

From: [Barbaatar, Davaa](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Land Use Amendment LOC 2019-0165 - 1186 Prominence Way SW
Date: Thursday, May 07, 2020 12:07:55 PM
Attachments: [Land Use Amendment LOC 2019-0165 May 202005062020.pdf](#)

From: Laurie Brawn & Garry Henderson [mailto:BHKAssoc@shaw.ca]
Sent: Thursday, May 7, 2020 11:42 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Land Use Amendment LOC 2019-0165 - 1186 Prominence Way SW

Further to our issues and concerns raised in our letters of November 20, 2019 and April 9, 2020 addressed to Mr. J. Friedman, Calgary Planning & Development on behalf of the owners of the Brickburn condominium which have not been fully addressed nor formally responded to, we would like to challenge the approved amendment to the Paterson Heights (Strathcona Cell "A") Concept Plan due an inaccuracy or error reflected in the Planning & Development Report dated April 16, 2020 presented to the Planning Commission.

Please include the attached letter in the Council's Public Hearing meeting scheduled for May 25, 2020.

Due to the COVID-19 restrictions we would appreciate knowing how we can participate in the May 25, 2020 meeting.

Thank you for your assistance and the Council's consideration.

Garry Henderson
16 Prominence Point SW
Calgary, Ab T3H 2V7
Home: 403.217.2380
Cell: 403.909.2380

May 6, 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 issues and concerns raised in our letters of November 20, 2019, and April 9, 2020 to Mr. Jarred Friedman Calgary Planning & Development with respect to this application on behalf of the homeowners of the Brickburn Condominium Corporation (Condominium Plan #9212075) the Brickburn Board of Directors would like to also challenge the Proposed Amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan .

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:

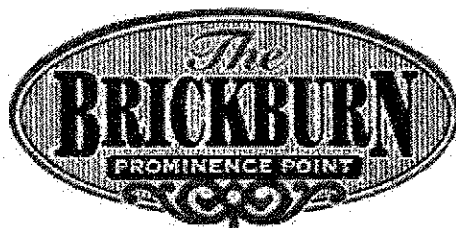
"The subject site is located in the Low Density Single Family Residential Area as identified on Map of the Patterson Heights (Strathcona Cell "A") Concept Plan which envisions redevelopment in the form of detached and semi-detached residential buildings. In order to accommodate the proposal, a minor map amendment to the Concept Plan is required (Attachment 2). This proposed amendment would identify the site as Low/Medium Density Multi Family Residential Area. The proposed amendment to the Concept Plan is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site's location which is directly adjacent to a **medium density land use district.**"

If you look at Attachment 2 of the report, the subject property is directly adjacent (North, South East and West)) to **Low Density land uses** and a park, not the stated "**Medium Density**". We therefore challenge the change approved by the Planning Commission and would request an amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan reflect one of the adjacent Low Density Single Family Semi Detached or Low Density Multi Family Residential more in keeping with its adjacent land use neighbors?

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, MCM Property Management:

Email: LRadojevic@mcmproperty.com

Telephone: (403 262-7955)



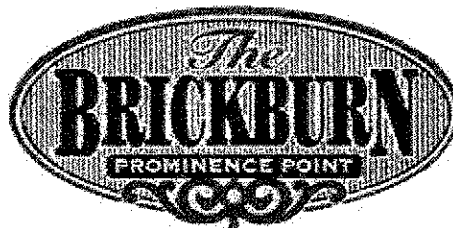
The Public Hearing Meeting is scheduled for May 25, 2020, however, this does not appear to be reflected on the City of Calgary Council and Committees meeting website. Can you confirm this meeting is still scheduled and provide details and how we can participate with the current COVID – 19 meeting restrictions.

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



From: [stuart.ross](#)
To: [Public Submissions](#)
Cc: [Stu Ross](#)
Subject: [EXT] Land Use Redesignation Patterson Bylaw 65DD2020 Hearing Monday May 25, 2020 at 9:30 am
Date: Monday, May 18, 2020 7:12:39 PM

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Stan M,
Calgary, AB
T2P 2M5

I write to you as the President of, and on behalf of the Condominium Corporation Plan 8311938, Prominence Estates, units 1-20, 1220 Prominence Way SW, and secondly, on my behalf as an owner of an adjacent property, unit 14. I previously corresponded with the City during the review process and ask that the Clerk ensure that a copy of the prior comments are appended to this submission.

The Prominence Estates Condominium Corporation (Plan 8311928) strongly objects to the proposed amendment to the Patterson Heights, Strathcona Cell 'A' Concept plan. It is important that the councillors reference the historical development and changes to the Strathcona Cell 'A' plan over the years. In particular the density revisions allowed in the past have far exceeded the original and revised plan, and the current plan clearly states that the current proposal is not allowed any longer in this area due to the density of the area already exceeding the current, let alone the original plan.

Our complex was the first development in the planned area, and the longstanding owners have suffered repeated overdevelopment in the area, as specifically referenced in the City's own commentary on Strathcona Cell 'A'. The repeated actions to amended the plan have defeated the purposes of longstanding planning within the City. The current amended plan references that the area density far exceeds the original planning and notably, has rendered the current utilities strained and in some cases exceeded(see the repeated complaints over the entire area over the past 20 years).

The proposed planning amendment bylaw 65DD2020 is to allow medium density land uses, whereas the land is surrounded by low density developments and a park. The current planning does not envision more medium or high density developments in Patterson. Those developments have been repeatedly allowed in the past and have defeated any purported goals of the Strathcona Cell A Concept plan. The density is now higher than nearly any other residential subdivision in Calgary, and lacks the necessary services such as access to rapid transit that would allow higher density. In addition there is a severe issue with water services, and the Utilities department has not dealt with the issue.

We ask that City Council simply reject the proposed development and the proposed zoning changes in their entirety.

Stuart Ross
President, Prominence Estates, Condominium Plan 8311928
Owner of 14, 1220 Prominence Way SW, Calgary AB T3H 2B4

Sent from my iPad