



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

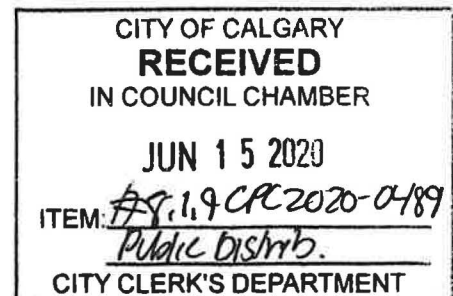
Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

* 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 Doyle
Email kevdog@shaw.ca
Phone 403-830-7211

* Subject Slope Failure and Request to halt/postpone June 15 Public Hearing re: LOC2019-0101 - public safety

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Slope Failure and Request to halt/postpone June 15 Public Hearing re: LOC2019-0101 and associated bylaw change. As a group of concerned Bowness citizens, we are requesting that the June 15 Public Hearing regarding LOC2019-0101 - Proposed land use change at 222 Greenbriar Place NW be halted and postponed due to public safety concerns related to slope stability in the subject area. There has been a partial slope failure at the location and evidence of further slope instability which needs to be fully investigated for reasons of public safety. For this reason, the Public hearing should be halted and postponed until a full investigation is done of this situation.





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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 Doyle
Email kevdog@shaw.ca
Phone 403-830-7211

* Subject LOC2019-0101 - EXTRA COPY OF PREVIOUSLY SENT FORMAL REQUEST TO POSTPONE VOTE ON THIS AND THE BYLAW

Response to city clerk's office by myself:
Regarding your comment below, I have already sent either 2 or 3 submissions regarding our request to postpone this vote through to the Public clerk's desk, on this exact same online form.
So I am now not sure how functional your own internal and online and communication system is given that you are "notifying me" here.
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I am also copying a component of the group on this email, so there is a record here of your comment to me, and my response to you.
I would recommend that you install a web-audit response system which sends a detailed receipt email back to the submitting party to further document what they have sent in at the time of submission.
I have included a screenshot of the complete Record Copy submission which is this submission, and will copy and send both this text and screenshots to email recipients as an audit trail to help us all keep accurate track of this send.
Kevin Doyle June 13 06.36 AM
I am adding my voice to X-s fairly passionate plea below to Please remove LOC 2019-0101 from the June 15 docket and postpone any vote on this land use change proposal and any and all associated bylaw or ARP revisions until such time as a full and complete geotechnical slope and overall site review and testing by an accredited

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and independent engineering firm has been completed and then exhaustively gone over and agreed upon by all stakeholders. This needs to be done for both the safety of existing residents and to determine the feasibility of loading this area with the size and type of massive concrete buildings which are proposed. It seems pretty self-evident that this is the logical approach with this proposal at this time, and that it flies in the face of reason to proceed with this vote at this time, given the new information and the current situation with the slope.

THERE ARE 8 DOCUMENTS ATTACHED, AND A RECORD COPY OF THIS SEND IS BEING EMAILED OUT SEPARATELY WITH 2 SCREEN SHOTS OF THIS SEND FOR INTERNAL DOCUMENTATION.

Good morning Chris,

Thank you for bringing this to our attention – we've begun looking into this issue with our civil and geotechnical engineering team. For clarity, As this is a potential matter of public safety, could you please confirm that there are no additional photos that we should have on hand as we begin our investigation, as per the below portion of your correspondence?

Begin forwarded message:

From: Chris Luzi <Loou@shaw.ca>
Date: June 9, 2020 at 7:53:21 PM MDT
To: Alan & Lynda Easton <laeaston@shaw.ca>, Elizabeth Collins <elizabethcollins@shaw.ca>, Roger Ja Brianw@ecotrend.ca, Kevin Doyle <kevdog@shaw.ca>, Jeanne Limacher <jeanne.limacher@gmail.com>
Subject: Fwd: Pics 2 hill side

Second set of pics do not send to melcor want to blind side

Sent from my iPad

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Date: June 9, 2020 at 7:50:19 PM MDT
To: Chris Luzi <Loou@shaw.ca>
Subject: Pics 2 hill side

Thanks,



Boris Karn BHSc, MPlan, RPP, MCIP

URBAN PLANNER

P 403 201 5305 M 403 889 4434

civicworks.ca

From: Chris Luzi <cluzi@norcalgroup.com>
Date: Wednesday, June 10, 2020 at 08:44
To: Boris Karn <boris@civicworks.ca>, Dave White <david@civicworks.ca>
Subject: FW: Pics 2 Land slide Below Proposed Development LOC 2019-0101

Sorry had wrong email See below

From: Chris Luzi
Sent: Wednesday, June 10, 2020 8:15 AM
To: 'planning@mybowness.com' <planning@mybowness.com>; 'caward1@calgary.ca' <caward1@calgary.ca>; 'edward1@calgary.ca' <edward1@calgary.ca>; 'david@civilworks.ca' <david@civilworks.ca>; 'aboucher@melcor.ca' <aboucher@melcor.ca>; 'boris@civilworks.ca' <boris@civilworks.ca>; 'gmelton@melcor.ca' <gmelton@melcor.ca>; 'Ben.Ang@calgary.ca' <Ben.Ang@calgary.ca>
Cc: 'laeaston@shaw.ca' <laeaston@shaw.ca>; 'elizabethcollins@shaw.ca' <elizabethcollins@shaw.ca>; 'rogerjackson@telus.net' <rogerjackson@telus.net>; 'Brianw@ecotrend.ca' <Brianw@ecotrend.ca>; 'kevdog@shaw.ca' <kevdog@shaw.ca>; 'jeanne.limacher@gmail.com' <jeanne.limacher@gmail.com>
Subject: Pics 2 Land slide Below Proposed Development LOC 2019-0101

Good morning All

As you can see for the pictures below there has been a landslide on the slope below juniper drive. This is a serious and life threatening situation for the residents below on 33 ave. The fire department was called after a 311 call was placed. This is a very recent slide, it is not large but could reveal underlying problems with the hill side. I urge that the proposed development LOC 2019-0101 of the Remo and Juliet site be put on hold until a full and OPEN investigation of the hill side be undertaken by Melcor City of Calgary and concerned tax paying residents effected. This is not a new situation the original site and geological investigation done required a 18 meter setback for buildings along slope. Melcor has decided that the top of slope is the property line. Which is not the top of slope. I would not want to see a 2000 ton building end up at the bottom of the slope endangering the residents and houses of Bowness. The road, pathway and retaining wall, is showing about a 150 feet of sliding down the north side of that hill. This was brought to Melcor attention back in July of 2019 when we a group of residents sat down with Melcor to discuss this development, and has been ignored to date as Melcor owns the road as well. This is the only access for Green wood village trailer park for resident and Emergency vehicles. I do not even want to think about what a major failure of that slope could result in and lives it could endanger. This private road needs to be addressed immediately and any future developments need to be scrutinized as to location, height weight and changes to ground water, against the slope from 83 street through to Stoney trail I have heard of concerns for other residents that are having problems of water leaking out of the hill side all along 33 ave and the city has to. Changes to the hydrology when

buildings are constructed with underground parking. is also a concern, I have seen this many times being in construction for 30+ years.

The city of Calgary is spending + -28 Million dollars of fixing a pathway in the south part of Calgary what is the potential cost for having this problem, with resident and Homes in this path??

I and my neighbors will expect an immediate response for The City and Melcor development and Look forward to a full review and investigation of the entire slope.

There is more pics coming.

Chris Luzi 403-651-0805

Email loou@shaw.ca

From: Chris Luzi <loou@shaw.ca>
Sent: Tuesday, June 9, 2020 9:00 PM
To: Chris Luzi <cluzi@norcalgroup.com>
Subject: Fwd: Pics 2 hill side

Sent from my iPad

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Date: June 9, 2020 at 7:50:19 PM MDT

To: Chris Luzi <Loou@shaw.ca>

Subject: Pics 2 hill side

Note: more photos of the area are available, not attached due to restrictions of file size.





available in the Council Agenda.

[Empty text input fields]

IS AND THE BYLAW

characters)

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- X
- X
- X
- X
- X
- X
- X

Amy.

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Out of an abundance of caution and for redundancy, I will send another copy to you now from the website.

I am also copying a component of the group on this email, so there is a record here of your comment to me, and my response to you.

I would recommend that you install a web-audit response system which sends a detailed receipt email back to the submitting party to further document what they have sent in at the time of submission.

Kevin Doyle

Kevin Doyle
7115 Bow Crescent N.W.
Calgary, AB, T3B 2C9
Cell: 403-830-7211
kevdog@shaw.ca

On 6/12/2020 2:39 PM, Public Submissions wrote:

Hello,

If you would like your submission to be part of the Council Agenda/Minutes package, please be advised that we have an online submission form for submissions going forward to Committees and Council. It can be found here <https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html?redirect=/publicsubmission>

Amy Pendola

Legislative Advisor

Governance & Protocol Services | City Clerk's Office

The City of Calgary | Mail code: #8007

From: Barbaatar, Davaa
Sent: Friday, June 12, 2020 12:32 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: FW: [EXT] LOC 2019-0101 - request to postpone June 15 vote

From: Kevin Doyle [<mailto:kevdog@shaw.ca>]
Sent: Friday, June 12, 2020 6:22 AM
To: CAWard1 - Ralph Smith <caward1@calgary.ca>; Sutherland, Ward <Ward.Sutherland@calgary.ca>; EAWard1 - Tomi Neilson <EAWARD1@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>; Magliocca, Joe <Joe.Magliocca@calgary.ca>; Gondek, Jyoti <Jyoti.Gondek@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Chahal, George <george.chahal@calgary.ca>; Davison, Jeffrey R. <Jeff.Davison@calgary.ca>; Farrell, Druh <Druh.Farrell@calgary.ca>; evan.woolly@calgary.ca; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; EAWard10 - Lesley Stasiuk <EAWARD10@calgary.ca>; Farkas, Jeromy A. <Jeromy.Farkas@calgary.ca>; Keating, Shane <Shane.Keating@calgary.ca>; Colley-Urquhart, Diane <Diane.Colley-Urquhart@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>
Cc: Chris Luzi <loou@shaw.ca>; Alan & Lynda Easton <laeaston@shaw.ca>; Brian Warawa <brianw@ecotrend.ca>; Boris Karn <boris@civicworks.ca>; Alan Boucher <ABoucher@melcor.ca>; Graeme Melton <gmelton@melcor.ca>; Elizabeth Collins <elizabethcollins@shaw.ca>; Roger Jackson <rogerjackson@telus.net>; planning@mybowness.com; Megan Washington <megan-washington@hotmail.com>; Dave White <david@civicworks.ca>; Jeanne Limacher <jeanne.limacher@gmail.com>; Ang, Benedict <Ben.Ang@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Subject: [EXT] LOC 2019-0101 - request to postpone June 15 vote

To all addressed Calgary City Councilors and Mayor Nenshi:

I am adding my voice to Chris's fairly passionate plea below to **Please remove LOC 2019-0101 from the June 15 docket and postpone any vote on this land use change proposal and any and all associated bylaw or ARP revisions** until such time as a full and complete geotechnical slope and overall site review and testing by an accredited and independent engineering firm has been completed and then exhaustively gone over and agreed upon by all stakeholders. This needs to be done for both the safety of existing residents and to determine the feasibility of loading this area with the size and type of massive concrete buildings which are proposed. It seems pretty self-evident that this is the logical approach with this proposal at this time, and that it flies in the face of reason to proceed with this vote at this time, given the new

information and the current situation with the slope.

Thank you,

Kevin Doyle

Kevin Doyle
7115 Bow Crescent N.W.
Calgary, AB , T3B 2C9
Cell: 403-830-7211
kevdog@shaw.ca

On 6/11/2020 8:16 PM, Chris Luzi wrote:

Attached are 4 more photos

Sent from my iPad

On Jun 11, 2020, at 8:06 PM, Chris Luzi <Loou@shaw.ca> wrote:

Hi All

With the city council meeting on July 15 to approve this development and the resent Development if the appearance of a land slide below the development I highly recommend that this development be removed from the July 15. docket. Until a proper geotechnical review can be undertaken. For those of u that that I have just included in this a quick update Melcor want to put up two buildings on this site a 4 and 10 story. Phase 1,2 were approved in 2015, 2016 this site was not included in these two phases. And Unit density is being push on to this site wish is a 400% increase (45 to 197 unit)Melcor has been work with a smal group of concern residents. This site was approved back around the same time 2016. There was a geotechnical report done of this site back then as well. And it was asking for an 18m setback from top of slope. That was one of my groups main concerns and the increased density. And know we are her today up for approval no change to density and building within the 18m setback.

Tuesday evening I discovered a 30 foot wide landslide on the north side of the juniper drive. Below are pics if the down hill slide I estimate that it is 60 feet down and 2 to 4 feet high piles of mud at the bottom taken tonight. Tuesday night I made a call to 311 which triggered a 911 call, the upper side of this slide pictures were taken and the cracks in the road clearly visible for about a 100 to 150 feet. This right now is the only access for emergency vehicles to green wood village. These were sent to ward 1, melcor and city clerk office and file manage

Wednesday morning. If you would like a copy you can contact me. This is a major concern for me and my neighbour's as our house are at the bottom of this slid area and could be even life threatening. I recommend that this application be declined until a full and comprehensive slope stability analysis can be done. (10 stories 2000- 5000 ton Building)and the hill is sliding know and has been for sometime. I know there was a city was out today to look I had a call they could not find the site in question.

I have applied to speak to you all on the July 15 development application. I have not heard yet as to how and when. I am suppose to hear tomorrow. I will not hesitated to send more picture and this is a grave concern for the resident near this potential disaster. I look forward to speaking to you all about this on July 15.

Thanks for your time

Chris Luzi. 403-651-0805

Sent from my iPad

Begin forwarded message:

From: Chris Luzi <Loou@shaw.ca>
Date: June 11, 2020 at 5:53:10 PM MDT
To: Chris Luzi <Loou@shaw.ca>
Subject: Down hill side pics

<IMG_1101.jpg>

<IMG_1100.jpg>

<IMG_1099.jpg>

<IMG_1098.jpg>

Sent from my iPhone

Kevin Doyle
7115 Bow Crescent N.W.
Calgary, AB , T3B 2C9
Cell: 403-830-7211
kevdog@shaw.ca

Boris and Ben, the below was written by me before Chris discovered the slope slippage and collapse 2 evenings ago and I learned of it yesterday morning. That event in itself should give pause to all of us , and **cause a full halt to these bylaw and ARP change proceedings , delaying the hearing until that very critical public safety issue is firmly resolved.** There are varying valid concerns among the resident stakeholder group. Chris's stem obviously from his own property location. I share those concerns , especially the slope stability issue. In addition, my concerns extend as you well know to density-change precedent and the methods the City uses to get what they want in the face of obvious strong disagreement and opposition from existing residents to these changes in their own longstanding communities. In this case Bowness, because we all live here and have for many many years. I am leaving the text below unchanged , because it captures what I need to say to all of you.

June 10

Ben thank you for your prompt reply. My comments and tone were not directed predominantly at yourself, however you responded first. I have issues with the way things are being done overall, by the entire group at City Hall. I do not hold any of the group running the process in very high regard. Nor do the vast, vast majority of long term Bowness residents, so again, I am not alone.

That needs to be understood by all. Perhaps recognizing this fact and the sheer number of people who strongly disagree with what you are proposing may yet lead to positive change, as is my hope.

Regarding your own response below, I must say I can only marvel at the use of "stringent yet reasonable direct control rules" when discussing an overall mandate change to 10-storey apartment buildings in the same sentence as "this prominent and historic site". That mating of concepts does not even make sense, it is oxymoronic, as once you have multiple concrete high-rises built, the entire area will absolutely remain "prominent" due to the height and nature of the concrete structures, but in a distinctly different sense, because the "historic" (lower density) element of both this and the surrounding established areas will be destroyed, gone forever. As we have said many times before. Additionally, the fact that a major change in the existing ARP is then absolutely required to somehow "support" all this, tells the actual story. You are making it up as you go. Why not simply say: "We are going to do what we want, no matter that it is exactly what the local residents have overwhelmingly said they do not want, and in fact are actively opposed to. If there is no other way, we will simply legislate it through with new bylaw and then change the ARP to match , and then , voila, because this is what we want, and we really don't care what you want." That would at least be more transparent on the City's part.

I have one separate question for yourself, please.

What are the new implications and functional changes which we should expect going forward, which will come out of of the area becoming a Direct Control area? What does that term imply?

That I need to understand better. Regarding the Feb 4th meeting, my father passed away in January as you all are aware by now and I was dealing with this and as executor for the family. I am sorry for missing that meeting, however it could not be helped at the time. I do have Boris's email from Feb 05, so thank you Boris for that. I will call you today if possible to go over the details of the changes to the R&J site. I have spoken with Chris, and the appearance and massing there is not the issue. Those changes help. The footprint of that size and weight of structure placed that close to the slope edge is still of huge

concern relative to slope stability at R&J site itself, for the safety of those living below.

HOWEVER:

At this point the main issue for me is the blanket changes in the new bylaw which wipe out any hope for the survival of medium-low density conditions going forward, and allow for less attractive and tall concrete apartments everywhere in the subject areas. This is being pushed through on the back of this small subject site to set precedence in the entire area, and in a blanket fashion going forward. Thus my comments below, and No, I do not have any respect for this kind of creeping, insidious approval process in order to get what you want and override the wishes on the vast majority of all local residents. This goes for the new apartment building down at Mary's Corner Store in downtown Bowness area as well. That was opposed by all adjacent stakeholders, met upon just like we have done, and then rammed through by City. You are all, City and developers, force feeding us high density in an existing area where it does not belong and is not wanted. In the case of the subject site alone, over 400% increase from the original approval based on the ARP. The process is absolutely flawed, intentionally creeping and deceitful in my opinion and again, almost of all Bownesians' opinions as well. As well as the vast majority of established Calgary communities.

Take a look at the unmitigated disaster that is the kishy, cluttered, ugly, and forever-changed area in 9th Avenue SE in Inglewood as an example of what will happen. That area is ruined and I do not even go there any more except occasionally to the old Garry Theatre building to attend Calgary Mountain Club meetings. If you like the mess on main-street 9th Avenue Inglewood from a design perspective or urban planning point of view, then you simply lack capacity to understand good urban design. We as Bownesians want no part of that kind of development, we do not want it in our community and are telling you this clearly.

I also would like details from anyone on how a hearing of this scope will be satisfactorily run to maintain adequate, fair and even input from all participants, using a remote video link setup. I am skeptical of how well that will work. This entire hearing really should be put off until it can be addressed properly in one room, in open session.

Thank you,
Kevin Doyle

On 6/9/2020 10:13 AM, Ang, Benedict wrote:
Good Morning Chris and Kevin,

I do apologize for not getting back earlier.

I understand the confusion whether it is a new application or as it is presented an amended application. The amended application was accepted based on how it responds to what was heard in the applicants outreach process. The applicant is responsible for the outreach process. City administration reviewed and accepted the outreach report submitted, and have included it

in the report to council. To the questions below related to the outreach methods, signage, meetings and information distribution, I will defer those to the applicant to answer.

As to the process timing whether this should be slowed or delayed as you requested below, administration did take time in considering the amended proposed land use change and how it addressed the issues heard in the outreach process. The proposed Direct Control District and the associated site specific policy went through rigorous and thoughtful analyses. At the end of the review process which took almost two months, administration agreed to proceed to CPC and Council. One may disagree on how the proposed DC and site specific policy responded to the issues, however the proposed change do provide a stringent yet reasonable direct control rules on this prominent and historic site. One thing you may agree is that further outreach will not change the outcome.

If you have further questions, please call me at 403-268-3209.

Regards,

Ben Ang

(LEED Green Assoc.)

Planner | Centre West | Community Planning

Planning and Development

The City of Calgary | Mail code: #8075

T 403.268.3209 | **F** 403.268.2941 | benedict.ang@calgary.ca

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5







Good morning Chris,

Thank you for bringing this to our attention – we've begun looking into this issue with our civil and geotechnical engineering team. For clarity, As this is a potential matter of public safety, could you please confirm that there are no additional photos that we should have on hand as we begin our investigation, as per the below portion of your correspondence?

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<Ben.Ang@calgary.ca>

Cc: 'laeaston@shaw.ca' <laeaston@shaw.ca>; 'elizabethcollins@shaw.ca' <elizabethcollins@shaw.ca>; 'rogerjackson@telus.net' <rogerjackson@telus.net>; 'Brianw@ecotrend.ca' <Brianw@ecotrend.ca>; 'kevdog@shaw.ca' <kevdog@shaw.ca>; 'jeanne.limacher@gmail.com' <jeanne.limacher@gmail.com>

Subject: Pics 2 Land slide Below Proposed Development LOC 2019-0101

Good morning All

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Chris Luzi 403-651-0805

Email loou@shaw.ca

From: Chris Luzi <loou@shaw.ca>

Sent: Tuesday, June 9, 2020 9:00 PM

To: Chris Luzi <cluzi@norcalgroup.com>

Subject: Fwd: Pics 2 hill side

Sent from my iPad

Begin forwarded message:

From: Chris Luzi <Loou@shaw.ca>

Date: June 9, 2020 at 7:53:21 PM MDT

To: Alan & Lynda Easton <laeaston@shaw.ca>, Elizabeth Collins <elizabethcollins@shaw.ca>, Roger Jackson <rogerjackson@telus.net>, Brianw@ecotrend.ca, Kevin Doyle <kevdog@shaw.ca>, Jeanne Limacher <jeanne.limacher@gmail.com>

Subject: Fwd: Pics 2 hill side

Second set of pics do not send to melcor want to blind side

Sent from my iPad

Begin forwarded message:

From: Chris Luzi <cluzi@norcalgroup.com>

Date: June 9, 2020 at 7:50:19 PM MDT

To: Chris Luzi <Loou@shaw.ca>

Subject: Pics 2 hill side

Sent from my iPhone

