Daniel Rieder 11 Shawnee Heath SW T24 0P6

Email Address: rieder.daniel7@gmail.com

Norm Rousseau

From: Derril <Derril@Telus.net>
Sent: February 18, 2020 6:35 AM
To: Angelique.Dean@calgary.ca
Cc: PBriscoe@graywoodgroup.com; Diane.Colley-Urquhart@calgary.ca; caward13@calgary.ca; Norm Rousseau
Subject: Graywood Land Use Amendment

Dear Angelique Dean, City Planner:

As a homeowner in Shawnee Slopes, and on behalf of the Fairways Villas Homeowners' Association, there are significant concerns with the proposed Graywood Land Use Amendment. On January 29th, 2020, at the Graywood Open House, I spoke to you and Councillor Diane Colley-Urquhart about these concerns.

Fairways Villas Homeowners' Association has the following issues with the proposed Land Use Amendment:

1. Commercial Development:

A standalone commercial development is not required at this location:

- a. The area is already well served by the services suggested in the Land Use Amendment. For example, there are already about 15 gas stations within a 2.5 km radius of the proposed location.
- b. The development pushes commercial further into a residential area.
- c. The proposed commercial development will likely have very different services than those provided in the current approval.

2. Traffic:

- a. It is our opinion that the traffic assessment, prepared in 2012, is no longer applicable to the proposed Land Use Amendment since it was predicated on having "support commercial development" which would reduce traffic from the development. What is now being proposed is standalone commercial development that will attract more traffic to the area.
- b. The Fairways Villas are located to the north of the Graywood development. It is a complex comprised of 50 semidetached units; most of residents in the villas are active seniors, some over 90 years old who still drive. The only egress from the Fairways Villas, through the intersection of Shawnee Drive SW, Shawnee Rise SW and 6th Street SW is difficult to cross. Even with the small part of the Graywood development completed to date this intersection has become much more dangerous. A request to have changes made to this intersection has been made to the City of Calgary.
- c. The Land Use Amendment requested by Graywood will make the situation at this intersection worse because of a further increase in traffic and more west bound traffic turning from westbound Shawnee Drive onto 6th St. to reach the commercial development.
- d. The exit to MacLeod Trail northbound using Bannister Road is inadequate for current traffic, let alone a significant increase in traffic.

3. Parking:

Streets in the development are narrow and it is already difficult to navigate through the area with vehicles parked on the street. If not already completed, we would recommend a parking impact analysis be completed to account for:

- a. The higher density of residences proposed
- b. The parking requirements for the commercial development

Will the developer be required to maintain sufficient parking spaces for residents and visitors in a suburban area where cars are still heavily used?

4. Views:

It is claimed that the change in Land Use will not result in any loss of views because the maximum allowable height in Sites 1 & 2 does not change. While this assertion may be technically accurate, it is practically false because the only effective way to double the density on these sites is to double the height of the residential component.

5. Seniors Housing:

The suggestion that development would “perhaps include a senior’s residence” is questionable. This area is already highly served by senior’s residences. One of the responses I received from Graywood at the open house was that the seniors would not generate as much traffic. Since there is no commitment to a senior’s residence, we are concerned that this is an excuse to provide inadequate traffic and parking and the use may change in the future.

The FVHOA respectfully requests that the City of Calgary reject the proposed Land Use Amendment.

Regards:

Derril J. Stephenson

President, Fairways Villas Homeowners’ Association

99 Shawnee Rise SW

Calgary, Alberta

T2Y 2S1

Phone: (403) 238-1102

Cell: (403) 863-7201

E-mail: Derril@telus.net

Norm Rousseau

From: Don Sinclair <Donald.Sinclair@shaw.ca>
Sent: May 4, 2020 3:58 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: RE: Application #LOC2019-0170

To Whom It May Concern,

I am opposed to a gas station in the location referred to in the subject line above. There is already a gas station located within 2 blocks of this site. I support SECA's position on this matter.

Don Sinclair
(403) 201-4016 (H)
(403) 818-5731 (M)
Donald.Sinclair@shaw.ca

**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



1. Sites 1 & 2: Graywood is proposing to delete Commercial uses and add Residential units. No change is proposed to the maximum Height and Floor Area Ratio (FAR) or Intensity.

What do you like about the proposed amendment? I like the idea that the land is being developed.

What are your concerns? Graywood's lack of detail. They must have a plan, which they are unwilling to divulge. How high do they actually plan to build. How will this affect nearby existing buildings, i.e. Beacon Hill Condos? On street parking is not a viable option in this area for medium to high density construction. When purchasing our condo in 2016 at Beacon Hill we were told by Graywood there would be town houses on Site 1, thus not obstructing our north view.

2. Site 3: Graywood is proposing to delete Residential uses, reduce the maximum Height from 26.0m to 10.0m and FAR from 3.0 to 1.0 to retain Commercial uses with an additional use of a gas station.

What do you like about the proposed amendment? _____

I think a strip mall would work for Site 3.

What are your concerns? It would worry me if this site contained a cannabis shop or a massage parlor. I think we have enough gas stations within a few kms. radius of our neighborhood. I count 7.

3. At this time Graywood is seeking approvals for Land Use Amendment only. Development Permit for each of the site will follow. Did this open house provide you with adequate information about the proposed Land Use Amendment?

Yes _____

No, I would like more information X

What additional Information would you like? I would like more detail of exactly what Graywood is planning for Sites 1 & 2.

Name and Address: Ed Barker, 5308, 14645 6 St. SW, Calgary, AB T2Y 3S1

Email Address: barker69@telus.net

P.s.: The LRT parking lot south of Shawnee Dr. and the vacant land north of Shawnee Dr. would be more in keeping with higher density TOD since it is closer to the LRT station and in keeping with the high rise buildings already constructed by Manor Village.
The idea that people won't have vehicles and walk everywhere is 'pie-in-the-sky'!

**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



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Norm Rousseau

From: Cathy Matieshin <cathymatieshin@gmail.com>
Sent: May 4, 2020 3:07 PM
To: alaaw13@calgary.ca; angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: Application #LOC2019-0170

I am writing to inform you that I DO NOT want a gas station in this land use application. There already is a gas station down the road on the corner of James McKeivitt and Millrise Blvd.

Another gas station that close is not required, and we don't need any additional tanker trucks in the community carrying hazardous materials

Thanks

Cathy Matieshin
40 Evergreen Close SW, Calgary, AB T2Y 2X7

Norm Rousseau

From: Eric Howling <howling@shaw.ca>
Sent: May 4, 2020 3:06 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: RE: Application #LOC2019-0170

Hello Councillor Diane Colley-Urquhart,

Does a beautiful new residential development really need a gas station at its entrance? It seems hard to see why. Especially when there are two other gas stations conveniently located within a one kilometre distance.

I quote from Graywood's Fish Creek Exchange website:
5 Minutes by Bike or Car: Shopping, Dining & More!

It doesn't say:
8-Pump Gas Station at the End of Your Street!

I think you get the picture. And it's a picture Shawnee Evergreen residents would rather live without. Please use your influence to remove the inclusion of a gas station for Application #LOC2019-0170.

Thank you,

Eric & Julie Howling
Evergreen Residents

Norm Rousseau

From: Larry And Ellen Taylor <larryandellen@shaw.ca>
Sent: May 6, 2020 4:33 PM
To: Angelique.Dean@calgary.ca
Cc: diane.colley-urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

I am strongly opposed to the request to change the commercial designation from CN-1 back to CN-2. A gas station is not positive addition to the neighbour hood.

It is not an appropriate use for land that is part of the TOD for Fishcreek LRT station. It seems to be a conflict of interest: high density housing close to LRT to encourage walking to the LRT vs a gas station which encourages automobiles. In addition, there is another gas station already in existence at the corner of James McKeivitt and Millrise Blvd.

Another concern would be the increased traffic using Shawnee Street and the traffic circle in order to depart from the commercial lot. With an island at the entrance to Shawnee Street, all traffic will have to travel north, out of the parking lot and use the traffic circle to do their "u-turn" to access James McKeivitt.

I do not feel that the economic impact of COVID 19 is a legitimate reason for Graywood to reintroduce the gas station after they took it out due to community presssure. Do they think the community has changed its feelings? As a developer, they must assume their own risk and perhaps now is not the time to develop that 3rd parcel of land. The City should not be bailing them out by allowing this change in land use.

Respectfully submitted,
Ellen Taylor

Sent from my iPad



Mr. Evan Woolley
Councillor, Ward 8
City of Calgary

Dear Mr. Woolley,

Re: LOC2019-0170 Land use rezoning

The Shawnee-Evergreen Community would like to thank you for your strong support at the Calgary Planning Commission (CPC) meeting of May 7th, 2020.

The Shawnee-Evergreen Community Association sees no need to have drive-thrus and gas station in our T.O.D. area and we were pleased that the CPC supported City Administration's recommendation for CN-1 designation which would be more in keeping with the character of our community, rather than the proposed CN-2 zoning in the Graywood application.

History:

- Graywood applied on November 25, 2019 to rezone two acres adjacent to James McKeivitt Road and Shawnee Street and just to the west of Beacon Hill Condo Complex that included a parcel with CN-2 zoning. (permitting 24 hour drive throughs, gas stations and other uses)
- With strong pushback from the community on March 25th, 2020, Graywood submitted a revised application for LOC2019-0170 for re-zoning that included CN-1 zoning.
- Approximately two weeks prior to the CPC meeting Graywood reverted back to their original plan to apply for CN-2.

To maintain the character of our community the Shawnee- Evergreen Community Association and residents strongly opposes the CN-2 application.

Please see the accompanying SECA Letter that we will be sending to all members of Council stating our objection to the proposed CN-2 commercial re-designation.

We hope we can count on your support of the City Administration's and the CPC's recommendation at the council meeting June 15th 2020.

Kind Regards,

A handwritten signature in black ink that reads 'Norm Rousseau'.

Norm Rousseau
S.E.C.A.
Shawnee-Evergreen Community Association
Director of development
norm@view-our-homes.com
Cell: 403-818-8859

Norm Rousseau

From: frank-henderson@shaw.ca
Sent: May 6, 2020 9:41 AM
To: 'EAWard13 - Choi Lee'; 'Angelique'
Cc: 'Colley-Urquhart, Diane'
Subject: RE: [EXT] Land Use Amendment (File #LOC2019-0170)

Hello Choi and Angelique,

In response to your need for more info on our existing gasoline retail outlets I suggest the following.

If you go into Google maps and insert my address you can then search for service stations and a map will show the locations.

That is what I used to locate the 18 stations close to my house.

My address is 21 Evergreen Cove SW.

That way you will not have to build your own map just print the Google map.

If that does not work for you, I have a list of the stations with addresses and telephone numbers that I could scan and send to you.

Hope that helps.

Frank Henderson

From: Colley-Urquhart, Diane <Diane.Colley-Urquhart@calgary.ca>
Sent: May 5, 2020 1:50 PM
To: frank-henderson@shaw.ca; EAWard13 - Choi Lee <EAWARD13@calgary.ca>; Dean, Angelique <Angelique.Dean@calgary.ca>
Subject: Re: [EXT] Land Use Amendment (File #LOC2019-0170)

Choi and Angelique please work with frank to get a list and then make a map for me of these locations for the hearing.

Dicu

Sent from my diPhone
www.councillordiane.ca
www.calgary.ca/ward13
@BigRedyyc

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On May 5, 2020, at 12:30 PM, "frank-henderson@shaw.ca" <frank-henderson@shaw.ca> wrote:

Please be advised that I live in Evergreen and I am opposed to Graywood's proposed development which includes a gasoline retail outlet.

At present, I have a list of 18 gasoline outlets in close proximity to my house. We do not need anymore.
Frank Henderson

Norm Rousseau

From: Gabriela Leanca <leanca.gabriela14@gmail.com>
Sent: February 8, 2020 11:14 AM
To: Dean, Angelique; Diane.Colley-Urguhart@calgary.ca; Norm Rousseau; P.Briscoe@graywoodgroup.com
Subject: Re: [EXT] Comment on the application for land use LOC2019-0170
Attachments: 6 Street sw.jpg; 6 Steet sw 2.jpg

Hello everybody,

I am writing a comment for the land use amendment LOC2019-0170, in 88 Shawnee.

When we talk about density, we must combine excellent transportation, green spaces, infrastructure.

Density must stay at the same level with the quality of life.

1. My concern is the traffic. The streets are very busy, especially in the morning and afternoon. In the attachment I added some photos. I made them in the morning when people, most of them from Evergreen area, are parking close to us because Fish Creek Train Parking it is full.
2. I don't agree with the rental buildings **Site 1**, because will break down our retirement investments. In this area can be a convenience stores, coffee shops, Family doctors, hair style ect and must have the same high they said in the first project only 2 stories (in the first plan it was town houses) to don't damage the view of the families of Beacon Hills. They can create a roof garden, parking or entertainment space for kids and all ages.
3. I don't agree with others new apartments because:
 - will not have any green space and because will damage the view of families from Beacon Hill.
 - In this area can be a green space and indoor family's entertainment, a modern glass building to have a less environment visual impact.

Therefor if you look in the plane of this area and around, we have all different malls, cinema, Liquor store, gas station but what we need especially for kids and old persons and for everybody who live in this area is a green space, a GARDEN and indoor family's entertainment.

We hope that the Planning Commission we consider our comment and instead a new apartments they can planning a space for indoor family's entertainments, playground for all ages, where adults and kits can play and have fun. A perfect place for the families when is cold, skating, swimming pool ect.

Not everybody is able to walk in Fish Creek and a green space and an indoor entertainment family's space for all ages will give to this neighborhood a better-quality life.

Thank you for taking in consideration our comment.

Gabriela Leanca ad Murray Smith
1102 14645 6 Street SW
Calgary, T2Y 3S1

On Sat, 21 Dec 2019 at 20:08, Gabriela Leanca <leanca.gabriela14@gmail.com> wrote:

Hello Angelique,

thank you for responding to our email. About the 6th street, is not a problem for me, I can understand the frustration people has when they can't find the place to parking their car and go to work. It was just a note, that the area is going to be so full and they continue to build. In the morning to go in Macleod Trail through Banister Road need more then 15 minutes. I believe everybody would like to have a good quality life and don't spent to much time on the roads.

Best regards,
Gabriela and Murray

On Fri, 20 Dec 2019 at 14:20, Dean, Angelique <Angelique.Dean@calgary.ca> wrote:

Hi Gabriela and Murray,

Thanks for sending in your comments. I have heard from many of your neighbours that the parking on 6th Street is quite a problem, and I have suggested to everyone that your best bet is actually for everyone to call 311 and make a complaint about it, because since that is already an existing problem, this land use change won't have anything to do with that. So hopefully if you all call in, they can send someone out and get something done about it right away.

As for the rental building, we actually are only considering the land use/zoning right now, so we don't know for sure that it will be a rental building. At a later state, they will have to apply for a development permit, and at that point we will know what the actual use of the building is, so you will have an opportunity to comment on the building and all of that then as well.

I will add your comments to my file and I will take them into account as I review their application. Thank you again for taking the time to send me your comments on this application, I do appreciate your input.

Happy Holidays!

Angie

D. Angelique Dean, B. A. (Hons)

Senior Planner

Community Planning - South

Planning & Development

City of Calgary

Floor 5, Municipal Building

P.O. Box 2100 Station M #8073

Calgary, AB T2G 2M3

T 403.268.1087 **F** 403.268.1997

E angelique.dean@calgary.ca **W** calgary.ca

From: Gabriela Leanca [mailto:leanca.gabriela14@gmail.com]

Sent: Wednesday, December 18, 2019 8:26 AM

To: Dean, Angelique <Angelique.Dean@calgary.ca>

Subject: [EXT] Comment on the application for land use LOC2019-0170

Hello Angie Dean,

I am writing a comment for the land use amendment LOC2019-0170, in 88 Shawnee.

We are the new owner of a condo in this area from September this year.

We bought this property to be also our retirement investment. As we so in the plan we are concerned about the **rental built DC (MC-2) Site 1**.

1. Right now, in the morning 6 Street is full of the cars, people who are not living in this area are parking to go to Fish Creek Train. All the parking lot in the train station is full after 7.30 am. I made this experience too and I had to turn back to leave the car in the parking lot.

2. Rental building will break down also the owner's investments and most of the owner's investments are for the retirement time.
3. This area has not any indoor place for families. I talked with some families in this area and from Evergreen, and they complained that the indoor golf place it was closed years ago and is nothing else where to spend quality time especially with children when is cold.

We hope that the Planning Commission we consider our comment and instead a rental building they can planning a space for indoor family's entertainments, playground for all ages, where adults and kids can play and have fun. A perfect place for the families when is cold, skating, swimming pool ect.

Thank you for taking in consideration our comment.

Gabriela Leanca ad Murray Smith

1102 14645 6 Street SW

Calgary, T2Y 3S1

Norm Rousseau

Subject: FW: File#LOC2019-0170

Importance: High

From: GARRY BOYCE <jgboyce1@shaw.ca>

Sent: January 26, 2020 2:03 PM

To: Angelique.Dean@calgary.ca; pribscoe@graywoodgroup.com; Diane.Colley-Urquhart@calgary.ca; Norm Rousseau <Norm@view-our-homes.com>

Subject: re: File#LOC2019-0170

Importance: High

I live at 30 Shawnee Crescent SW, Calgary, AB.

I do not approve of the multi-residential buildings proposed but I am ok with a small strip shopping mall.

Originally when we purchased our home it was between a golf course and a provincial park. This meant that property value could be maintained.

I am against the land use proposal for the following reasons:

- Currently the Cardell Builders have **already built 2 large condominium buildings in Shawnee Park.**
- In the South Calgary quadrant, **there are already several multi-residential buildings being constructed on McLeod Trail, with development of Multi-Family buildings going on in other new areas like Evergreen, Shawnessy, Walden, Legacy, and Silverado there are is already an abundance of Multi-Family residences.**
- An extremely important consideration is “building more multi-residential buildings in Shawnee Park will **create serious traffic problems at the junction of Shawnee Drive SW and Bannister Road SW**”.
- There are **not enough Parking spaces to accommodate the city LRT riders** at Shawnee Drive SW and Bannister Road SW.
- Property **values in will go down** in Shawnee Park.
- Property **values in will go down** in Shawnee Evergreen.

Regards

J. Garry Boyce

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT
LOC2019-0170
LOCATION: 88 SHAWNEE STREET SW
June 15, 2020

We express disagreement with the proposed land use re-designation. While Graywood is wanting to respond to the changes in market conditions, with a better return for their investors, as owners we do not feel this should be at the expense of current land owners who reside in Shawnee Slopes, a beautiful owner occupied subdivision adjacent to and within walking distance of Fish Creek Park, the second-largest urban park in Canada.

Given that real estate prices have already reduced, and will be even further reduced if a rental property is put directly to the north of Beacon Hill condos, and a gas station being proposed to the west, this creates many negative issues for condo owners in Shawnee Slopes Beacon Hill.

Following are amongst the issues that we are concerned about.

RENTALS AND OWNERSHIP

RENTAL

- Of critical importance is the proposal to allow for 7 to 8 storey **rentals** immediately north of our condominium, along with Graywood's proposal to re-distribute and virtually double the approved density that currently exists.
- This does not comply with the guidelines in the Phase 2 AREA STRUCTURE PLAN. Development should complement the established character of the surrounding community and not create significant contrasts in the physical development pattern. Shawnee Slopes is comprised largely of single-family dwellings in an attractive community.
 - Parking issues will increase with increased density.
 - An additional concern is security and noise.

OWNERSHIP

- In 2016, prior to purchasing our condo, we were advised by the Graywood Sales office that townhomes would be built on the site on the south side of Shawnee Boulevard (and just to our north). (circa March 3, 2017 article where Graywood Developments commented on this plan).
 - Although this was verbal information, the ultimate use should not change.

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT
LOC 2019-0170
LOCATION: 88 SHAWNEE STREET SW
JUNE 15, 2020

- Had we known that a large, multi-storey rental development would be created directly to our north, our purchase decision would have changed along with our financial investment.

COMMERCIAL DEVELOPMENT

- Regarding commercial, owners would likely appreciate a coffee shop, bakery, sit down (or take-out) restaurant, or convenience store available in the neighbourhood.
 - (circa Colliers advertising for mixed use in Shawnee Park). Colliers notes the 5 storey buildings north of Shawnee Boulevard will contain the only retail/service area within Shawnee Park.

GAS STATION

- A gas station is NOT required in Shawnee Slopes.
 - There are a number of gas stations in close proximity to the neighbourhood-- including Shell, Esso, Husky, Superstore, Petro-Can, Co-op, Domo and Centex.
 - Of concern also is that there is no access driveway from James McKeivitt Road.
 - Creating a gas station plus other commercial development will increase traffic congestion exponentially. It will also be detrimental to safety, with seniors and families with children living close to the gas station.
 - A gas station, cannabis store, or a liquor store are NOT REQUIRED within proximity to owner-occupied residences; and SHOULD NOT be allowed close to playgrounds, walkways, and Fish Creek Park.
 - Another question is: how would potential owners of land being developed to the west of Shawnee Street feel about a C-N2 designation adjacent to their property?
 - This was not planned for and TOD negates the need for this type of use.
- More definitive details are required to make informed decisions. Also, if Graywood's uses are approved, it will decrement property values in this subdivision adjacent to Fish Creek Park, a very well used and enjoyable park and the second largest urban park in Canada

TRAFFIC

We are genuinely concerned about potential 24-hour businesses and related traffic brought to the area if the proposed re-designation (C-N2) is allowed. Disturbed sleep patterns create long-term health consequences. Seniors currently reside in the area, along with families with small children. Good sleep patterns allow **ALL** residents to function well in society.

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT
LOC 2019-0170
LOCATION: 88 SHAWNEE STREET SW
JUNE 15, 2020

PARKING

- Parking on 6th Street has become an issue for those residents living on that street.
- The developer is asking for minor adjustments to the underground parking requirements to allow Graywood to manage higher construction costs related to shallow bedrock.
 - We understand from another resident of Beacon Hill that there is underground water which is why we see an accumulation of water to the north of Beacon Hill.
- Will this bedrock issue create parking restrictions and increased traffic in our area, especially with the proposed increase in rental units and visitors?
- A traffic impact assessment was prepared in support of the land use approved in 2012; given it is now 2020, that should be re-assessed.

DENSITY

- **We do not support an increase in density, approximately doubling of the density on sites 1 and 2; and having no residential on Site 3 as proposed by Graywood.**
 - The **current** Graywood Density of 160 uph, is more than 2 times the minimum of 74 units per hectare referred to in point 6 on Density.
- While this helps Graywood with absorption, it diminishes the value of property of existing residents in Shawnee Slopes who reside in this area because of its special attributes.
- Regarding the suggestion that a seniors' residence may be built, many property owners at Beacon Hill condominiums are seniors, and Manor Village (which is closer to the LRT) is a seniors' residence.
- The two 5-storey buildings that have been built to the north of Shawnee Boulevard are well within the TOD walking parameters, as is Highbury Tower.
 - Occupancy rate: TBD
- Regarding Beacon Hill, we were advised that the developers of Beacon Hill condo complex wanted to have six stories in the complex but were advised by the City they could only construct four stories.
- We find the proposed residential "density redistribution" very disagreeable, especially since, prior to becoming owners, we were advised townhouses would be built to the north of us, and we were not given any indication that a 26 meter building was approved, either by the City or by the developer. Several years ago, the City advised owners would be able to respond to potential development.

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT
LOC 2019-0170
LOCATION: 88 SHAWNEE STREET SW
JUNE 15, 2020

AMBIENCE AND VIEW

- Shawnee Slopes is an attractive, quiet subdivision, adjacent to a recreation-friendly area.
- To say that views to the south and west will be improved with this re-designation does not factor in that, to the south, one looks onto James McKeivitt Boulevard. To the north, those with views of Fish Creek and the downtown will be at an extreme disadvantage, in that Beacon Hill residents will look at the rentals which would block existing views to the north.
 - Enjoyment and security will affect landowners.

TRANSIT ORIENTED DEVELOPMENT (TOD)

- Development should complement the established character of the surrounding community and not create significant contrasts in the physical development pattern.
- Interface elements, which may include but are not limited to land use, setbacks, buffering, density, and preservation of established vegetation.
- Re 600 metres, in one of the City documents, that refers to "a ten-minute walk" from the station; in the TOD Handbook, it refers to "a 5-minute walk" (400-600 meters).
- Re walkability, we walked from the Fish Creek/Lacombe train exit to Shawnee Boulevard SW and 6th Street. It took 11 minutes, and that is the optimum (i.e. with runners and no bags (such as purse or backpack).
- Existing buildings are within the TOD area (i.e. two buildings erected to the north of Shawnee Boulevard, the Highbury Tower, and Manor Village).
- Also, there are two tracks of land available for medium density near the LRT station.
- Transit is important to the City. Working downtown for many years, access to the C-train at Southland station was virtually impossible; this is likely more noticeable with more stations further south. Increasing the train size to 4 cars (from 3) may mitigate this issue.
- In the TOD paper:
 - Introduction, 1.6, it notes "These TOD Policy Guidelines will respect existing, stable communities.
 - Re 5.2 - Minimize the Impact of Density:
 - the second bullet point comments on "shadowing"
 - the last bullet notes "Create proper edge treatment such as building scale, parking location and landscaping between existing developments and existing communities to minimize impacts and ensure integration.
 - Re 3.0 Transit Oriented Development Policies, point 6: "Plan in context with the local communities".

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT
LOC 2019-0170
LOCATION: 88 SHAWNEE STREET SW
JUNE 15, 2020

PROPOSED AMENDMENT

- In preparing our initial response, we were advised to look at Revised Midnapore Phase 2 Area Structure Plan.
- We do not feel the proposed amendment is consistent with those guidelines.
- Development should **COMPLEMENT** the established character of the community and provide a suitable interface with established residential development, *to recognize the community's special attributes*.
- Walking from the LRT to the area at 6th Street and Shawnee Boulevard took 11 minutes with a significant grade difference.
- There are existing businesses near Shawnee Slopes, including the businesses near the Fish Creek LRT, providing residents with a lot of options and good amenities. In fact, further mixed-use retail will be available once the 5 storey buildings developed by Graywood are rented.

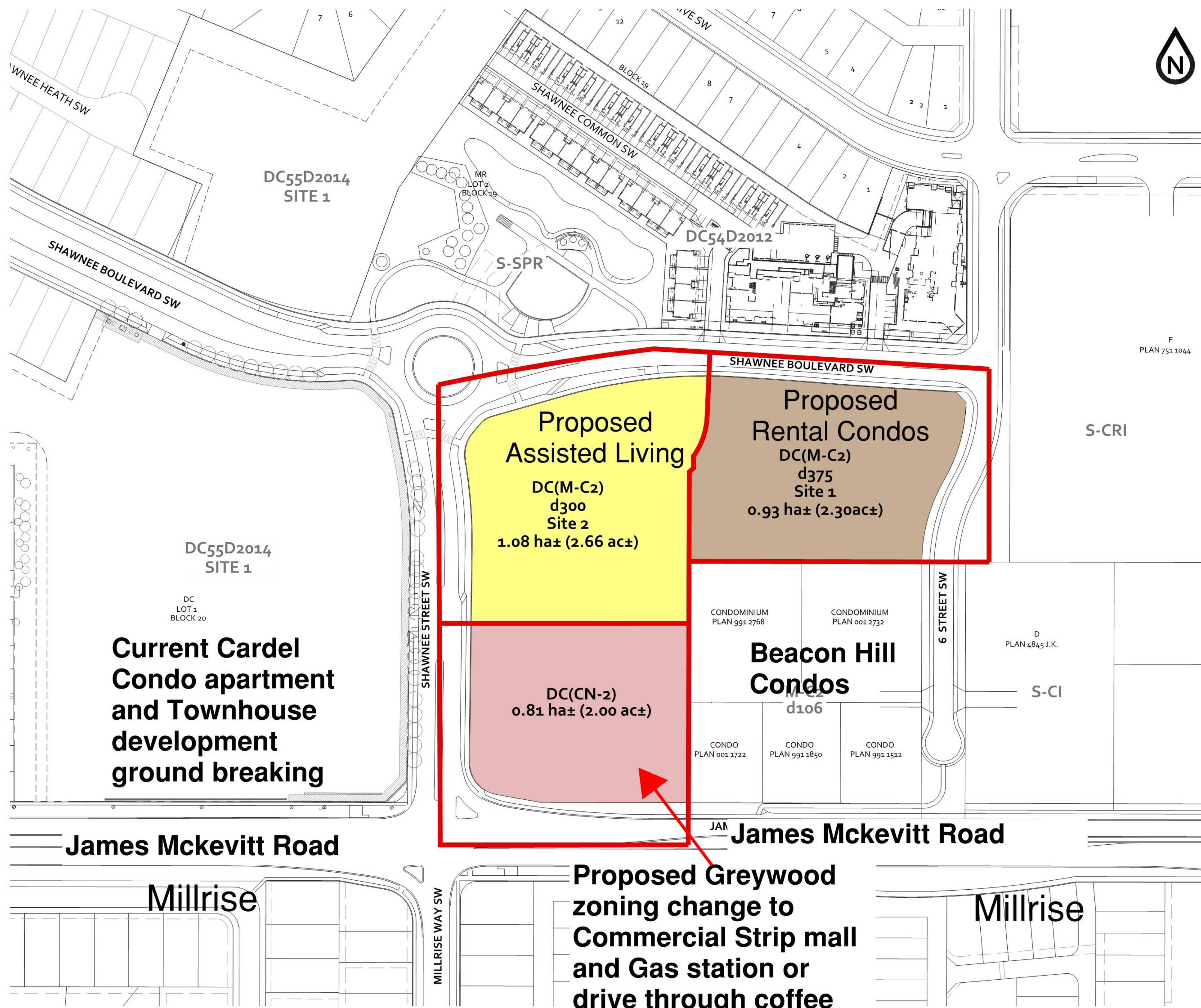
OPEN HOUSE SURVEY (ATTACHMENT 5 TO THE CPC AGENDA)

- This Attachment is **NOT** representative of the discussion at the Open House and the Concern Frequency should be corrected to reflect the opinions of those in attendance.
- It shows 22 addresses. We feel there were more people than that, and those we spoke with disagreed with the Graywood proposal, especially the Gas Station.

We appreciate your interest and thank you for your consideration of opinions of current landowners.

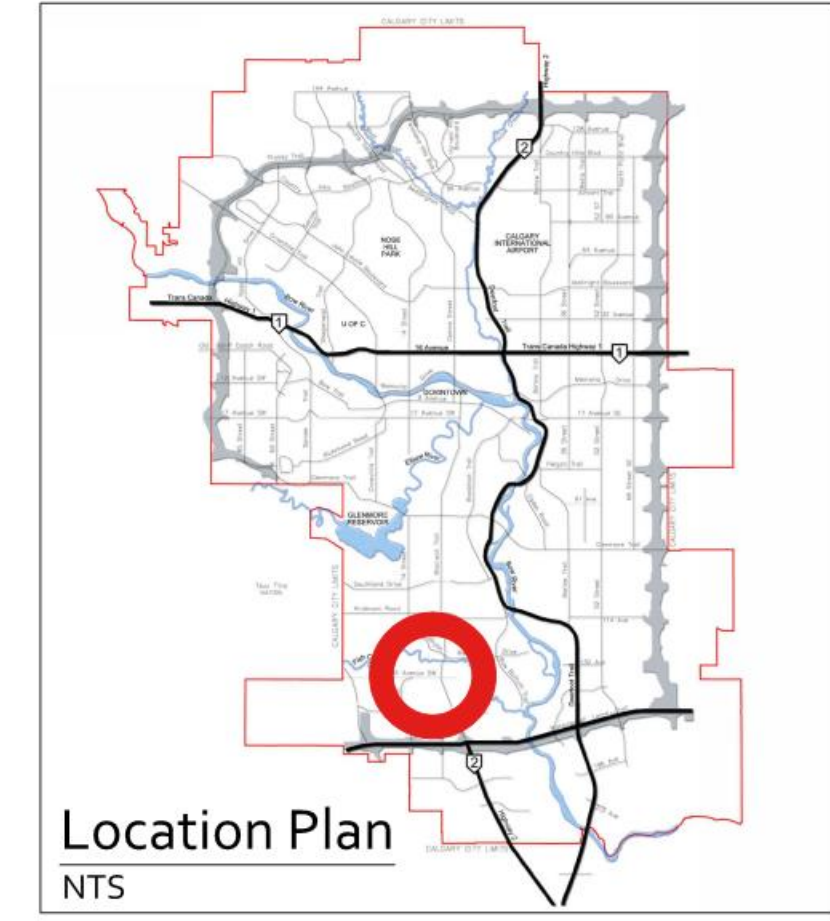
Linda Barnes and Ed Barker

Owners, Beacon Hill Condominiums

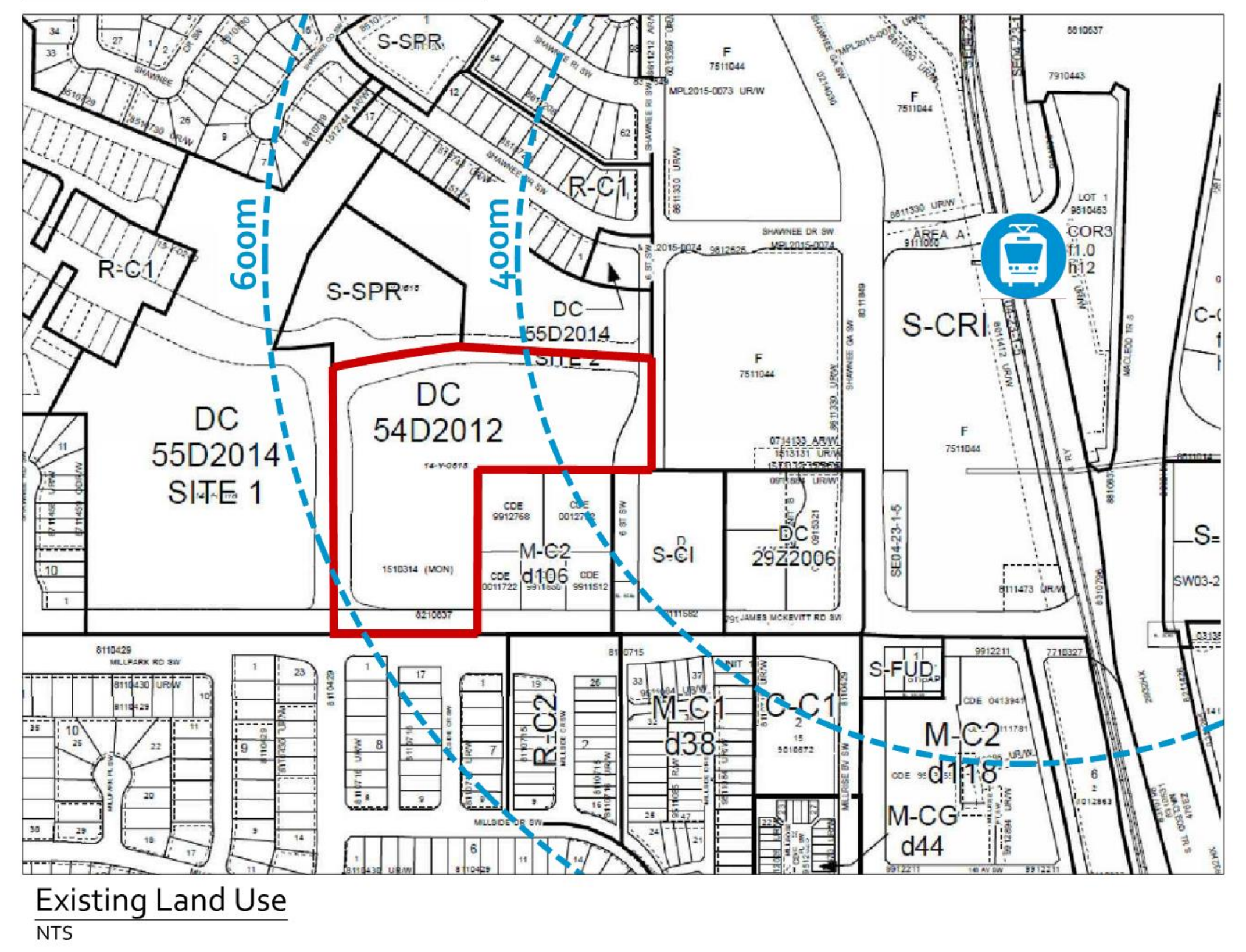


Land Use Statistics

Net Areas	
DC 54D2012 to DC(CN-2)	0.81 ha± (2.00 ac±)
DC 54D2012 to DC(M-C2) d375 Site 1	0.93 ha± (2.30 ac±)
DC 54D2012 to DC(M-C2) d300 Site 2	1.08 ha± (2.66 ac±)
Gross Areas	
DC 54D2012 to DC(CN-2)	1.16 ha± (2.86 ac±)
DC 54D2012 to DC(M-C2) d375 Site 1	1.23 ha± (3.05 ac±)
DC 54D2012 to DC(M-C2) d300 Site 2	1.41 ha± (3.48 ac±)



Municipal Address: 820 James Mckevitt Road SW
Legal Description: Lot 1, Block 21, Plan 161 1940



GRAYWOOD
DEVELOPMENTS

SITUATED

Fish Creek Exchange SE Site Land Use Amendment

Proposed Greywood zoning change to Commercial Strip mall and Gas station or drive through coffee shops or car wash etc.

Density Comparison

Approved

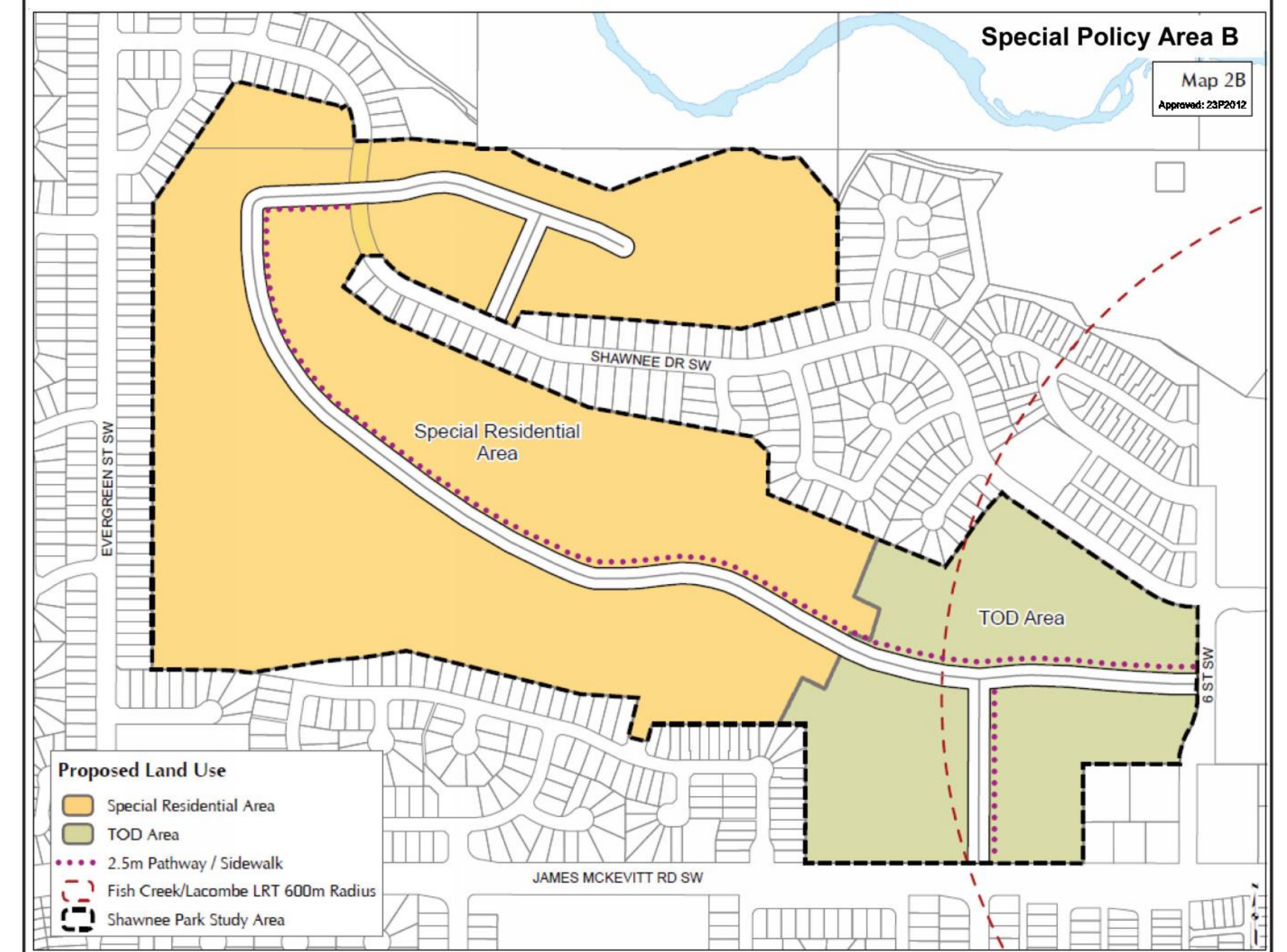
Area (ha)	Base District	Approved Maximum		Max Height	Max FAR
		Density upha	Units Total		
NE Site (DC 2012d54)	DC(MX-2)	160	242	26m	3.0
1.51					
SW Site (DC 2014d55)	DC(M-C2)	140	512	16m*	3.0
3.66					
SE Site (DC 2012d54)	DC(MX-2)	160	451	26m	3.0
2.82					
NW Site (DC 2014d55)	DC(M-C2)	140	210	16m*	3.0
1.50					
Total		149	1415		
		60	upa		
Transportation Capacity Limit			1150		

* Maximum height within 30m of property line shared with existing residential is 10m.

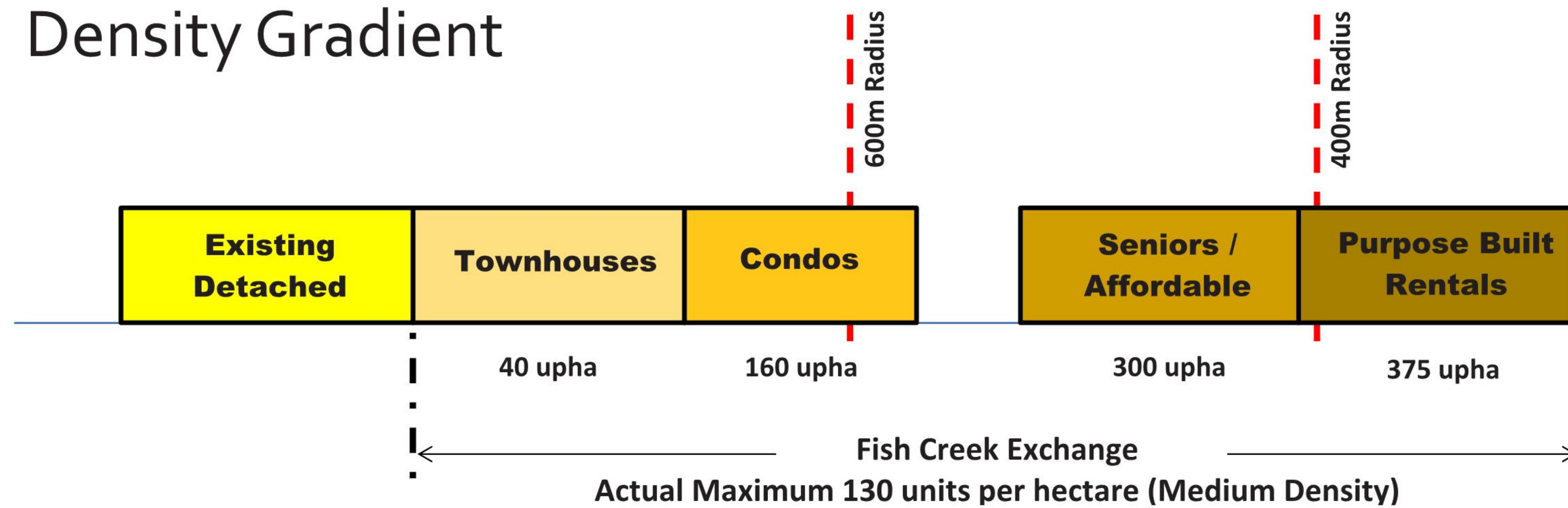
Actual / Proposed / Approved

Area (ha)	Base District	Actual Maximum		Actual Anticipated	
		Density upha	Units Total	Density upha	Units Total
ACTUAL					
NE Site (Built)	DC(MX-2)	89.4	135	89.40	135
1.51					
3.66					
SW Site (DPs Approved)	DC(M-C2)	71.7	155	77.87	285
Phase 1					
2.16					
1.50					
PROPOSED					
SE Site (Subject Site)	DC(M-C2)	375	600	263.44	245
Parcel 1					
0.93					
1.08					
0.81	DC(CN-2)	0.3	2430	0.29	2323
		FAR	sqm	FAR	sqm
APPROVED					
NW Site (Future)	DC(M-C2)	140	210	66.67	100
1.50					
Total		130	1230	107	1015
		52	upa	43	upa
Transportation Capacity Limit			1150		

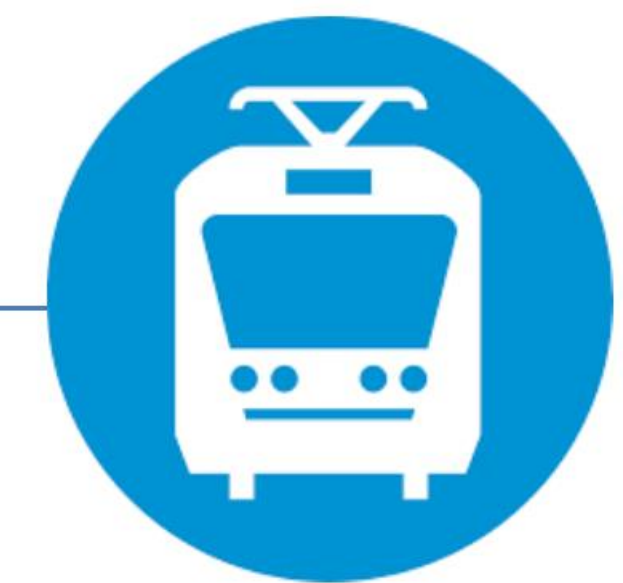
Revised Midnapore Phase 2 Area Structure Plan



Density Gradient



Fish Creek Lacombe LRT Station



Fish Creek Exchange Density Distribution

Norm Rousseau

From: Harold Kenneth Baskett <hbaskett@ucalgary.ca>
Sent: February 24, 2020 2:15 PM
To: Angelique.Dean@calgary.ca
Cc: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau; Derril Stephenson; Harold Kenneth Baskett
Subject: Land Use Amendment (File #LOC2019-0170)

Dear Angelique Dean.

I offer the following observations in reference to the above Land Use Amendment application. In addition, I fully support the concerns being expressed by SECCA.

1. How does the proposal fit with the overall area? Is there an area concept plan? Has this development been simply piecemeal? In addition to the impact of traffic, has the city examined the wider social and economic implications and impacts of the proposal?
2. There appears to be little reference to how the proposal will affect social and economic considerations. Will the needs of people living in rental units be different than those owning properties? What about people's ways of life and social interests? Are the local services designed to handle such an influx of population? What will be gained, what will be lost, who will benefit, who will suffer?
3. If there is to be housing for seniors, has mobility and access been taken into consideration? What kind of housing is proposed, and what is the demonstrated need for such housing?
4. Has the impact of spatial factors been examined? Common social space designed for interaction, safety, and surveillance? What about the 'walkability' factors? Pathways to transit? Between units? Green space?

I urge the city to insist on a more comprehensive study before any approval be given, and that the City take a pro-active rather than a reactive stance. There appears to be little if any imagination and creativity given to this project. One has only to look at the University District, or the Westman development in Mahogany, to realize that this proposal is highly unimaginative, and lacks any long range thinking.

Yours truly,

H.K. "Morris" Baskett
131 Shawnee Rise S.W
T2Y 2S3

The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Subject line: RE: Application #LOC2019-0170

TO: Councillor Diane Colley-Urquhart, alaaw13@calgary.ca

TO: Angelique Dean, City Planner, Angelique.dean@calgary.ca

COPY: Norm Rousseau, SECA, norm@view-our-homes.com

While Greywood Developments has over the past 35 years most likely been recognized as a good corporate partner as well as a strong committee leader, this reapplication does not appear to be the case, it's like an eleven hour end run around the committee that Greywood wants so much to be a part of and have struggle with since the beginning.

We know that they have commercial space available on Shawnee Blvd that stands empty because of location, location and as Greywood is for the most part a Real Estate Developer they should know this, why because, lack of parking, public access, not a strong address location.

To say that by adding the gas station back into the mix is (An Intelligent Move) by their leadership group, I can assure you it is not. I/we strongly oppose this reapplication by Greywood and ask that City Council reject Greywood request completely.

We would like to thank SECA and the volunteer group for their undying support in the committee;

Sincerely

Hugh & Dianne Forsyth
Suite 5115 14645 6th Street SW
Calgary T2Y3S1
403 998-2551

Norm Rousseau

From: Joan Collins <jcollins29@hotmail.com>
Sent: February 24, 2020 2:21 PM
To: angelique.dean@calgary.ca
Cc: diane.colley-urquhart@calgary.ca; Norm Rousseau
Subject: Shawnee Park Land Use Amendment (file #LOC2019-0217)

I am writing to express my concerns about Graywood's application for re-zoning in Shawnee Park.

1. Parking

My main concern is with regards to parking, and primarily from a **safety** point of view. There is already high density living at the east end of Shawnee Blvd and 6th Street, with condos and an apartment building and already the road is narrowed (almost to one-way width, especially in winter) due to construction workers parking on both sides of the road during the day. The street parking problem is going to become a permanent 24/7 issue as more units are constructed and occupied, since it is extremely unlikely that there will be sufficient assigned parking for all residents of the condos and apartments, not to mention their visitors. My concern already is: **how are all these people going to exit swiftly and efficiently in an emergency?** In an emergency, there are likely to be fire and police vehicles which will impede access, not to mention a volume of resident vehicles attempting to escape. I believe the current design is already flawed and risky. Increasing the density would only exacerbate the risks.

2. I also endorse SECA's four requests:

- (a) new traffic impact analysis to quantify volume from increased density and new commercial use
- (b) any request for parking relaxation should be reviewed at the land-use re-designation stage, not later
- (c) CN-1 zoning be approved instead of CN-2
- (d) the community of Millrise should also be engaged in the application process

I trust that the City exercised due diligence when plans for Shawnee Park development were first approved. Therefore, I question why the original plans need to be amended only a few years later?

Thank you.

Joan Collins
318 Shawnee Blvd SW

Norm Rousseau

From: Joan Collins <jcollins29@hotmail.com>
Sent: June 4, 2020 7:39 PM
To: Norm Rousseau
Subject: LOC2019-0170 Resident Feedback

I do not believe that there is any need, or desire, for CN-2 zoning in this area. There is already a gas station down at the corner of James McKeivitt and Millrise Blvd. There is also already a drive-through Starbucks at Millrise Plaza and a drive-through Tim Hortons in Midnapore. In fact, there is no need for any additional drive-through services at all due to the proximity of other businesses in Midnapore and Shawnessy - by definition, drive-through services do not need to be close to residences. I am only interested in potential development at this area if it provides walkable access. Thank you.

Joan Collins
318 Shawnee Blvd SW, Calgary T2Y 0P4

Norm Rousseau

From: jraich@telus.net
Sent: May 4, 2020 3:01 PM
To: Diane Colley-Urquardt; angelique dean
Cc: Diane; Jobe, Lynn; Norm Rousseau
Subject: Regarding Application # LOC2019-0170

Dear Diane and Angelique

The world has changed as we now know it. This corona virus is rapidly changing our economy and we need our city officials to really start to address what this city needs going forwards. Prior to February 2020, the theme was " If you build it they will come." The question that must be raised today is, is there really a demand for more retail space in our city in general and more specifically in the Graywood application for commercial rezoning? Before we allow for another strip mall to be constructed we need to see how many of our existing small businesses are viable when our economy restarts.

Graywood is not happy that condo sales have slowed, so they want to shed their obligation to build homes in their project by constructing a strip mall with a gas station included. In this particular project the city officials have previously allowed all applications to improve profitability of the developers to go ahead with little regard to the community. This application should at this time be denied. Our economy needs to recover so that we all can judge whether this new development should go forwards.

Currently we have a strip mall with a gas station within 300 meters of this proposed new development. Will this new mall dilute the local sales in that some of the existing businesses may cease to exist. It is the city's responsibility to protect those businesses as the social distancing rules are slowing sales yet the rents nor taxes are not being reduced. These current businesses are our birds in hand rather than what new birds are in the bush.

This rezoning application for a strip mall and gas station should be denied as the city officials can surely see that this Winnipeg developer does not care about our community at all. They are only looking at the profit margins. If this strip mall is such a good idea, why did they not propose it first when they took on this project. Our respected city officials need to really examine what the community needs and not the large profits the developer expects.

Sincerely,

John Raich
Shawnee Slopes Resident

From: Kathy Yates
Sent: February 9, 2020 10:55 PM
To: Angelique.Dean@calgary.ca
Cc: pbriscoe@graywoodgroup.com; Diane.Colley-Urquhart@calgary.ca; Norm Rousseau
Subject: File#LOC2019-0170
Importance: High

Hello,

I have lived at 133 Shawnee Court S W for 32 years.
I cannot believe that all the green space is being taken away from our area and replaced with high density housing.
The traffic in the mornings to get onto MacLeod Trail is painful (especially if it snows).
I don't understand how the City can approve any more high density townhomes or condos in our area.
But 451 to 600 units would be a disaster.
I am totally against this so called rezoning by Graywood Developments.

Kathy Yates

Norm Rousseau

From: Kelsey Gibson <kelseyjg@yahoo.com>
Sent: May 4, 2020 3:26 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: RE: Application #LOC2019-0170

Hello,

Based on the notification I have received below, I understand that Graywood has applied on November 25, 2019 to rezone two acres adjacent to James Mckevvit Road and Shawnee Street and just on the west side of the Beacon Hill complex with application LOC 2019-0170. This would entail building a gas station in this area.

While I certainly understand communities are always changing and growing - and close to my backyard, I've seen this with the Shawnee Slopes development. But with this change should come prosperity and well thoughtout improvements. Hence the reason I am writing this note of opposition to the proposed gas station in this location. Our community was one where families could enjoy the peace and lushness of an established community - not overly congested. However - that is becoming less and less the case. Adding a gas station to this area will certianly cause further congestion to this heavily residential area. With that, a gas station will also have negative effect on the peaceful, 'park like' community we have. Needless to say, the negative effect on the value and attraction of our current community.

I am also not understanding why there would even be the thought of needing another gas station in the area, when there is a commerical area with a gas station in it no more than 600 meters east of this location. I would like to have my voice heard on opposing the gas station and with all noted above, I believe there is no value add to this gas station.

Thank you for your consideration and please reach out to me should you have any questions or concerns.
Kelsey - community home owner.

[Sent from Yahoo Mail on Android](#)

----- Forwarded message -----

From: "SECA" <info@shawneevergreen.ca>
To: "kelseyjg@yahoo.com" <kelseyjg@yahoo.com>
Sent: Mon., 4 May 2020 at 1:40 p.m.
Subject: Graywood Rezoning Application Update

[View this email in your browser](#)



Development Update

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Our mailing address is:

130 Shawnee Common SW, Calgary, AB, T2Y 0P9

Our email address is:

info@shawneevergreen.ca

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Shawnee-Evergreen Community Association · 1058 Shawnee Rd SW · Calgary, AB T2Y 1W5 · Canada



Norm Rousseau

From: Ken Sharon Birch <knbirch@shaw.ca>
Sent: May 5, 2020 8:23 AM
To: Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: RE: LOC2019-0170

TO: Angelique Dean, City Planner

As you know, on March 25th, Graywood submitted a revised application for LOC2019-0170 for rezoning from C-N2 to C-N1 which removed the portion with a gas station to commercial business. SECA approved the C-N1 revised application. We hear that Graywood now wants to amend this application to include provisions that would enable them to proceed with development permits for a gas station on this site.

We are writing to voice our objection to any such change from the agreement as revised March 25 and as accepted by SECA. WE in the community definitely do not want or need a second gas station within a few blocks of the existing Shell station where it would not be in keeping with our neighborhood.

Sincerely Ken and Sharon Birch

42 Evergreen Landing SW

CC: Norm Rousseau, SECA

Norm Rousseau

From: Susan Moss <simplify21@hotmail.com>
Sent: May 5, 2020 7:27 AM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: proposed gas station development #LOC2019-0170

Good day,

Graywood developments applied on November 25, 2019 to rezone two acres adjacent to James Mckevitt Road and Shawnee Street and just on the west side of Beacon Hill complex with application # LOC2019-0170.

The community fought hard to reject this application which would have allowed a gas station and a wide variety of other uses.

On March 25th Graywood submitted a revised application for LOC2019-0170 for rezoning from C-N2 to C-N1 which removes the portion with a gas station to commercial business. SECA approved the C-N1 revised application.

Graywood wants the gas station back on the table. I add my voice to the opposition of a superfluous gas station at this site, our ward has enough. I respectfully request this application be rejected.

kind regards,

Susan Moss

Norm Rousseau

From: Dorothy Bernard <dorothyb@shaw.ca>
Sent: May 5, 2020 8:51 AM
To: Angelique.Dean@calgary.ca
Cc: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau
Subject: land use Amendment [File #LOC2019-0170]

Please , no gas station on Site # 3 , in this area . As a resident in Shawnee Slopes , there is no need for another gas station in this area.

This is a very residential area , and would certainly be spoiled by a gas station .

Dorothy Bernard Resident in Shawnee Slopes
Dorothy

Norm Rousseau

From: kentusz <kentusz@telus.net>
Sent: May 4, 2020 4:38 PM
To: Angelique dean
Cc: Norm Rousseau
Subject: #LOC2019-0170

Dear City of Calgary Planner;

May 5, 2020

RE: Application #LOC2019-0170

We are residents in Evergreen Estates and will be / are affected by the development in our neighbouring of Shawnee Slopes.

The referred to proposal of a gas station in the development would be redundant service in our immediate area along with the problems related to traffic. We request that the City of Calgary reject the referred to proposal.

Respectfully yours,
Kenneth & Patricia Tusz
6 Evergreen Bay SW
Calgary, AB, T2Y 3E9
phone: 403-281-4348
kentusz@telus.net

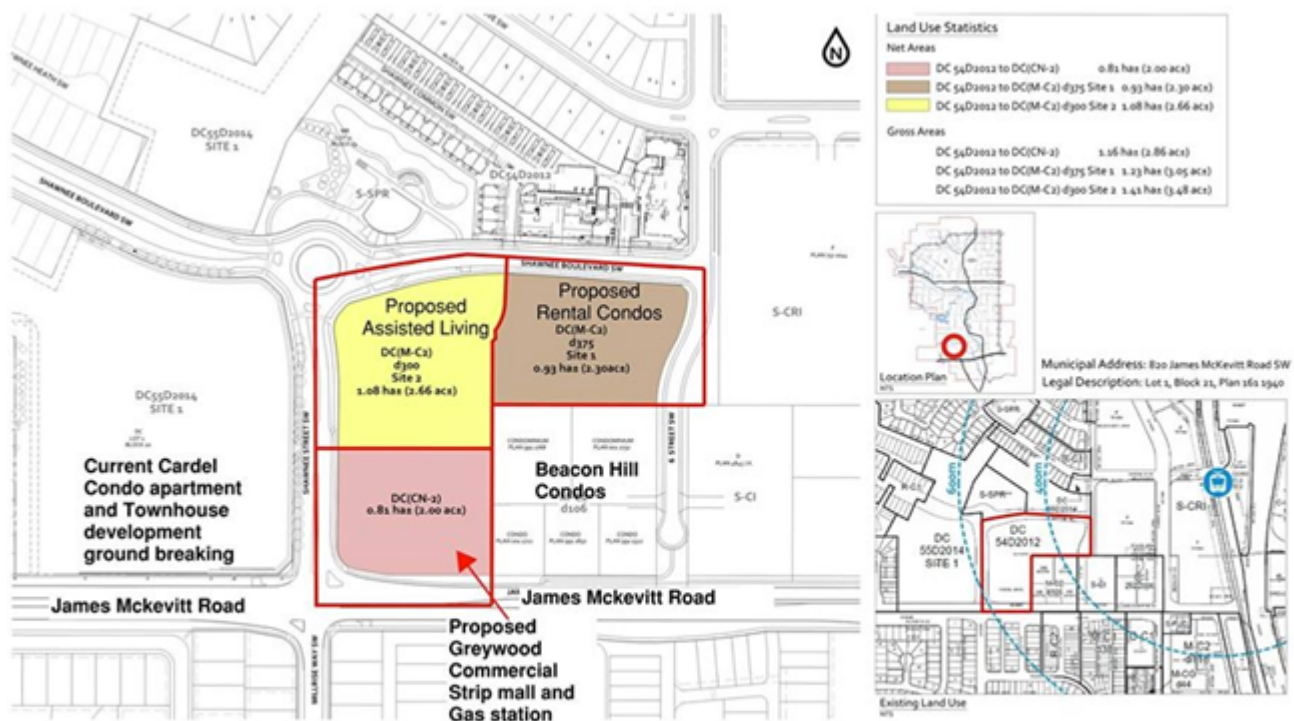
Norm Rousseau

From: Kevin and Donna <kd.striemer@shaw.ca>
Sent: April 29, 2020 4:51 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: Zoning change concerns in the Shawnee/Evergreen area

Good afternoon Ms. Colley-Urquhart and Ms. Dean;

We have received information regarding two applications for proposed zoning changes in the Shawnee Evergreen area for two different items which are as follows:

1. **LOC2019-0170** – changing the DC zoning to C-N2 which would allow for a gas station to be constructed. We also understand that this application was previously revised from a C-N2 to C-N1 which would not permit the gas station to be built, but is now again being revised back to provide for this. We are opposed to the construction of any gas station near the area as there is no need for one. There is an existing Shell gas station less than 500 meters from the proposed location – its not like one is needed here. This will have a direct impact on value of several homes associated with its construction. Furthermore, there are homes constructed (and being constructed) in the immediate area which never had any of this envisioned when they moved in.



Fish Creek Exchange
SE Site Land Use Amendment

2. **DP2020-1806** – a change in the development permit for our area which would permit for the construction of new townhouses that are 3 stories tall. This impacts our community in a few ways – the community is definitely a step up community with higher average cost homes to begin with. The construction of higher density homes (7 units) would have a significant impact on the value of my home which I purchased brand new from the builder a year and a half ago as well as everyone else in the surrounding area. There are currently large homes going up right beside where this proposed amendment is scheduled. I'm 100% certain they didn't plan on that happening. To put it in perspective – there are 7 figure homes (mine is one of them) in the area which is right across the street from where the change is set to take place. The intent here (obviously to collect tax dollars) is to build density and generate revenue in lower prices units - but at the same time it will destroy the value of several of the homes that are adjacent to the proposed changes materially. I have already seen the assessed value of my own home fall from when I purchased (this year's assessed value) it and this will only further accelerate that number massively. I wouldn't be surprised to see value of my home fall by at least the value of which one of these townhomes sells for – and that will be the case for at least our entire block – likely more.

Calgary

PROPOSED DEVELOPMENT

Tell Us What You Think

Submit comments to The City by **May 6, 2020** at calgary.ca/development and refer to DP2020-1806. When submitting comments please include: your full name, address and the reasons for your position.

This application requests approval of a development permit at 421 SHAWNEE BV SW for:

- New: Townhouse (2 buildings, 7 units)
- 3-Storeys (11 metres) in height

This application is subject to the Land Use Bylaw.

calgary.ca/development
Reference Number: DP2020-1806
Phone: 403-268-5311

I feel that if there are material changes to the community planned (these are just two of them) that we should at least look to a town hall where we can voice our opinions and have them heard before anything is approved. The issue here is we are all trying to protect values of what we have and both of these scenarios

(above) are taking that away from those who have already purchased new homes in a significantly declining market. I'm all about economic progress – we all live in this city because that was possible – but you can't take the value of a home that has already fallen by –25% in < 2 years and further take actions to further reduce that in times like this. There will already be households in this very new community that are significantly under water (mortgage versus value) and this is only going to amplify that situation if we don't make these changes.

I am available to discuss what can/will be done about the proposed changes at anyone's convenience.

Kevin Striemer
403.978.4958

20 Shawnee Green SW
Calgary, AB
T2Y 0P5

Norm Rousseau

From: Larry And Ellen Taylor <larryandellen@shaw.ca>
Sent: May 6, 2020 4:33 PM
To: Angelique.Dean@calgary.ca
Cc: diane.colley-urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

I am strongly opposed to the request to change the commercial designation from CN-1 back to CN-2. A gas station is not positive addition to the neighbour hood.

It is not an appropriate use for land that is part of the TOD for Fishcreek LRT station. It seems to be a conflict of interest: high density housing close to LRT to encourage walking to the LRT vs a gas station which encourages automobiles. In addition, there is another gas station already in existence at the corner of James McKeivitt and Millrise Blvd.

Another concern would be the increased traffic using Shawnee Street and the traffic circle in order to depart from the commercial lot. With an island at the entrance to Shawnee Street, all traffic will have to travel north, out of the parking lot and use the traffic circle to do their "u-turn" to access James McKeivitt.

I do not feel that the economic impact of COVID 19 is a legitimate reason for Graywood to reintroduce the gas station after they took it out due to community presssure. Do they think the community has changed its feelings? As a developer, they must assume their own risk and perhaps now is not the time to develop that 3rd parcel of land. The City should not be bailing them out by allowing this change in land use.

Respectfully submitted,
Ellen Taylor

Sent from my iPad

Norm Rousseau

From: Linda Barnes <barnesl@telus.net>
Sent: May 4, 2020 10:04 PM
To: Norm Rousseau
Cc: EDWARD BARKER; YURI; Linda Barnes
Subject: Re: Gas Station

Importance: High

Evening Norm.

Sorry I could not reply to your email sooner.

I am scheduled to work on May 7 from 1200 to 1600, so will miss the Planning Commission application meeting. Should I try to exchange my shift or not, so that I can watch the meeting? Your comments indicate we as owners cannot participate in this Commission meeting and my assumption is our voices cannot be heard (except for the feedback to the City a couple months ago)? I'd thought that we as owners could attend this meeting? However, nothing has changed regarding this proposed planning amendment for Ed and I, in that we do not support the increase in units that will be reallocated to the north, nor the commercial development with no residential units to the west.

It appears from your notes that Graywood is again proposing C-N2 for the west portion of their property - directly to the west of Beacon Hill condos. Our opinions have not changed; i.e. we do not support reallocation and increase of rentals to the north and north-west of the Beacon Hill condos, and only commercial on the west - particularly of critical impact is parking. We also do not approve a gas station to the west of our condo property, particularly close to Fish Creek Park and a playground not far away from this corner. In fact, in our submission to the City, Graywood, and SECA, we note there are a number of gas stations in close proximity to this very desirable neighbourhood.

Regarding commercial development, we notice that in spite of Graywood advertising for commercial development in the two buildings directly to the north of Beacon Hill condos, nothing has transpired. It seems that commercial businesses do not see this area as a viable alternative, especially given the commercial development close to the LRT Fish Creek station.

Last but not least, did you send your e-mail to other interested parties in our area?

We appreciate your feedback, with thanks!

Linda Barnes and Ed Barker
Suite 5308, 14645 6 St SW, Calgary
(r) 403-201-4171; (c) 403-813-0302

From: "Norm Rousseau" <Norm@view-our-homes.com>
To: "EDWARD BARKER" <barker69@telus.net>, "Linda" <barnesl@telus.net>
Sent: Wednesday, 29 April, 2020 14:58:55
Subject: Gas Station

Pendola, Amy J.

From: Norm Rousseau <Norm@view-our-homes.com>
Sent: Monday, June 8, 2020 10:27 AM
To: Public Submissions
Subject: [EXT] Email 2 of 2 ShawneeEvergreen Submissions LOC20190170
Attachments: Linda Barnes.pdf; Linda Barnes2.pdf; Loraine Dale.pdf; Megan Butler.pdf; Michael and Delma Rosseker.pdf; Michael Rosseker.pdf; Mike Dangerfield.pdf; Murry Howland.pdf; Peggy Van de Pol.pdf; Peter Snell.pdf; Ranulf Beames.pdf; Reta and Tom Green.pdf; Scott and Andrea Taylor.pdf; Stu and Pam Laird.pdf; Susan Rigby.pdf; T. Sartori.pdf; T. Sartori2.pdf; Tanya Bouchie.pdf; Terri Loewen.pdf; Tracie Sartori.pdf; Wes Bowler.pdf; Yuri Kytenko LOC2019-0170.pdf; Yuri Kytsenko - TOD.pdf; Yuri Kytsenko1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Submitting Email 2 of 2

Please find attached the submissions for the council meeting June 15th from The Shawnee-Evergreen Community Association regarding the Graywood Land Use amendment LOC2019-0170.

Norm

Norm Rousseau
S.E.C.A.
Shawnee-Evergreen Community Association
Director of development
<https://www.facebook.com/groups/150972018814667/>
norm@view-our-homes.com
Cell: 403-818-8859



**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



1. Sites 1 & 2: Graywood is proposing to delete Commercial uses and add Residential units. No change is proposed to the maximum Height and Floor Area Ratio (FAR) or Intensity.

What do you like about the proposed amendment? I disagree with this proposed Amendment.

Assuming "commercial uses" refer to the main floors of multi-storey buildings, it would be beneficial to have a good restaurant, bakery or small food market occupying these areas.

What are your concerns? We recommend that the 160 uph that are approved be apportioned

to all 3 segments of this area, i.e. Site 1, Site 2, and Site 3, and Graywood's proposed "residential redistribution" to Sites 1 and 2 be rejected, to be reflective of the criteria in the TOD Revised Plan.

Graywood's proposed density "redistribution" will be very detrimental to current owners residing in Shawnee Slopes, especially owners of the Beacon Hill condominiums who were advised by Graywood townhomes would be built south of Shawnee Boulevard. PARKING currently is a very NEGATIVE issue, particularly on 6th Street, and parking issues will only INCREASE if uph are increased.

2. Site 3: Graywood is proposing to delete Residential uses, reduce the maximum Height from 26.0m to 10.0m and FAR from 3.0 to 1.0 to retain Commercial uses with an additional use of a gas station.

What do you like about the proposed amendment? Nothing--residential uses should remain on Site 3.

What are your concerns? There are a number of gas stations in or near the neighbourhood-- including Shell, Esso, Husky, Superstore, Petro-Can, Co-op, Domo and Centex.

A gas station, cannabis store, or a liquor store are NOT REQUIRED within a very close distance to owner-occupied residences; and SHOULD NOT be allowed close to a playground, walkways, and Fish Creek Park. Site 3 should include Residential uses; that ensures the character of Shawnee Slopes community is recognized, and respects the natural function of the landscape.

Also, if Graywood's uses are approved, it will decrement this subdivision that is adjacent to Fish Creek Park which is a very well used and enjoyable park and the second largest urban park in Canada.

3. At this time Graywood is seeking approvals for Land Use Amendment only. Development Permit for each of the site will follow. Did this open house provide you with adequate information about the proposed Land Use Amendment?

Yes _____

No, I would like more information XXX

What additional Information would you like? More definitive details are required to make informed decisions

about the Land Use Amendment. PARKING now is a problem and will become worse if uph is increased. Development should COMPLEMENT the established character of the community and provide a suitable interface with established residential development, to recognize the community's special attributes.

Name and Address: Linda Barnes, 14645 6 St SW, Calgary, AB

Email Address: barnesl@telus.net

**Graywood Fish Creek Exchange Land Use Amendment
January 29 Open House Survey**



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Name and Address: Linda Barnes, 14645 6 St SW, Calgary, AB

Email Address: barnesl@telus.net

Norm Rousseau

From: Loraine Dale <dalebl@yahoo.com>
Sent: May 4, 2020 10:12 PM
To: Norm Rousseau
Subject: Fwd: Re Application #LOC2019-0170

- > Once again we have been misled about the development of our once upscale development and golf course.
- > We were told many luxury homes and a section of multiple housing. The number of multi home units just keeps on increasing. These were supposed to be close to the C Train to lesson the use of cars. Now they want to add a service station in the middle of these houses which seems to me to be quite ironic.
- > Don't be deceived by the less traffic due to the pandemic. This along with all the other developments south of us is making rush hour on Macleod Trail horrendous. We do not want more commercial buildings in the middle of our neighborhood. We do not even have a school or playing fields.
- > We hope this latest proposal is defeated.
- > Sincerely,
- > Loraine Dale and Nick Wetter
- >
- > Sent from my iPad



June 3, 2020

Re: Land Use Amendment Application #LOC2019-0170

Dear Mr. Mayor and Council Members of the City of Calgary,

The residents of Shawnee Evergreen are opposed to the re-designation of parcel 3 to DC(CN-2). We have reluctantly agreed to the increased number of residential units by approximately 150 on sites 1 and 2 but we cannot support some of the CN-2 permitted and discretionary uses. This proposal for CN-2 is all about maintaining maximum flexibility to sell the property to anyone regardless of the impact on the surrounding community.

We support the position of City Administration and Calgary Planning Commission that the DC(CN-2) is NOT appropriate for this residential area within a Transit Oriented Development (TOD) zone. CN-2 "*permits motor vehicle access to commercial uses*" and that will allow uses such as Gas Stations, Car Washes and Drive-Through operations such as 24-hour coffee shops.

At the open house and other community conversations regarding this proposed land use the residents were clear that CN-2 was not acceptable. The developer clearly heard the community's concerns and we were told they agreed to reclassify the commercial site to CN-1. We just recently discovered they changed their position again.

We have to ask the question why CN-2 over CN-1?

- Is this better for the Community and the neighbouring residences?
- Is this in keeping with the approved plan?
- Does this meet the standards of community planning for building a cohesive community?

City Administration and Calgary Planning Commission do not support the Applicant's proposal as it does not follow good planning practices. Planning Principles and Practices do not support financial considerations such as maximizing profit or marketability.

We call on all members of Council to reject the DC(CN-2) proposed re-designation on Site 3 and allow only DC(CN-1). If that is not possible, we strongly recommend turning down this land use re-designation completely.

The Shawnee Evergreen Community Association and a group of residents plan on joining the online Public Hearing on June 15. We have strong community support for this position though that may not be apparent at the council meeting where the virtual attendance and unknown timeline for our agenda item means that resident participation is challenging.

Thank you for your consideration.

Norm Rousseau
Director of Development
norm@view-our-homes.com
Cell: 403-818-8859

Lynn Jobe
Acting President
vp@shawneevergreen.ca
Cell: 403-606-2406

Norm Rousseau

From: Lynn Jobe <ljobe.afl@gmail.com>
Sent: January 31, 2020 8:48 PM
To: Dlkowal@shaw.ca
Cc: Norm Rousseau; David Jacobs Consulting; Lynn Jobe
Subject: Development Team for SECA

Hi Deb,

Great to meet you on Wednesday evening.

Four topics here:

1/ Thanks for offering to help with our response to the future developments by Graywood and Cardel.

- As you know, Norm is the SECA Director of Development so leads this work
- David Jacobs contributes his planning expertise and I am helping with communications.
- I am helping with communications

I have copied everyone here to connect everyone.

2/ David and Norm are collecting some content now which will become an e-newsletter response to the open house. If you have any suggestions, please jump in.

3/ I have added you to our e-newsletter list so that you'll get future updates. I'd like to add your address to the MailChimp list but I can't recall what number you mentioned. Was it 880 Shawnee Drive?

4/ Please consider becoming a SECA member. We depend upon membership revenue for most of our operations. You may join online at shawnee-evergreen.ca/membership where you can pay by PayPal or e-transfer. Thanks!

Cheers,

Lynn

Lynn Jobe
Vice President
Cell/Text: 403-606-2406



Norm Rousseau

From: michael rosseker <rosseker@shaw.ca>
Sent: May 6, 2020 8:39 AM
To: Angelique.Dean@calgary.ca
Cc: diane.colley-urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

Please consider this as our notice of objection to the above noted application.

We believe there is enough commercial development in the area – just a block(s) away and that further commercial development will increase vehicular traffic in the area. At present there is far too much traffic in this area.

On another note, developers seem to be willing to say anything to get approval, and then try, usually successfully, to change the rules. The trees in this area are a case in point – the developer assured us that they would remain, however at the end of the day they cut them down – presumably because they were diseased. We now have a large open and treeless field full of residences. (Note that this also happened in another Calgary subdivision – Walden. All the existing trees were ultimately removed at the developers request.)

Once the rule are set and agreed to they should NOT be changed!!!!!!!!!!!!

Michael and Delma Rosseker
Evergreen Estates

Sent from [Mail](#) for Windows 10

Norm Rousseau

From: michael rosseker <rosseker@shaw.ca>
Sent: May 6, 2020 8:39 AM
To: Angelique.Dean@calgary.ca
Cc: diane.colley-urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

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Once the rule are set and agreed to they should NOT be changed!!!!!!!!!!!!

Michael and Delma Rosseker
Evergreen Estates

Sent from [Mail](#) for Windows 10

Norm Rousseau

From: Mike <mdanger@shaw.ca>
Sent: May 4, 2020 9:46 PM
To: alaaw13@calgary.ca
Cc: Angelique.Dean@calgary.ca; Norm Rousseau
Subject: Re: Application # LOC2019-0170

Hello, I live in Evergreen and I am against the idea of a gas station referenced in the above application. It was voted down once already, I'm not sure how the developer can slide the request in again, very shady. The original sale of the golf course was wrong and now this continued baloney. Dianne do something positive for your constituents, for a change.

Mike Dangerfield

Norm Rousseau

From: Murray Howland <mhowland3696@gmail.com>
Sent: May 4, 2020 5:54 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: RE: Application #LOC2019-0170

Graywood applied on November 25, 2019 to rezone two acres adjacent to James Mckevitt Road and Shawnee Street and just on the west side of Beacon Hill complex with application # LOC2019-0170. This rezoning would have allowed a gas station and a wide variety of other uses. Graywood did not pursue this rezoning application.

On March 25th, Graywood submitted a revised application for LOC2019-0170 for rezoning from C-N2 to C-N1 which removed the portion with a gas station to commercial business. SECA approved the C-N1 revised application.

Now Graywood wants the gas station back. This issue has been resolved. There is no need to revisit it and re-argue issues that have already been settled.

Regards,

Murray Howland

107 Shawnee Rise SW

Norm Rousseau

From: Peggy Van de Pol <plvandepol@hotmail.com>
Sent: June 8, 2020 9:41 AM
To: Norm Rousseau
Cc: John Van de Pol
Subject: Graywood Rezoning Application

Regarding the Graywood rezoning application , I would like to register our disapproval. The change seems totally unnecessary. There are plenty of services nearby for the needs of these neighbourhoods. The road system for the increased amount of traffic is not sufficient and has been pushed to capacity with the development of Shawnee Park.

Our neighbourhood has been really disrupted for a number of years with all the development of Shawnee Park built on the former Shawnee Slopes Golf Course. Please consider the views of the long term residents whom bought homes in a golf course community only to be bombarded with every possible development in recent years.

Thank you for your consideration.

John and Peggy Van de Pol
137 Shawnee Court SW
Calgary, Alberta
T2Y 1V9
403 256 3524

normrousseau@hotmail.com

From: Peter W. Y. Snell <peter.snell@shaw.ca>
Sent: January 8, 2020 5:00 PM
To: Norm Rousseau
Subject: FW: [EXT] Proposed Land Use Change - Reference Number LOC2019-0170

Norm - FYI. Maybe we should discuss.

Peter

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: "Colley-Urquhart, Diane" <Diane.Colley-Urquhart@calgary.ca>
Date: 2020-01-08 2:52 PM (GMT-07:00)
To: "Peter W. Y. Snell" <peter.snell@shaw.ca>
Cc: "Dean, Angelique" <Angelique.Dean@calgary.ca>, Fairways Villas South Homeowners Association <fairwaysvillassouth@gmail.com>, EAWard13 - Choi Lee <EAWARD13@calgary.ca>
Subject: Re: [EXT] Proposed Land Use Change - Reference Number LOC2019-0170

Peter and Angie

Thank you so much for the heads up on this. You were the first to let me know. They have since reached out and want to meet with me. Should we meet ahead of the open house they have planned? Diane

Dicu

Sent from my iPhone
www.councillordiane.ca
www.calgary.ca/ward13
@BigRedyyc

On Jan 5, 2020, at 4:42 PM, Peter W. Y. Snell <peter.snell@shaw.ca> wrote:

Diane and Angie – This email is to document strong opposition to the proposed change to Site 3. I understand that it would permit a service station and other commercial development. Such development is **not needed** and would be **inappropriate** in the middle of a residential area. Please record this opposition coming from me as both a Community resident and as President of FVSHA. Thank you for your support.

Peter Snell, President
Fairways Villas South Homeowners' Association (FVSHA)
1058 Shawnee Road SW
Calgary, AB T2Y 1W5
403-254-6660 (Home)

403-630-5793 (Cell)

Norm Rousseau

From: Ranulf Beames <rbeames8@gmail.com>
Sent: May 4, 2020 6:26 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca
Cc: Norm Rousseau
Subject: Application #LOC2019-0170

My wife and I live in Shawnee Slopes (address below) and are very opposed to any commercial development in our community that includes a gas station. A gas station will increase vehicle traffic in the community, it will increase noise, and it will further increase light pollution in the area. There are existing gas station locations in close proximity to the community already. Please do not approve this application.

Thanks,

Ranulf Beames
1328 Shawnee Rd SW
Calgary AB T2Y2S7
403-923-6375

Norm Rousseau

From: BNL <retagreen@shaw.ca>
Sent: May 4, 2020 11:30 PM
To: alaaw13@calgary.ca
Cc: Norm Rousseau
Subject: APPLICATION # LOC2019 0170

I AM STRONGLY OPPOSED TO THE PROPOSAL TO BUILD A GAS STATION ON THE CORNER OF JAMES MCKEVITT ROAD AND SHAWNEE STREET FOR THE FOLLOWING REASONS :

THERE IS ALREADY A GAS STATION (SHELL) IN CLOSE PROXIMITY

THERE WILL BE INCREASED TRAFFIC INTO THE AREA

IN WINTER WHEN THE HILL IS SLIPPERY THERE WILL BE MORE RIGHT HAND TURNS ONTO SHAWNEE STREET, CREATING MORE TRAFFIC DIFFICULTIES

WE PURCHASED OUR PROPERTY AS A RESIDENTIAL PROPERTY AND THIS PROPOSAL CHANGES THE VERY CHARACTER OF THE COMMUNITY THAT WE HAVE COME TO VALUE

PLEASE GIVE STRONG CONSIDERATION TO ALL OF THE OPPOSING VIEWPOINTS. THIS COMMUNITY HAS BEEN RUN OVER ENOUGH BY DEVELOPERS AND PLANNERS.

SINCERELY YOURS
RETA AND TOM GREEN
204 SHAWNEE MANOR CALGARY
403 254 4434

Norm Rousseau

From: Scott and Andrea Taylor <thetaylors9700@gmail.com>
Sent: May 5, 2020 1:15 PM
To: Norm Rousseau
Subject: Fwd: Concern over Rezoning Application #LOC2019-0170

FYI.

Email sent. Thanks for looking out for our community.

----- Forwarded message -----

From: **Scott and Andrea Taylor** <thetaylors9700@gmail.com>
Date: Tue, May 5, 2020 at 1:13 PM
Subject: Concern over Rezoning Application #LOC2019-0170
To: <Angelique.Dean@calgary.ca>, <Diane.Colley-Urquhart@calgary.ca>, <Norm@view-our-homes.com>

Hi There,

I wanted to voice my concerns of the on-going application for re-zoning at the sites listed in the re-zoning application above.

My Concerns are the following.

- 1) Increased traffic - there is already great challenge to access Northbound McLeod Trail with all the expansion in the south west . Increasing population density creates more cars and will add to the congestion.
- 2) No Need for another gas station in this area - there is already adequate fuel options and this will create more local traffic through the community.
- 3) Higher density projects and added commercial businesses brings more parking issues.
- 4) Approving high density zoning when we don't know what the plans will entail in terms of visual impact to the community.

Re-zoning golf courses to new projects within existing communities should focus first and foremost on those who live in the area rather than new commercial and building opportunities.

Thanks

Scott

Scott Taylor
887 Shawnee Drive SW
Calgary AB
T2Y 1X4



Ms. Angie Dean
City of Calgary
Planning and Development

February 24, 2020

Dear Ms. Dean,

Please consider the following comments and requests from Shawnee Evergreen Community Association in your review of the Land Use Amendment application (file #LOC2019-0170).

Graywood's current zoning is Direct Control (DC) and allows for a mixed use, multifamily site. Graywood is proposing re-designating the remnants of their existing multi-family residential site (2.82 hectares, M-C2, Bylaw # 54D2012) to create 3 Direct Control (DC) land use districts:

- Site 1 and 2 - Multi Residential Districts (M-C2) are to encompass what was originally approved across all three sites plus an additional 150 units (for a total of 675).
- Site 3 - Local Commercial Neighbourhood (CN-2) site

Why is Graywood proposing these changes? Is it for good planning principles and the betterment of the community or as the Graywood communication to the community stated?

“Graywood may choose to sell the blocks to be developed by others for a purpose-built rental apartment building and a senior’s home but the new owners could build any other type of building within the same zoning”

In 2012, the Developer, City Planning and the Community settled on a set of land uses and development guidelines that attempted to balance the needs of all stakeholders. Now, the Calgary Real Estate market has softened. Graywood is trying to give themselves as much flexibility as possible to market these sites to anybody and everybody. However, it is not the responsibility or obligation of City Hall or the Community to help Graywood market their property, especially when the result is greater traffic congestion and reduced livability.

With the requested re-designation higher traffic volume over a more hours per day would result. The density of the two multi-family sites would exceed the original DC approval (maximum 160 units per hectares) by 149 units and would significantly increase the traffic trips. In addition, the commercial site would add a significant number of trips over a greater period of time.

What concerns the Community about the two multifamily sites is the increase in density on a smaller site resulting in taller building and more concentrated traffic generation. While we are told

that the developer is simply shifting approved units from other areas yet to be developed, we have not seen a request for a reduction of density from those other areas. This could result in much higher densification than is being suggested.

For the Commercial site, Graywood is proposing DC (CN-2) which is a more intense form of a neighbourhood shopping centre. Clearly there will be more traffic over longer periods of the day. CN-2 allows for convenience stores, gas bars and drive-thrus and other uses that, more times than not, operate 24 hours a day. The site is not on major commercial roadways but within a residential district. Residents feel there is no need for a gas bar in this residential setting and within the Transit Oriented Development (TOD) area.

The community may support CN-1 local commercial where all the users keep hours compatible with surrounding residential homes but any suggestion that a 24 hour or even a late-night operation would be permitted is unacceptable.

We understand the only reason the Developer and Administration are proposing DC is to maintain the existing setback and tree retention program adjacent to Beacon Hill. All other development conditions and land uses would be as per the CN-2 district

The community is also concerned that Graywood could ask for parking relaxations at the Development Permit stage (following the land use amendment stage) allowing them to build less parking stalls in the hope that all the residents would be taking public transit. This is a noble goal but seldom born out in reality. Currently the community is experiencing clogged street parking Monday to Friday during working hours from transit users. Allowing for a parking relaxation within the 600m TOD will add to the existing problem.

Given that the developer is asking for a DC land use, SECA would like to see a special condition applied to parking, that would preclude any parking relaxation in proposed new developments within the 600m TOD zone.

Failing that, SECA would request a parking restriction in that zone for a maximum of 2 hours from Monday to Friday, 6:00 AM to 6:00 PM.

Before this proposed DC land use proceeds, SECA has four requests.

1/ SECA requests a Traffic Impact Analysis (TIA) to quantify trips resulting from the increased density and new commercial uses. We also request an evaluation of whether the road network can handle the increased traffic. We make this request as there is a greater intensity of uses (increased residential and intensive commercial) being proposed with no reciprocal reduction on surrounding sites.

Furthermore, we have noticed a pattern of shortcutting from James McKeivitt Road through this area to avoid the lights at James McKeivitt Road and Shawnee Gate SW. The last TIA was done in 2012 before Shawnee Park was developed. Clearly, SECA and the City need an updated TIA to determine if the road network will handle the increased traffic.

2/ SECA request that any request for a parking relaxation should be analysed at the land use re-designation stage rather than at Development Permit stage. Concurrent with the TIA there should

be a Parking Impact Analysis with a policy or procedure developed to set out how parking will be managed throughout the Fish Creek-Lacombe LRT 600m TOD area.

3/ SECA requests that a C-N1 zoning be approved rather than the proposed DC (CN-2) site that allows for a number of late night or 24 hours uses. The C-N1 designation would be more compatible to this area. We would also request that there be a list of compatible use (or restricted uses) included in the DC guidelines.

4/ SECA suggests that the community of Millrise should be engaged as they will be similarly impacted by the increased traffic, light, and noise.

Thank you for your consideration of this feedback.

Kind Regards,



Norm Rousseau
SECA
Director of Development
Norm@View-Our-Homes.com



M. Lynn Jobe
SECA
Acting President
VP@shawneevergreen.ca

Norm Rousseau

From: slaird75@shaw.ca
Sent: February 29, 2020 10:50 AM
To: Angelique.Dean@calgary.ca
Cc: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

I am a resident of Shawnee slopes and a member of SECA, currently living on Shawnee Manor.

I support my community association requests of the following:
Before this proposed DC land use proceeds, SECA has four requests.

1/ SECA requests a Traffic Impact Analysis (TIA) to quantify trips resulting from the increased density and new commercial uses. We also request an evaluation of whether the road network can handle the increased traffic. We make this request as there is a greater intensity of uses (increased residential and intensive commercial) being proposed with no reciprocal reduction on surrounding sites.

Furthermore, we have noticed a pattern of shortcutting from James McKeivitt Road through this area to avoid the lights at James McKeivitt Road and Shawnee Gate SW. The last TIA was done in 2012 before Shawnee Park was developed. Clearly, SECA and the City need an updated TIA to determine if the road network will handle the increased traffic.

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4/ SECA suggests that the community of Millrise should be engaged as they will be similarly impacted by the increased traffic, light, and noise

Thank you,
Stu and Pam Laird

Norm Rousseau

From: Susan Rigby <smrigby@yahoo.com>
Sent: May 5, 2020 10:22 AM
To: Angelique.Dean@calgary.ca; Ward 13 Admin
Cc: Norm Rousseau
Subject: Re: # LOC2019-0170

Good morning,

With regards to the above land use amendment, I would like to strongly say that this community is against any further changes to land use within the community.

The community has already worked hard to get agreement with the city planners and developers as to what fits with the community. Yet here it is again... the developers never cease to try to wear us down and sneak in old issues where they had already been resolved and rejected.

Please fight for this community and allow us to continue with community versus values what developers think we should have.

Thank you for your time and attention.

Stay safe.

Susan Rigby

Sent from my iPad

Norm Rousseau

From: T. Sartori <traciesartori@gmail.com>
Sent: January 31, 2020 9:11 AM
To: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau; Angelique.Dean@calgary.ca
Subject: Fwd: Redevelopment FILE#LOC2019-0170 Shawnee Park/Graywood

Please see attached email.
Thanks again.

----- Forwarded message -----

From: T. Sartori <traciesartori@gmail.com>
Date: Fri., Jan. 31, 2020, 9:08 a.m.
Subject: Redevelopment FILE#LOC2019-0170 Shawnee Park/Graywood
To: <Angelique.Dean@calgary.ca>, <dianne.colley-urquhart@calgary.ca>, <norm@view-our-homes.com>, Bradee <bradee.eastman@gmail.com>

Hi all,

I attended the info session which was somewhat informative but there were far too few representatives from both the City and Graywood to properly address the crowd.

We live in the new development at 61 Shawnee Green and are very opposed to condos for seniors or otherwise being developed with no underground parking.

We are very much against a gas station being built as are many of our neighbours.

Many people already cut through Shawnee street racing to get to the ctrain to avoid the intersection at James McKeivitt and Millrise Blvd/Shawnee Gate. I would like to propose no left turns off of James McKeivitt to Shawnee Street from 6am-9am.

We would welcome restaurants that close by 12pm and any retail shops that close by 10pm. We will need some type of parking as street parking will never work in this area. Even attempting to turn left onto 6th st off of Shawnee Blvd is impossible and I have witnessed several close calls for accidents bc you just can't see if it is clear when turning due to the huge amount of people parked back to back on the street adjacent to the Graywood condos. Convenience store would be great. I am worried that someone will open a liquor store or cannabis shop so I'd like to impose a rule regarding hours of operation and the type of businesses that can open.

The Shell station off of James McKeivitt and the Rips pub, liquor store etc are constantly having to contact the police due to the type of people that loiter in the area especially so close to a ctrain station. I have witnessed phone calls to the police all hours of the day when I fill up with gas. We cannot have the same thing happen right across the street in Shawnee Park. There is no reason to build another gas station in such close proximity to the Shell.

I am sending a screen shot of the opposite side of the street where other developments have begun, I am certainly hoping the area circled will remain only as town homes.

I am quite dissapointed in the new proposed development bc it is not properly thought out at this point from a long term growth aspect. We are already considering selling when the market improves now.

Please let me know how this all proceeds and I would like to hold a community vote if possible.

Many of my neighbours feel exactly as we do.

Thank you.

Tracie Sartori
403.869.6308

Norm Rousseau

From: T. Sartori <traciesartori@gmail.com>
Sent: January 31, 2020 9:09 AM
To: Angelique.Dean@calgary.ca; dianne.colley-urquhart@calgary.ca; Norm Rousseau; Bradee
Subject: Redevelopment FILE#LOC2019-0170 Shawnee Park/Graywood

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Thank you.

Tracie Sartori

403.869.6308

Norm Rousseau

From: Tanya B <trbouchie@gmail.com>
Sent: May 4, 2020 2:47 PM
To: alaaw13@calgary.ca; Angelique.dean@calgary.ca; Norm Rousseau
Subject: RE: Application #LOC 2019-0170

Good day,

It is my understanding that Graywood has applied on November 25, 2019 to rezone two acres adjacent to James Mckevit Road and Shawnee Street and just on the west side of the Beacon Hill complex with application LOC 2019-0170. This would entail building a gas station in this area.

Communities are always changing and growing, as we've seen with the Shawnee Slopes development. However, this growth should be responsibly executed. As such, I am reaching out to share my opposition of the proposed gas station in this location. Adding a gas station to this area will not only cause further congestion to an area that is heavily residential, it also has a direct impact on the enjoyment, value and attraction of this special "park-like" community. Add to that, there is already a gas station less than 600 meters east of this location with other commercial businesses nearby. Considering this, it is my belief that there is no community benefit to adding this service to the proposed location.

Thank you for your consideration and should you have any questions or concerns please reach out to me at the number below.

Thank you,
Tanya Bouchie
Resident: Shawnee Slopes
403-689-6780

Norm Rousseau

From: Terri Loewen <bertrunge@gmail.com>
Sent: February 24, 2020 9:51 AM
To: Angelique.Dean@calgary.ca
Cc: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau
Subject: Land Use Amendment (File #LOC2019-0170)

I want to express my great concern regarding Graywood's request to change the already approved development of our community. It is not fair to make amendments that do nothing to help the residents and appear to only help the developer! We live within a block of the area that is requesting another change to increase the density of residents. Home owners usually take pride in their homes. This is not always the case with renters. Since the new development of this area, we have already seen an increase of traffic; both in vehicles and on foot. Several of the homes on our short block have been broken into and I would hate to see this increase further if 24 hour convenience stores/gas bars are allowed. The local residents do not need or want these types of services because there are already options for all these conveniences within a short distance of our homes.

Please do not approve this amendment without looking at it from our perspective. At the end of the day, all land developers have an objective to make money! This is our home and we need you to respect our Community that we live in. Thanks.

Terri & Blair Loewen

61 Shawnee Rise SW

Norm Rousseau

From: T. Sartori <traciesartori@gmail.com>
Sent: January 31, 2020 9:11 AM
To: Diane.Colley-Urquhart@calgary.ca; Norm Rousseau; Angelique.Dean@calgary.ca
Subject: Fwd: Redevelopment FILE#LOC2019-0170 Shawnee Park/Graywood

Please see attached email.
Thanks again.

----- Forwarded message -----

From: T. Sartori <traciesartori@gmail.com>
Date: Fri., Jan. 31, 2020, 9:08 a.m.
Subject: Redevelopment FILE#LOC2019-0170 Shawnee Park/Graywood
To: <Angelique.Dean@calgary.ca>, <dianne.colley-urquhart@calgary.ca>, <norm@view-our-homes.com>, Bradee <bradee.eastman@gmail.com>

Hi all,

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Please let me know how this all proceeds and I would like to hold a community vote if possible.

Many of my neighbours feel exactly as we do.

Thank you.

Tracie Sartori
403.869.6308

Norm Rousseau

From: Wes Bowler <wjbowler@gmail.com>
Sent: April 29, 2020 3:44 PM
To: alaaw13@calgary.ca
Cc: angelique.dean@calgary.ca; Norm Rousseau
Subject: Gas Station in Shawnee Park

Diane,

Can you or anyone else pls explain to me why Shawnee Park needs a gas station. The proposed location is exactly 1 block from an existing Shell station complete with an attached grocery store that is very well located on a corner lot with easy ingress and egress. In addition Sobeys is only a few hundred meters down the road.

This is completely silly and redundant and will unnecessarily increase traffic and noise. Of all the possible additions to this area a gas station is by far the worst possible one. Drive by any of these facilities in the city and you very quickly understand why. Increased traffic, litter and crime to name a few.

Isn't it time for the city to stick to at least a few of the promises it made when this whole debacle began. Surely TOD does not require a gas station in it. The whole premise of it is to move people to public transit and a gas station will surely not support that goal.

Reconsider and do the right thing!

Wes Bowler

Norm Rousseau

From: Yuri Kytsenko <ykytsenko@yahoo.com>
Sent: June 1, 2020 7:06 PM
To: Norm Rousseau; Norm Rousseau; Yuri Kytsenko Calgary; Linda Barnes
Subject: Fw: [EXT] Land Amendment LOC2019-0170

Good evening Norm,

This is my early correspondence with Angie. I would include part of my email dated December 30 in my speech and would really appreciate if somebody review it and correct my English.

Regards,

Yuri

----- Forwarded Message -----

From: Dean, Angelique <angelique.dean@calgary.ca>
To: Yuri Kytsenko <ykytsenko@yahoo.com>
Sent: Wednesday, January 8, 2020, 10:21:48 a.m. MST
Subject: RE: [EXT] Land Amendment LOC2019-0170

Hi Yuri,

Thank you and Happy New Year to you too! I did receive your comments and they will indeed be added to the file and considered with the application, and also summarized with all of the other comments received in my report to Calgary Planning Commission and City Council when the time comes.

I know that the owners/residents of Beacon Hill were indeed notified of the two previous LOC files you mentioned, and were included in communication and consultations on those applications. But with regards to the sale of the land, I am not able to provide any of that information, and since it is private property and a private sale, they are not obligated to notify the City nor adjacent owners of that information. The same as if you sold your home, you would not need to notify your neighbor of the sale nor the price. Further to this, the land use remains on a parcel regardless of whether it is sold to another owner, and Council is very cognizant of this, so the fact that the multi-residential sites were sold to Graywood to be developed is not unusual, and Council should have made their decision understanding that it was a possibility that it would be sold.

With regards to why Beacon Hill was not allowed to be 6 stories, I simply don't know. The only information I have at this stage is what ended up being approved but I don't know what the negotiations on that application looked like or what was originally proposed. I wasn't involved in the original application that approved the 26 metre building height for these sites, but the height is consistent with our Council-approved policies for buildings in Transit Oriented Development areas, so that would likely be a large factor. The Highbury Tower

residences to the east of Beacon Hill have a maximum building height of 12 stories (which would be equivalent to about 40 metres) and a density of 240 units per hectare.

Graywood has indicated that their open house will likely be the last week of January, but I don't know the exact date or any details yet, so hopefully the date that they schedule it on will work for you. I'll definitely pass along those details as soon as I receive them though.

Thanks again!

Angie

From: Yuri Kytsenko [mailto:ykytsenko@yahoo.com]
Sent: Wednesday, January 08, 2020 8:58 AM
To: Dean, Angelique <Angelique.Dean@calgary.ca>
Cc: Yuri Kytsenko <ykytsenko@yahoo.com>; Linda Barnes <barnesl@telus.net>
Subject: Fw: [EXT] Land Amendment LOC2019-0170

Good morning Angie,

Happy New Year to you!

Please confirm that my revised comments will be reviewed and considered in further decision. Please advise how our Councillor Diana Colley-Urquardt is informed about our comments.

As I mentioned below, the residents of this area have never received a true information regarding selling/reselling lands, LOC2010-0005 and LOC2013-0109, planned development in our area, and new building on Shawnee GA, etc.

I will appreciate if you could provide any additional information.

- The history of golf course selling/reselling - dates when lands were sold and resold to new owners, if possible, the price for each transactions. At the beginning we have received misleading information that Cardel would built townhouses in front of our condo and Graywood name was never posted as the developer in this area

- The history of LOC2010-0005. How it was possible to allow 26m buildings on around 4-stories Beacon Hill Condo

- The history of approval for the height of our condo building. As per original design this should be 6-stories building but constructor have not received approval from City in 1997 or 1998

- The density of senior buildings on Shawnee GA. The increased density of the area close to LRT station shall be also considered for any new Amendment

- Planned open house with Graywood. I would like to attend this meeting and appreciate if meeting to be scheduled on January 28-31 or February 01.

Best regards,

Yuri Kytsenko

----- Forwarded Message -----

From: Yuri Kytsenko <ykytsenko@yahoo.com>

To: Angelique Dean <angelique.dean@calgary.ca>

Cc: Linda Barnes <barnesl@telus.net>; Yuri Kytsenko <ykytsenko@yahoo.com>

Sent: Monday, December 30, 2019, 11:05:00 p.m. MST

Subject: Re: [EXT] Land Amendment LOC2019-0170

Hi Angie,

I really appreciate your very detailed and professional explanation given in email below. However, I strongly disagree with the plan to double(!) the density from 160 units per hectare to 375/300 uph because Graywood wants to increase the viability and financial return for the expense of significant diminishing of living conditions for all people already living in this area, especially for owners from the Beacon Hill Condominium. This plan is good to develop a *dormitory* area for residents and new tenants with dangerous driving on narrow winding 6th Street SW full of cars parked on both sides on slippery slope road. I still do not understand the logic in explanation that **doubled density** have no impact on the height of buildings. It's obvious that for low density development area the constructor will be limited with height to better utilize the existing land.

According to City policy, the highest structures shall be built close to the LRT station and two already built 5-stories condos must be the highest in this area. It would be very serious common sense and policy violation if City allows to build identical or higher structures further from LRT station which fully close the north view from our 4-stories condo. If City really concern about the density close to the LRT station, it must be also taken into strong consideration that City already maximized the investment for higher density development close to our LRT station when three huge skyscraper condos were built on Shawnee GA. It produces a strong negative effect on our condo since all views from east side windows were closed by these buildings.

As most of people from Beacon Hill community we purchased and spent a lot of money to fully renovate our property prior to retirement. We expected to enjoy our life in quite, well developed area with beautiful city view. Watching only other people leaving in opposite rental apartments would be extremely deterioration in the quality of our life. It should be serious subject to review by City of Calgary that absolutely no information about area planned development and size of buildings were available on this site and in Craywood Sales office.

It looks very strange that prior to Christmas we received for review Amendment LOC2019-0170 with no information about 26m approved height of the opposed buildings and only on December somebody installed a small board with this information. It must be noted the residents who reviewed Amendment were never informed about Council Bylaw 54D2012, LOC2010-0005, Clause 15 and Bylaw 55D2014, LOC2013-0109, Clause 38 which allow to build 26m (8-stories) multi-families buildings in front of our 4-stories condo.

Unfortunately, all the history of former golf course selling and development is full of land speculation and reselling, hidden or misleading information. Golf course was originally sold to GeoEnergy and resold to Cardel. Cardel is famous constructor for single-family houses, townhouses or moderate luxury condos, therefore, that time people were informed that only single-family homes and townhouses will be built in this area with possibly only 5-stories buildings on Shawnee DR, close to LRT. Graywood was never listed as a developer of this land when Council made a decision for golf course sale. Previous Land Amendments stated in Council Bylaw 54D2012, LOC2010-0005, and Bylaw 55D2014, LOC2013-0109 with maximum height of buildings of 26 m were never disclosed and sent for review to the residents. In your letter you mentioned that Graywood could arrange open house in the middle of January and that development permit will be available for review to residents. Please note that only misleading information that the highest buildings in this area are the 5-stories already built condos were available in Greywood office, I never seen any open house notification, and development permits were never available for public information and review.

CONCLUSION

I would really appreciate if my proposed changes to be carefully reviewed by all people involving in decision for development of area extremely important for my family and existing and future residents of our communities:

- The proposed Land Amendment LOC2019-0170 must be refused and forgotten. There is absolutely no reasons to double the density of this area.
- To be in full accordance with City policy, new Amendment LOC2020-... should be issued for review and implementation. This Amendment shall confirm the City policy to build the highest structures close to LRT and establish the maximum height of the buildings in area DC (CN-2) but between Shawnee Road and Shawnee Boulevard as a height of already built 5-stories condos. The maximum height of all buildings in area DC(CN-2) between Shawnee BLVD and Beacon Hill Condominium **shall be limited to 10m**. It should be considered that maximum height of buildings in adjacent area of DC Site 1 is 10m (Amendment LOC2013-0109, Clause 16). If City follows Graywood request to double the **approved** density of 160 uph, City also shall review and consider my request as a resident of this area. City managers and member of Council shall be aware that Graywood was not the buyer of this land during public review of golf course selling and 2012 Amendment LOC2010-0005 was not available for review and even for information for surrounding residents. Could you please review the known fact that our Beacon Hill condo was designed as a 6-stories building but received approval for only 4-storied structure. Original residents told me that City limited its height that time
- In all cases narrow 6 Street and Shawnee BLVD shall be limited for car parking only on one side. It's a City responsibility to establish safety driving on streets in both directions.

P.S. Please confirm that my comments will be considered and I will receive your conclusion. I also completed and sent form PL1285, however, other residents of our condo couldn't find this form. I would appreciate if you would contact me for further discussion but I would be on vacation from January 14, 2020

Best regards and a Happy New Year!

Yuri Kytsenko, P.Eng (retired)

Unit 5208 Owner, 14645, 6 Street SW

Calgary, AB, T2Y 3S1

Phone 403-667-9327

On Friday, December 20, 2019, 03:07:49 p.m. MST, Dean, Angelique <angelique.dean@calgary.ca> wrote:

Hi Yuri,

I have read through your letter and your original email, and I think first sending an email with an explanation of this application would be best, so forgive me for the very long email that follows! There is a lot of complicated information here, so I think having it written down so you can read through it at your own pace is best. So to begin, I'll give you a quick history of the site because there are a few things in your letter that seem to be a bit misunderstood.

The golf course was originally closed and sold to GeoEnergy (they were the original developer, Cardel bought it at a later date), and in 2012 Council approved the land use, outline plan and policy amendment to determine the plan for the development of all of the golf course lands. At that point they separated the land into two distinct sections in the policy plan, the 'TOD Area' (TOD meaning Transit-Oriented Development) and the 'Special Residential Area', shown on the map below:



So the site that we're looking at now is in the TOD Area, behind Beacon Hill. The policies for the TOD Area require that this area should contain medium-density residential development that gets higher as you move closer to the LRT station, so this site and the site Graywood already built the two condo buildings on should be the highest.

The land use that is currently on this site (since 2012) already allows for a maximum building height of 26 metres, which was considered to be an appropriate building height for that location, specifically because it is so close to the LRT. I think this is a really important point, because even if this application was refused, they could still build to the exact same height as if it was approved.

The biggest change, that you did note in your letter, is the density. And as you also noted, Greywood sees this as a redistribution of density that they didn't build on their other sites, so in reality there will be the same number of housing units in that TOD Area as was always intended. However, at the City, we consider only the absolute maximum that could possibly be built on the site, because there is no guarantee that they will develop as Greywood plans, because we never know what might happen, so we have to consider the absolute highest number. In this case, the original site (2.82 hectares) at 160 units per Hecate, would be able to accommodate 451 units. The new densities, with 300 units per hectare on 1.08 hectares of land and 375 units per hectare on 0.93 hectares of land could potentially yield 672 units, but Greywood has proposed a rule in the Bylaw that would limit the combined total to 600, so that would be an overall increase of 149 units over the entire site. If that limit is in the bylaw, then it must be followed, so 600 would indeed be the limit. I know this is a lot of numbers but hopefully that explanation makes sense.

The reason I wanted to explain all of this is because that is really all that is on the table here. They are also asking for some of their parking to be allowed outside instead of underground, but it wouldn't change the number of parking stalls required at all. The building height is not changing, the types of buildings (apartments or seniors housing) could all still be built even if this application is refused.

So the other thing that I want to point out is that at this stage, we are only looking at the land use, not the actual development on site. Once they apply for a development permit, there will be another opportunity for you to submit comments on what the buildings actually look like - that's a different application type, at a future stage. I understand your concerns about having a large building quite close, and I have heard from many others in your same situation that feel the same way, and I can assure you, the City does care. We are certainly not trying to make life worse for anyone, and not favouring the developer over the current residents. We do want to see higher density development close to the LRT because that is a huge investment that the City has made with taxpayers' money, so we want to make sure that we maximize that investment, and the more people we can have living close to it, the better. What we aim to achieve is the best overall result for Calgary as a whole.

Another thing to note about the height is that the Beacon Hill site is actually quite a bit higher than the Graywood site, so even if they built 8 storeys (which would be the absolute maximum), that would be from the north side of the site, which would actually mean only about 4/5 storeys would be above ground on the Beacon Hill side.

So hopefully this answers why there were no images of buildings or the future development, what this proposal is really about, and what the future steps will be. With regards to the parking situation, I have heard similar concerns from other people in the area, and since that is an existing problem, it should really be dealt with sooner than later, as this application won't change anything about that. My suggestion to you all is to call 311 and make them aware of the problem. The more people call in and identify it as an issue, the sooner they can do something to fix it. Unfortunately I don't have any influence over that type of thing.

I sincerely want to thank you for the time you've taken to write me and call me, and I hope you know that I truly am taking your concerns and all of your neighbours' into account with my review of this application. I have talked to Greywood and Situated and they are going to hold an open house in mid-January to provide more information and give everyone an opportunity to give their feedback, directly to the developer, or to me (I will also come to hear what everyone has to say and make sure I know what information is being given to the community. And of course, to answer any questions that people might have about the City process. They don't have the details on when or where exactly it will be, but I will email everyone that has contacted me when I hear back from them.

Also, despite the deadline date on the letter, I will still accept feedback on this application anytime, (that letter is just automatically generated with a date) as I want to make sure I get any feedback that residents have, no matter when that happens. So don't worry about rushing to get anything done, I will be back in the office in January and will continue the discussion then.

In the meantime, I hope this information is helpful and I hope you have a wonderful holiday season.

Angie

D. Angelique Dean, B. A. (Hons)

Senior Planner

Community Planning - South

Planning & Development

City of Calgary

Floor 5, Municipal Building

P.O. Box 2100 Station M #8073

Calgary, AB T2G 2M3

T 403.268.1087 F 403.268.1997

E angelique.dean@calgary.ca W calgary.ca

From: Yuri Kytsenko [<mailto:ykytsenko@yahoo.com>]
Sent: Thursday, December 19, 2019 11:23 PM
To: Dean, Angelique <Angelique.Dean@calgary.ca>; Yuri Kytsenko <ykytsenko@yahoo.com>
Subject: Re: [EXT] Land Amendment LOC2019-0170

Good morning Angie,

Thank you very much for quick response. Could you please review my DRAFT comments to your Amendment letter prior to our conversation tomorrow morning. I would correct my letter prior to issue for your and other people review subject to our discussion.

CONCERNS WITH THE APPLICATION FOR LAND USE AMENDMENT

LOC2019-0170 at LOCATION: 88 SHAWNEE STREET SW

PROJECT OVERVIEW

The “development” of this area looks like as an attempt of constructor CRAYWOOD to develop a ghetto for retired people in the middle of our beautiful city. As most of people in our communities, we bought our second floor condo due to perfect location and nice views from east and north sides of our building. We spent more than \$50k to improve it. However, two high density skyscrapers have already built on Shawnee GA and they closed all views from the east site of our building.

When adjusted golf course was originally sold to CARDEL, we were informed that only single family and/or townhouses will be built in this area and we would still have a view on Fish Creek and downtown. No more information about future development was available in our area and in Craywood Sales office. People in office permanently told or cheated that no plan for development still available. It's a clear cheating since City of Calgary sent as now not Land Use document but AMENDMENT LOC2019-0170 to this project! Unfortunately, this unclear letter with poor sketch confused a lot of people because it doesn't show what kind and what size of buildings will be built in front of our condo. Only now one small board on the street shown that builder has a hidden approval from City to build 7-8 stores multi-residential apartment buildings just in front of our 4-stores houses (areas DC/M-C2, sites 1 and 2). Now a lot of people doomed to leave in unsafety heavy density area with one lane road and watch from their windows only what other people doing in opposite apartment. Our isolated buildings would turn into a ghetto.

SAFETY AT INCREASED DENSITY

Most important for all of us is a safety of our life. It's always more conflicts between people leaving in heavy density areas. We would significantly loose the safety and privacy of our lives and properties if random tenants could leave and watch us from 7-8 stores opposite apartments. It would be a real test what is more important for City of Calgary: calm life of mostly retired people or additional profit for Craywood Situated.

I am extremely oppose the critical concern of Graywood's proposal to substantially increase the density on Sites 1 and 2. They are asking for 300 units per hectare for Site 2 and 375 for Site 1, from the existing density of 160 units per hectare (uph). Density should be less than 160 uph and include units above the commercial property. City should stop Graywood's higher profitable "density redistribution" for the expense of live and cost of adjacent Owners at Beacon Hill! Very interesting issue to review and consider by City: The developers of our Beacon Hill condo complex wanted to build a 6-stores buildings but received permission from City only to construct four floors. Why this developer could receive approval to build 8-stores buildings in front of only 4-stories approved ones?

While Graywood is wanting to respond to the changes in market conditions, we as owners do not feel this should be at our expense. Given that real estate prices have already reduced and will be even further reduced if a rental property is put directly to the north, this creates many negative issues for us as condo owners.

PARKING AND DRIVING

I could not believe that City of Calgary would approve the project which develop extremely unsafety conditions for driving, especially for old people. Even now it's a dangerous driving in this area. Slippery, with curved slope, 6th Street SW most days has parked cars on both sides of the street. You should drive on only one narrow lane between the parked cars with no visibilities and no maneuver for the oncoming vehicle coming from the curved slope. Now it's only construction workers parked cars during the day. What would the situation be if there were numerous owners, renters and visitors from 8-stores apartments looking for parking? I never seen in Calgary such invisible permanent slope driving between narrow parked cars.

CONCLUSION

We purchased this property prior to retirement to enjoy our life in quite, well developed area with beautiful city view. Watching only other people leaving in opposite rental apartments would be extremely deterioration in the quality of our life. It would be the slap in our face if the City of Calgary approve this application to increase the viability and financial return to Graywood for the expense of significant diminishing of living conditions of all owners from the Beacon Hill Condominiums. We do not have the financial background to sell out our expensively renovated apartment with diminishing value now and relocate to another area. We still believe that City of Calgary cares about its taxpayers not about additional profit for construction companies. I hope all amendments would be rejected and no 8-stores building would be constructed in front of our windows.

Yuri Kytsenko, P.Eng

Unit 5208 Owner, 14645, 6 Street SW

Calgary, AB, T2Y 3S1

Phone 403-667-9327

On Thursday, December 19, 2019, 03:34:15 p.m. MST, Dean, Angelique <angelique.dean@calgary.ca> wrote:

Hi Yuri,

Thanks for your email, I just wanted to send you a quick note to let you know that I did receive your messages and I have been busy trying to go through all of the calls and emails, but I have dedicated tomorrow morning to getting back to everyone, so I will call you or send a more detailed response tomorrow. But I just wanted to make sure you know that I have not forgotten about you! Talk to you tomorrow.

Angie Dean

From: Yuri Kytsenko [<mailto:ykytsenko@yahoo.com>]
Sent: Thursday, December 19, 2019 3:16 PM
To: Dean, Angelique <Angelique.Dean@calgary.ca>; Yuri Kytsenko <ykytsenko@yahoo.com>
Subject: [EXT] Land Amendment LOC2019-0170

Dear Angie,

I just came back from vacation and found your letter regarding Land Use Amendment LOC2019-0170. I left a few messages on your answer machine but have not received any response yet.

I would like to issue my comments regarding this application, however, I need a few clarifications from you as a Project Manager:

- The existing golf course was originally sold to single-house builder CARDEL. We were informed that only a single one- or two-stores houses would be build in this area. Why there are several new multi-house builders in this area who weren't on the list of constructors for golf course area?

- Absolutely no information was available regarding planning development on DC (MC-2) Site 1 and 2 and DC(CN-2). Please advice about the original plan for development in this areas. Even your colleague Jessy couldn't answer me how many stories buildings were approved for construction in MC-2 and CN-2. Your letter also have not provided this extremely important information. This information was intentionally hidden for people whose leaving conditions would be completely destroyed with new construction. The new board recently installed in our area suddenly shown that huge 7-8 stores multi-residential apartments will be built in front of our 4-stores building! With two existing skyscrapers on west side, the new huge building on north side would develop a ghetto view for us. Please advise what kind and size of buildings were approved by City of Calgary.

- Please note that our buildings were originally designed as a 8-stores unit but have not received permission from City of Calgary. Please advise why the City now allows to build the huge multi-stores buildings which closes ALL VIEWS from our buildings.

I would really appreciate if you could answer my questions prior I officially issue my comments to this Amendment.

Best regards,

Yuri Kytsenko, P.Eng.

5208, 14645, 6 St. SW

Calgary AB T2Y 3S1

Ph. 403-667-9327

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Norm Rousseau

Subject: FW: Non compliance to TOD in LOC 2020-0488

Good morning

I reviewed all documents this night and was very disappointed with City Planner documents. She ignored all our comments and concluded that Application to build double-density ugly 8-story buildings between 4 and 5 story houses far away from LRT are in compliance with TOD. It's a real concern how City professional follows City approved regulations. Our comments about unsafe conditions on fully parked 6 St were fully ignored and intentionally not included in Section "Transportation"

Unnecessary gas station with hundreds of cars driving on area with hundreds new kids not addressed. What is the requirements for playground if we expected 1500 new residents with young families and small playground?

I hope you raise my concerns prior it would be automatically approved by Commission according to incomplete Amendment.

I sent my comment to Planning Director Mr. Tita but not sure that the address is right and he has time to review it. If possible, please suggest about email address of other Members.

We should stop this unethical practice when not only residents comments are fully ignored but City official documents are misinterpreted. Now I understood how 26m dormitory wall around our beautiful condo was approved several years ago.

Best regards,
Yuri

Sent from my iPad

Begin forwarded message:

From: YURI <ykytsenko@yahoo.com>
Date: May 6, 2020 at 4:20:41 AM MST
To: Matthias.tita@calgary.com
Cc: Yuriy Kytzenko <ykytsenko@icloud.com>
Subject: Non compliance to TOD in LOC 2020-0488

Good morning Mr. Tita,

Sorry to apply to you directly but I would like to draw your attention to discrepancies and inconsistency on Graywood Application #LOC2019-0170 and CPC 2020-0488 Amendment issued for your review and approval on May 07 Planning Commissions Meeting.

In December 2019 we already reviewed confused Amendment. Now you received for approval even more contradictory revised Application and Amendment. It's an additional example how public opinion was ignored and incomplete document was sent for your review and approval

Upon very controversial selling of golf course on Shawnee Slope, this area became the field of land speculation, hidden approval with non compliance to TOD, misleading and cheating of residents.

The land was resold several times especially when City approved construction of 26 m height buildings without public information and review. Residents were permanently mislead by previous and current land owners that only single family and townhouses to be built here. Now Graywood again tried to receive permission for another selling of this land without any control from City.

It would be a hot **pandemic** and unsafe spot when existing and 1500 new residents walk back to back on tiny area and on busy road to LRT. By using confused units (uph vs. unit quantity) full non-compliance to the basic TOD requirements was hidden in these Application and Amendment.

The requirements for density and height of building clear stated in TOD Section 5.1 "Locate the highest density uses and building forms (e.g. apartments, office towers) as close as possible to the LRT station" and Section 5.2 "***The highest densities in a TOD station area should occur on sites immediately adjacent to the station. Consideration for impacts of height on shadowing and massing should be made in determining transitions as well. Create transition between higher and lower intensity development by stepping down building heights and densities from the LRT station building.***"

The **maximum height and density** must be considered and used as **basic point** from two the **closest to LRT station already built and populated 5-story buildings on Shawnee Drive**. These buildings must be the **highest** in this area. In full contradiction to TOD, Graywood proposed to increase to 600 units and built **stepping up** ugly **double-density 8-story** dormitory-type buildings **further and further away from LRT**. It's a perfect architecture decision to close all views to residents of Beacon Hill **4-Story** building . it's full non-compliance to Section 9.0 "Policy Objective – PLAN IN CONTEXT WITH LOCAL COMMUNITIES" which stated "Transit Oriented Development should **benefit the local community**. Through consultation with local communities, TOD should provide a wide range of supporting benefits for local communities, including increased uses and services, a variety of housing, increased transportation options, and a more walkable environment and community amenities."

Could you please pay attention that Issued for your approval both City and Graywood documents stated as **full compliance to TOD**.

With well-known lack of parking spots, it would be a dangerous walking to LRT and driving on curved and sloped 6 Street full of cars parked on both sides of narrow road. However, this critical safety problem for hundreds of residents was not even included in section Transportation (page 9). Several our requests to provide additional TIA were ignored and incomplete document was sent to you.

We have local Shell gas station just around the corner, however, Graywood wants to increase roads loads by constructing new dangerous gas station in heavy populated area with hundreds of kids.

There is no consideration regarding hundreds of kids from increased double-density rental apartments. No review was made how these kids would play on small, poor equipped playground.

I issued tens of comments to Angelique Dean with reference for non-compliance to all Sections of TOD but couldn't find any of my comments included in revised documents issued for your approval.

I would like to ask you to review and reject this Application as inconsistent and extremely inconvenient for existing and new residents.

Sincerely,

Yuri Kytsenko, P.Eng (retired)

#5208, 14645 6st.SW (Beacon Hill)
T2Y 3S1
Phone 403-667-9327

Norm Rousseau

From: Lynn Jobe <ljobe.afl@gmail.com>
Sent: January 6, 2020 9:30 AM
To: Yuri Kytsenko
Cc: Norm Rousseau; lynn Jobe; SECA
Subject: Land Amendment LOC2019-0170

Hi Yuri,

Thanks for your email. I got your note as I receive the info@shawneevergreen.ca emails. And for future reference, I was recently made aware that Norm prefers this address - Norm@view-our-homes.com.

Norm and I will be chatting soon and we'll get back to you with a response to your concerns.

Thanks again for your email.

Kind Regards,

Lynn

Lynn Jobe
Vice President
Cell/Text: 403-606-2406



On Jan 6, 2020, at 9:22 AM, Yuri Kytsenko <ykytsenko@yahoo.com> wrote:

Sorry,
I confused with your email address

Regards,
Yuri

----- Forwarded Message -----

From: Yuri Kytsenko <ykytsenko@yahoo.com>
To: ljobe.afl@gmail.com <ljobe.afl@gmail.com>; info@shawneevergreen.ca <info@shawneevergreen.ca>; NormRousseau@view-our-homes.com <normrousseau@view-our-homes.com>; rose.rlmccall@gmail.com <rose.rlmccall@gmail.com>; Linda Barnes <barnesl@telus.net>
Sent: Monday, January 6, 2020, 07:43:28 a.m. MST
Subject: Fw: [EXT] Land Amendment LOC2019-0170

Good morning Lynn,

I received a copy of your correspondence with Linda Barnes regarding LOC2019-0170. It must be serious concern that we were never informed about

Council Bylaw 54D2012, LOC2010-0005, Clause 15 **with 26 m** approved height on north and west side of our building (area DC). With three high-risers already blocked all view from east side it would develop a *ghetto* conditions for people living in 4-story building surrounded by 8-stories constructions **from north, east and west!** We never receive any information from our Board despite I raised this question on three Annual Condo Meetings as well as Board do not respond to my request dated December 20 to send rejected response to City.

Please note that all the history of former golf course selling and development is full of land speculation and reselling, hidden or misleading information and Graywood never informed us about the plan to build a 8-stories buildings opposite our windows.

Please find the copy of my correspondence with City Planner Angie Dean. Please note that her letter Land Amendment LOC2019-0170 did not include any information regarding 26 m height of new buildings and a lot of people who responded to this letter never know about planned development.

Best regards and a Happy New Year!

Yuri Kytsenko, P.Eng

Unit 5208 Owner, 14645, 6 Street SW

Calgary, AB, T2Y 3S1

Phone 403-667-9327

----- Forwarded Message -----

From: Yuri Kytsenko <ykytsenko@yahoo.com>

To: Angelique Dean <angelique.dean@calgary.ca>

Cc: Linda Barnes <barnesl@telus.net>; Yuri Kytsenko <ykytsenko@yahoo.com>

Sent: Monday, December 30, 2019, 11:05:00 p.m. MST

Subject: Re: [EXT] Land Amendment LOC2019-0170

Hi Angie,

I really appreciate your very detailed and professional explanation given in email below. However, I strongly disagree with the plan to double(!) the density from 160 units per hectare to 375/300 uph because Graywood wants to increase the viability and financial return for the expense of significant diminishing of living conditions for all people already living in this area, especially for owners from the Beacon Hill Condominium. This plan is good to develop a *dormitory* area for residents and new tenants with dangerous driving on narrow winding 6th Street SW full of cars parked on both sides on slippery slope road. I still do not understand the logic in explanation that **doubled density** have no impact on the height of buildings. It's obvious that for low

density development area the constructor will be limited with height to better utilize the existing land.

According to City policy, the highest structures shall be built close to the LRT station and two already built 5-stories condos must be the highest in this area. It would be very serious common sense and policy violation if City allows to build identical or higher structures further from LRT station which fully close the north view from our 4-stories condo. If City really concern about the density close to the LRT station, it must be also taken into strong consideration that City already maximized the investment for higher density development close to our LRT station when three huge skyscraper condos were built on Shawnee GA. It produces a strong negative effect on our condo since all views from east side windows were closed by these buildings.

As most of people from Beacon Hill community we purchased and spent a lot of money to fully renovate our property prior to retirement. We expected to enjoy our life in quite, well developed area with beautiful city view. Watching only other people leaving in opposite rental apartments would be extremely deterioration in the quality of our life. It should be serious subject to review by City of Calgary that absolutely no information about area planned development and size of buildings were available on this site and in Craywood Sales office.

It looks very strange that prior to Christmas we received for review Amendment LOC2019-0170 with no information about 26m approved height of the opposed buildings and only on December somebody installed a small board with this information. It must be noted the residents who reviewed Amendment were never informed about Council Bylaw 54D2012, LOC2010-0005, Clause 15 and Bylaw 55D2014, LOC2013-0109, Clause 38 which allow to build 26m (8-stories) multi-families buildings in front of our 4-stories condo.

Unfortunately, all the history of former golf course selling and development is full of land speculation and reselling, hidden or misleading information. Golf course was originally sold to GeoEnergy and resold to Cardel. Cardel is famous constructor for single-family houses, townhouses or moderate luxury condos, therefore, that time people were informed that only single-family homes and townhouses will be built in this area with possibly only 5-stories buildings on Shawnee DR, close to LRT. Graywood was never listed as a developer of this land when Council made a decision for golf course sale. Previous Land Amendments stated in Council Bylaw 54D2012, LOC2010-0005, and Bylaw 55D2014, LOC2013-0109 with maximum height of buildings of 26 m were never disclosed and sent for review to the residents. In your letter you mentioned that Graywood could arrange open house in the middle of January and that development permit will be available for review to residents. Please note that only misleading information that the highest buildings in this area are the 5-stories already built condos were available in Greywood office, I never seen any open house notification, and development permits were never available for public information and review.

CONCLUSION

I would really appreciate if my proposed changes to be carefully reviewed by all people involving in decision for development of area extremely important for my family and existing and future residents of our communities:

- The proposed Land Amendment LOC2019-0170 must be refused and forgotten. There is absolutely no reasons to double the density of this area.
- To be in full accordance with City policy, new Amendment LOC2020-... should be issued for review and implementation. This Amendment shall confirm the City policy to build the highest structures close to LRT and establish the maximum height of the buildings in area DC (CN-2) but between Shawnee Road and Shawnee Boulevard as a height of already built 5-stories condos. The maximum height of all buildings in area DC(CN-2) between Shawnee BLVD and Beacon Hill Condominium **shall be limited to 10m**. It should be considered that maximum height of buildings in adjacent area of DC Site 1 is 10m (Amendment LOC2013-0109, Clause 16). If City follows Graywood request to double the **approved** density of 160 uph, City also shall review and consider my request as a resident of this area. City managers and member of Council shall be aware that Graywood was not the buyer of this land during public review of golf course selling and 2012 Amendment LOC2010-0005 was not available for review and even for information for surrounding residents. Could you please review the known fact that our Beacon Hill condo was designed as a 6-stories building but received approval for only 4-storied structure. Original residents told me that City limited its height that time
- In all cases narrow 6 Street and Shawnee BLVD shall be limited for car parking only on one side. It's a City responsibility to establish safety driving on streets in both directions.

P.S. Please confirm that my comments will be considered and I will receive your conclusion. I also completed and sent form PL1285, however, other residents of our condo couldn't find this form. I would appreciate if you would contact me for further discussion but I would be on vacation from January 14, 2020

Best regards and a Happy New Year!

Yuri Kytsenko, P.Eng (retired)

Unit 5208 Owner, 14645, 6 Street SW

Calgary, AB, T2Y 3S1

Phone 403-667-9327

On Friday, December 20, 2019, 03:07:49 p.m. MST, Dean, Angelique <angelique.dean@calgary.ca> wrote:



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Peter
* Last name	Snell
Email	peter.snell@shaw.ca
Phone	4032546660
* Subject	LOC2019-0170 for changing the DC zoning to C-N2
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	C-N1 zoning which Graywood had agreed to is appropriate for this site. C-N2 which would permit a gas station is totally inappropriate for this site given the proximity to residential area, LRT station and existing gas station a few 100 metres away. The City MUST support the community residents by restricting land use change to C-N1.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jim

* Last name Hubbard

Email jimhubbard39@gmail.com

Phone 4032782996

* Subject LOC 2019-0170 FOR CHANGING THE DC ZONING TO C-NZ

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I cannot believe that there is still the possibility of having a gasoline site on the Graywood development area. On the one hand we promote protecting the environment and using mass transit (the LRT is a few hundred meters from the Graywood development) and on the other hand we are going to promote developing a gasoline site in the middle of a new residential area and as you already know there is a gasoline site a few hundred meters from the Graywood development on the corner of James Mckevitt & Millrise Blvd.

Gasoline sites come with all the possible risks such as minor and major spills when delivering the product. Even in these days of high technology there is always a possibility of underground leaks of gasoline and Graywood development is so near Fish Creek park and the river. What a shame that would be. People do not buy into new residential areas because there is a gasoline site next to their new home.

There is simply not one good reason for having a gasoline site in that area.....TELL THEM NO.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lynne

* Last name Fawcett

Email lynnefawcett@shaw.ca

Phone

* Subject LOC2019-0170

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

C-N1 which was agreed to is suitable for this site.. The proposed C-N2 permitting a gas station is not, in my opinion, suitable for this location in a residential area. There is a gas station very close to this site and with the LRT station, enough is enough. PLEASE refer to correspondence of February 28th with my WARD 13 contact Choi Lee for clarification. We must only support the land use of C-N1.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name R E (Ronald)

* Last name Harris

Email rebj50@shaw.ca

Phone

* Subject loc 2019-0170 CN-1 Service Station

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Plan was APPROVED as CN-1 meaning, no service station.
In the attempt to change back is simply not acceptable.
Please abide by the wishes of our area..that being " NO SERVICE STATION "



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Pat

* Last name Ochitwa

Email

Phone

* Subject LOC2019-0170 for changing the DC zoning to C-N2

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is a strong objection to rezoning the particular property to accommodate a gas station. This property is adjacent to two different seniors' housing facilities and also in very close proximity to a high density residential area. To allow a gas station for this space would be totally inappropriate and also very dangerous!



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Peter

* Last name Vanderlinden

Email ptopete@shaw.ca

Phone 4032788200

* Subject Graywood land use change LOC2019-0170-Site 3.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Graywood's land use application for CN2 was heavily contested by the community and they changed to apply for CN1. But now they have CN2 back on the request. A gas station is totally unsuitable for this new upscale residential development - it would degrade the appeal. They belong on major roadways for easy access. Besides, there is a gas station already a few hundred meters down the road. Surely they do not need any competition that close?



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* First name

* Last name

Email

Phone

* Subject

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Opposing the proposal of changing pre approved CN1 to CN2 , I think its in appropriate to have gas station just beside multi level senior residence.

From: [YURI](#)
To: [Public Submissions](#)
Cc: [Yuriy Kytsenko](#); [Linda Barnes](#); [Colley-Urquhart, Diane](#)
Subject: [EXT] Ignored public safety and City regulations in documents presented for approval
Date: Friday, May 08, 2020 2:42:12 AM

Good morning,

I would like to speak on Public Hearing meeting on June 15, 2020 about extremely important issues. I would like to present serious evidence about ignorance of public safety and violence of City regulations in documents submitted for Councillors approval

Today I listen a hearing in Calgary Planning Commission and found that documents submitted for review for Land Use Amendment for Shawnee Slope LOC2019-0170 and CPC2020-0488 were incomplete and presented with serious errors.

City Planner was fully aware that this project has several non compliances to TOD but ignored this key City document and presented to Commission her Amendment CPC2020-0488 as fully complied to TOD. Fulfillment of the requirements laid down in TOD is the key to making a decision by Commission, therefore I want to present the measure with documented evidence of violations of these conditions.

Most of residents sent comments about very dangerous driving on main area road full of parking cars. However, the unsafely conditions of 6 Street SW were neglected and intentionally not included in Amendment for Members review.

Hundreds of kids from 600 new rental units in heavy density area have no place to play except only small playground. However, kids safety was completely compromised with hundreds additional coming to new gas station if it would be approved for this area.

My main concern is not only this particular case. More important that City Councillors should be aware how incomplete and misleading information affects decision making.

Could you please confirm that my application is approved and I have 5 minutes to present my evidences and concerns

Sincerely,

Yuri Kytsenko, P.Eng (retired)
5208, 14645 6 St. SW
Calgary T2Y 3S1
Phone 403-667-9327
Sent from my iPad