



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	Garry
* Last name	Henderson
Email	BHKassoc@shaw.ca
Phone	4032172380
* Subject	Application for Land Use Amendment LOC2019-0165 - 1186 Prominence Way SW

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

Further to our letters of November 20, 2019, April 9, 2020 and May 6, 2020 on behalf of the homeowners of the Brickburn Condominium Corporation (Condominium Plan #9212075) we would like to again strongly voice our opposition to the proposed amendment to the Land Use Designation (S-FUD to M-CG d30) and the Patterson Heights (Strathcona Cell "A") Concept Plan for the subject property. Please include the attached letter for consideration in the Council's Public Hearing meeting scheduled for June 15, 2020. Thank you for your assistance and the Council's consideration.

June 9, 2020

The City Clerk - Calgary
313 7 Ave SE
Calgary, Alberta
T2G 0J1

Attention: Council's Public Hearing

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

Further to our letters of November 20, 2019, April 9, 2020 and May 6, 2020 on behalf of the homeowners of the Brickburn Condominium Corporation (Condominium Plan #9212075) we would like to again strongly voice our opposition to the proposed amendment to the Land Use Designation (S-FUD to M-CG d30) and the Patterson Heights (Strathcona Cell "A") Concept Plan for the subject property.

While we were pleased a virtual open house was held by the applicant June 8 to finally communicate some of the conceptual development plans for this property we continue to be strongly opposed to:

- The lack of consideration of input from impacted homeowners prior to the Calgary Planning and Development department's recommended changes to the land used designation and Patterson Heights (Strathcona Cell "A") Land Use Concept Plan.
- The recommended land use density - MCG-30 and 37 units. This differs significantly from our complex's R-C2 designation in both density and types of units. The proposed unit density per hectare is almost 2 times our complex's density (30 versus 16 u/ha).
- The current Patterson Heights (Strathcona Cell "A") Land Use Concept Plan indicates a current Low Density Single Family Residential Area (1-6 units per acre) for the subject property. Area homeowners have relied upon this information in their past purchasing decisions. Based on the size of the property (3.07 acres) this would mean 3 to 18 units, not the proposed 37 units. The Planning & Develop representatives at the open house indicated the Patterson Heights (Strathcona Cell "A") Land Use plan is non-statutory, however, I would then question the need for a concept map at all if interested users cannot rely upon the information and the requirement for Council to approve an amendment to this concept map.
- An inaccuracy or error was reflected in the Planning & Development Report to Calgary Planning Commission dated April 16, 2020, page 9 under the heading Patterson Heights (Strathcona Cell "A") Concept Plan (Non-Statutory – 2014) , which stated "the site's location which is directly adjacent to a **medium density land use district.**" The Brickburn property is indicated as a Low Density Single Family Residential Area (1-6 Units per acre) and Prominence Estates to the north of the subject property as Low Density Multi Family Residential (8-10 units per acre).



- The recommended MCG-30 land use designation allowing up to 37 units of entry level family homes will impact:
 - traffic volumes entering and exiting Prominence Way SW
 - area parking
 - common services such as water, sewer and electricity usage.

No studies have been completed to determine the impact of the recommended amendments.

- Based on the proposed site concept plans shared by the applicant at the June 8 virtual open house we continue to be opposed to the high unit densities, potential height of units, proximity to property lines, impact on our Brickburn Homeowners privacy and possible negative impact on the market value and desirability of units within our complex.

If there are any questions or if the Board may be of assistance we can be contacted through our complex's management company; Lana Radojevic, Go Smart Property Managers Inc.:

Email: lana@gosmartmanagers.com

Telephone: (403 262-7955)

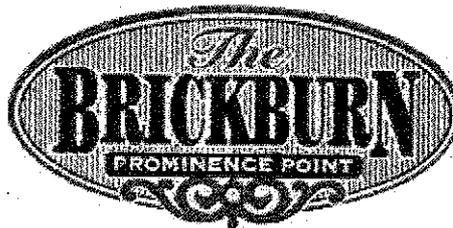
We look forward to hearing the outcome of this application at the Public Hearing Meeting scheduled for June 15, 2020.

Thank you for your assistance in this matter.



R. Garry Henderson

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



Pendola, Amy J.

From: stuart ross <stuart.ross@shaw.ca>
Sent: Tuesday, June 9, 2020 3:31 PM
To: Davison, Jeffrey R.
Cc: Public Submissions
Subject: [EXT] 1186 Prominence Way SW Land Use Application

Councillor Davison,

I attended a virtual public meeting last evening, and I concluded that it is important to write to you urgently today.

The public process for this application has been mishandled, the directly affected adjacent property owners have been kept out of this process repeatedly, starting with a closed meeting with the community association and the developer, a faulty public notice, failure to engage the adjacent owners in the latest public meeting, and more. I am the president of the condominium corporation at 1220 Prominence Way, and received a notice of a virtual meeting last week. I asked the developer's representative for permission to invite any interested owner in our complex and was told this was not possible. Last evening I noted several owners from the Brickburn on line, and was rather upset that our complex had been cut out. There were owners in our complex who wanted to attend and were kept out.

During last evening's meeting it became apparent that the neighbourhood has been labouring for years on the understanding that the current Concept Cell plan had some teeth and meaning. The planning officials last evening made clear for the first time that they place no serious importance on the Concept cell plan, and said they are solely guided by the Land Use Bylaw. Due to the fact that this area faulted in the early 80's with a bankrupt developer, the City did not put in place a proper development plan, and rather put a concept plan in place. The plan has been routinely ignored and then repeatedly amended despite the area trying to deal with repeated overdevelopment of the area. The plan specifically references the over density, but the City has repeatedly allowed developments that are unsuitable and over the density allowed. It has now become obvious that the plan is meaningless, and this was implicitly admitted last evening by the Planning Department.

This new application proposes 37 townhouses which is overdeveloped for the site and neighbourhood, and the planners suggested they used our development as a guidance for density. They did not recognize that our property is not at the level they allowed, and more importantly, the proposed development is far above the average density of adjacent properties on all 4 sides (likely by a factor of 2-4 times).

The proposed density is wrong, as evidenced by the early development sketches, the developer had to push the buildings to the street edge on the west side to even fit. The architects stated that this was to create a 'street presence', trying to invoke a Jane Jacobs design concept. In fact, the Jacobs concept suggests that their plan is totally faulted if they want to use it as a design ideal. Importantly, the design is not in keeping with the neighbourhood, and in particular Prominence Way which creates a park like setting. To invoke a high density urban concept on this park like street is totally inappropriate. The reason was to allow the developer to force more units inappropriately onto the site. The developers were also forced to push buildings to the very limits on the side yard allowances, and again are putting extremely high and imposing structures on the north property edge to fit onto the site. This imperils the privacy of many owners in our condominium, and is also inappropriate on the North and south side to have multilevel units against bungalow single level homes.

The meeting turned to services, and the developer shut this down as they say this needs to be addressed during the Development Permit application. The services in this area have been a long and storied source of complaint, unaddressed by the council or departments, for over 25 years. Council recently added a very large senior complex on

our street, and now the planners recommend to add another 37 unit development without any studies or recognition of the poor services.

The only proper step now is to shelve this development application, and direct the planning department to engage the entire community in putting in place an enforceable development plan for Prominence Point, with serious consideration of the density, services needed, and a proper design to complement the park like setting of Prominence Way SW. Allowing another oversized project in this already over density neighbourhood would be a grievous error.

Stuart Ross
14, 1220 Prominence Way SW
Calgary, AB
T3H 2B4

Sent from my iPad

Date: Wednesday, June 10, 2020
From: Rick O'Hara and Lynn Morin, owners of
#10, 1220 Prominence Way SW Calgary
Re: [Proposed Development of
1186 Prominence Way SW Calgary](#)
To: Councillor Jeff Davison, jeff.davison@calgary.ca
PublicSubmissions@calgary.ca

Dear Mr. Davison,

Thank you, in advance, for reading and considering our letter which has been written to register our strong objection to the future building plans for the development of 1186 Prominence Way SW. This property is next door to our established 37 year old townhouse development.

Our President, Stuart Ross, shared with our Board (which I am a member of) his overview of the recent meeting held on June 8, 2020. It was disappointing to realize that only one member of our community was allowed to attend; contrary to the Brickburn development which is located on the other side of the proposed development. The Brickburn was allowed 3 members of their community. This glaring favouritism gave us a clear warning as to the importance, or lack of, placed on each of our communities. The following are my observations based on the information given and the delivery of that said information:

1. Overall, the design of the new proposed development is distinctly opposing to the current developments already well established. In order to accommodate 37 units on the area they have available, the developers have designed a concept that pushes every limit - front doors that border onto the city sidewalks; units that not only tower over the quiet backyards and decks of our units 1 - 7 but are also built to almost "kiss" their fences, a mere 5 feet from our property line. Obviously the developers will benefit from squeezing in as many units as they can, but what benefit will seven of our 20 owners gain from transforming their tree view to one of the side of a building which looks down on them as they share what was once private

home time on their decks. And how will those 7 owners' property value fair? Under this development plan their properties will undoubtedly fall.

2. On a review of the development plans it became very obvious to us that the plans give a distinct and clear bias to the Brickburn development. Two story units border our property, not theirs. A small design park for the developments' owners is located on the Brickburn side. Recently we have learned that the current owner of the property has purchased a home in the Brickburn development. It made us stop and ponder the favouritism that has been shown the Brickburn; both by their attendance at the meeting (three members to our one) and the extra consideration to minimizing the impact of a new development on the Brickburn side.

We understand and we accept that a prime piece of property such as the one next door is a valuable investment. We realize that it will be developed. However, new developments should fit in with established developments and **SHOULD NOT** diminish the value or the life enjoyment of their neighbouring developments. Most of us are seniors, loving our homes and supporting our city and **HAVE** supported our city for many years. We feel we have the right to have a say and appreciate that you are accepting and reviewing our concerns and that they will give you a valuable viewpoint in your decisions.

Thank you, and we look forward to seeing a more balanced and more considered plan for the development in the future.

Yours very truly,

Rick O'Hara and Lynn Morin



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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	Greg
* Last name	Lindsay
Email	gblindsay@shaw.ca
Phone	4039986451
* Subject	Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- o Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- o Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- o Inadequate engagement with the community.
- o The lack of planning detail in this development to date.
- o Credentials of the developer – we do not know of any other project that they have developed.

* Comments - please refrain from

ISC:

1/2

Unrestricted

Jul 16, 2020

12:56:27 PM



Public Submission

City Clerk's Office

providing personal information in this field (maximum 2500 characters)

- o The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- o Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- o Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- o Potential proximity of some of the condo units to the property line in their "possible proposal". We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly

Greg Lindsay & Shirley Maxwell

Unit #□□□23 Prominence Point SW
Calgary, AB
T3H3E8



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* First name

* Last name

Email

Phone

* Subject

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

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

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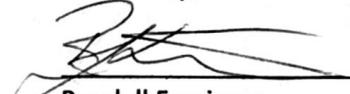
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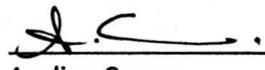
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I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;


Randall Faminow


Aveline Crews

Unit # 24 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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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 Susan /. Gene

* Last name Wusaty

Email wusaty@shaw.ca

Phone 4038094637

* Subject Land use amendement LOC2019-01656-1186 Prominence Way SW

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
letter to withhold second and third readings of the Land Use Amendement until a concurrent development permit has been issued by the City-
Amendement LOC2019-01656-1186 Prominence Way SW

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council’s Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

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Yours truly;
Susan & Gene Wusaty

Unit # 32 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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* First name James and Sophie

* Last name Decker

Email jim.decker@shaw.ca

Phone

* Subject Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

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

July 17, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

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Yours truly;

The image shows two handwritten signatures in black ink. The signature on the left is more fluid and cursive, while the one on the right is more structured and legible, appearing to read 'S. Decker'.

James and Sophie Decker

Unit #39 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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* First name	Rein
* Last name	Evelein
Email	reinevelein@shaw.ca
Phone	4032865781
* Subject	Application for Land Use Amendment tOC2019(r1656 - 1186 Prominence Way SW
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am the past president to the Brickburn Condo Board and agree with the initiative the current Board is pursuing regarding this application.

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

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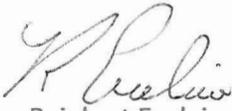
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Yours truly;



Reinhart Evelein

Unit #43 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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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	Garry
* Last name	Henderson
Email	BHKassoc@shaw.ca
Phone	4032172380
* Subject	Application for Land Use Amendment LOC2019-0165 - 1186 Prominence Way SW
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Further to the issues and concerns raised in our letters of November 20, 2019, April 9, 2020, May 6, 2020 and June 9, 2020 we would again like to state our opposition to this application in its current proposed form and density. We would appreciate your consideration at the July 27, 2020 Council's Public Hearing to withhold second & third readings until a concurrent development permit has been issued by the City or alternately to reject the application in its current proposed land use density. Thank you.

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

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 27, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City. This will allow the community to be engaged during the design and that it would provide Council oversight of the design and proposed density. Alternately, to reject the application in its current land use density form.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their “possible proposal”. We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Thank you for your consideration.

Yours truly;



R. Garry Henderson & Laretta H Brawn
16 Prominence Point SW, Calgary, AB T3H 3E8

The Brickburn Condominium Corporation 9212075



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 Kathleen

* Last name Deyell

Email kgdeyell@shaw.ca

Phone 403-512-9016

* Subject application for Land Use Amendment LOC2019-01656 - 1186 Prominence Way SW

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

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City. This would allow the community to be engaged during the design and that it would provide Council oversight of the design.

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council’s Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City. This would allow the community to be engaged during the design and that it would provide Council oversight of the design.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
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- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their “possible proposal”. We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;

Kathleen Deyell

Unit # 20 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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	Rosa
* Last name	Murney
Email	rmurney@shaw.ca
Phone	403-990-5653
* Subject	Proposed Developmnet at 1186 Prominence Way
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
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- Potential proximity of some of the condo units to the property line in their “possible proposal”. We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;



Rosa Murney

Unit # 12 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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 Patricia

* Last name Lemire

Email lemirepat@shaw.ca

Phone 403 246-7890

* Subject Proposed development Prominence Way

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

We already have enough traffic with the seniors living development, the church, and the soccer/ baseball fields



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 John

* Last name Crooks

Email jhacrooks@outlook.com

Phone 403 228 3316

* Subject Land use amendment LOC 2019 10656 1186 Prominence Way SW

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

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council’s Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their “possible proposal”. We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;

J.H.A Crooks

Unit #51 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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 Joan

* Last name Black

Email joan.black@blackinc.ca

Phone 403 288-3779

* Subject Proposed Development at 1186 Prominence Way SW

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please see the attached letter

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

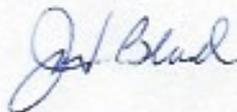
I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their "possible proposal". We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;



Unit # 15 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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	Donna
* Last name	Leibham
Email	donnakleibham58@gmail.com
Phone	403 289-4400
* Subject	Property Development at 1186 Prominence Way SW
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see the attached letter

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
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I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;



Unit # 27 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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 Marie and John

* Last name Lentsch

Email lentsch@telus.net

Phone 403-217-3194

* Subject Application for Land Use Amendment: LOC2019-0165

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

July 17, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council’s Public Hearing

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

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The rationale for this request:

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Yours truly;

Marie E. Lentsch
John W. Lentsch

Unit #: 28 Prominence Point SW, T3H 3E8, Calgary, AB
The Brickburn Condominium Corporation 9212075



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

* Last name

Email

Phone

* Subject

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

July 17, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council’s Public Hearing

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

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I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;

Gwen Lewington

Unit #: 8 Prominence Point SW, T3H 3E8, Calgary, AB
The Brickburn Condominium Corporation 9212075



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 Janet & Verne

* Last name McCoy

Email jmkmccoy@yahoo.ca

Phone 403-239-6476

* Subject Application for Land Use Amendment: LOC2019-0165

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

July 17, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council’s Public Hearing

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

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 27, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City. This will allow the community to be engaged during the design and that it would provide Council oversight of the design.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their “possible proposal”. We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;

Janet McCoy
Verne McCoy

Unit #: 47 Prominence Point SW, T3H 3E8, Calgary, AB
The Brickburn Condominium Corporation 9212075



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 DEBOER

Email deboerp21@gmail.com

Phone 4032464619

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

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

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

I am writing as an owner in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

I request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their "possible proposal". We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly,



Peter & Margaret DeBoer
55 Prominence Point SW,
Calgary, AB
T3H 3E8
The Brickburn Condominium Corporation 9212075



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 Roy and Patricia

* Last name Sihvon

Email

Phone

* Subject Application for Land Use Amendment LOC2019-01656 - 1186 Prominence Way SW

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

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

We are writing as owners in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council July 20, 2020.

We request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City.

The rationale for this request:

- Our primary concern is the proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units).
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.
- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential proximity of some of the condo units to the property line in their "possible proposal". We would hope for more appropriate set-back from the boundaries.

We have no objection to a well-planned, well designed project that would serve the housing needs of this community but we do not see that with this development as it stands.

Yours truly;



W. Roy Sihvon and Patricia Sihvon

Unit #19 Prominence Point SW, Calgary, AB T3H 3E8
The Brickburn Condominium Corporation 9212075



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	Fred
* Last name	Snell
Email	snellf@telus.net
Phone	403-245-4566
* Subject	Land Use Amendment LOC 2019-01656
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached

F. R. N. Snell, FCA
44 Prominence Point S.W.
Calgary, Alberta
403.245.4566

July 18, 2020

City Clerk
The City of Calgary
PO Box 2100, Station M #8001
Calgary AB T2P 2M5

Dear Sirs: Re: Land Use Amendment LOC 2019-01656

We are writing as owners in The Brickburn Condominium, located adjacent to the property at 1186 Prominence Way SW, which has submitted the above application to amend the Land Use Designation and which will receive first reading at City Council on July 27, 2020.

We request that City Council withhold second and third readings of this Land Use Amendment until a concurrent development permit has been issued by the City. This will allow for the community to be engaged during the design and will provide City Council oversight of the design and proposed density.

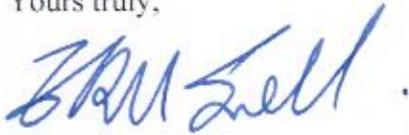
The rationale for this request:

- The proposed land use density (M-CG d30 and 37 units) and the deviation from the current Patterson Heights (Strathcona Cell A) Land Use Concept Plan (currently 3 to 18 units for the size of the property, not 37 units) is of concern.
- Very short notice in presenting development plans to the Coach Hill Patterson Heights Community – only one week prior to the June 24, 2020 Open House. Much of the information provided at the Open House was vague and suggested little planning and foresight.
- Inadequate engagement with the community.
- The lack of planning detail in this development to date.
- Credentials of the developer – we do not know of any other project that they have developed.
- The owner/developer has not provided any research on the market demand or market conditions to support these development plans.
- Potential of a lengthy phased-in development process and subsequent impact on the surrounding properties.

- Concern that the present well-treed property at 1186 Prominence Way which provides privacy to neighbouring properties will be cleared to allow for more condo units.
- Potential close proximity of some of the condo units to the property line in their "possible proposal". We would hope for more appropriate set-back from the boundaries.

We have no objection to a well-planned, well designed project that would serve the housing needs of this community but we do not see that with this development as it stands

Yours truly,



Donna and Fred Snell

Unit #44 The Brickburn



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	Wilf
* Last name	Reynish
Email	wrynsh@shaw.ca
Phone	403-246-6671
* Subject	Application for Land Use Amendment LOC2019-01656-1186 Prominence Way SW
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	please see attached letters for my comments

July 16, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

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I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;



Unit # 36 31 Prominence Point SW
The Brickburn Condominium Corporation 9212075



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	Greg
* Last name	Robertson
Email	gregrobertson13@shaw.ca
Phone	403-880-8574
* Subject	Land Use Amendment LOC2019-01656
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find letter attached for your consideration.

July 20, 2020

The City Clerk – Calgary
313 7 Ave. SE
Calgary, Alberta
T2G 0J1
Attention: City Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-01656 – 1186 Prominence Way SW

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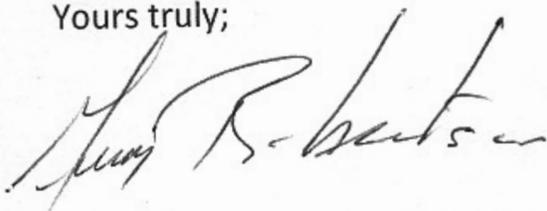
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- Potential proximity of some of the condo units to the property line in their "possible proposal". We would hope for more appropriate set-back from the boundaries.

I have no objection to a well-planned, well designed project that would serve the housing needs of this community but I do not see that with this development as it stands.

Yours truly;



Unit # 56 • Prominence Point SW
The Brickburn Condominium Corporation 9212075