

Smith, Theresa L.

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**From:** Viv Edwards [vivedwards@shaw.ca]  
**Sent:** 2014 February 26 2:58 PM  
**To:** Albrecht, Linda  
**Cc:** Shauna Baty; Aruna Mujoomdar; Pootmans, Richard  
**Subject:** LOC2013-0023 Land Designation change and Prominence Hill Road Closure  
**Attachments:** 2014 26 February letter LOC2013-0023 Submission to Council (1).docx

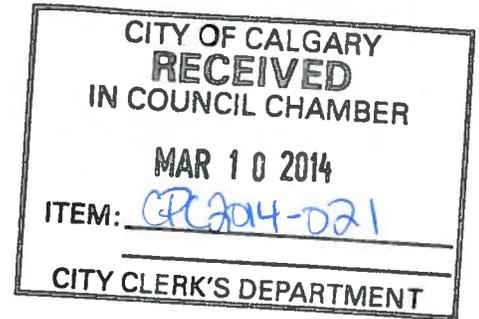
Good afternoon Susan,

Please find attached the comments for submission to the City Council for the meeting on Monday 10 March 2014 for the above proposal (LOC2013-0023 908 Prominence Hill SW) from Coach Hill Patterson Heights Community Association.

Regards

Vivienne Edwards  
Expansion and Development Director , Coach Hill Patterson Heights Community Association  
[e.and.d@chph.ca](mailto:e.and.d@chph.ca)

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## **Coach Hill Patterson Heights Community Association**

PO Box 74132, 148-555 Strathcona Blvd. SW  
Calgary, AB. T3H 3B6

Wednesday 26 February 2014

To: The City Clerk - Susan Gray

### LOC-2013-0023 Land Designation change and Prominence Hill Road Closure

This letter lays out the Coach Hill Patterson Heights Community Association's comments for submission to City Council regarding the above Land Designation Change and Road closure.

Coach Hill Patterson Heights Community Association (CHPH) fully supports the development of an assisted living/residential care building on this site, as it will be very beneficial to the community and to the surrounding communities.

Land Designation change: CHPH does *not* support the DC Direct Control District designation proposed by the developer and prefers MC designation. This is because the DC designation does not allow appeals during the permitting stage and leaves the site open to the possibility of another taller high density structure if this proposal falls through.

The Revised (May 2006) Patterson Heights (Strathcona Cell "A") Concept Plan envisioned that this area be kept to a low density development of between 1 and 6 units per acre as the area already has an overabundance of high density developments. It is also noted in the plan that further developments should be compatible with adjacent residential developments and designed and sited in a manner sensitive to adjacent and existing developments. This current proposal is the opposite. We are concerned about the size and height of the building. The proposed 4 story building will be out of context for the area and will dominate and over shadow the adjacent condominiums and town houses. The increased size goes hand in hand with increased traffic flow from employees, deliveries and visitors. There is a lack of street parking in the area and the access roads are narrow with blind hills. The original proposal brought before the Community Association and the neighbouring properties was for 120 beds and a 3 storey building. This was an economically viable proposal and the increase in size to 180 beds increases the profit margin. CHPH is also concerned by the close proximity of the eastern edge of the building to the ravine and the possibility of permanent damage to the reserve system.

Prominence Hill Road Closure: CHPH supports the closure of Prominence Hill but is concerned about delivery trucks using Prominence Hill as an access point. This road runs through the busy parking lot of the Alberta Badminton Centre and is another narrow road with a hill leading to a sharp corner. The road also narrows between the adjacent properties. The junction with Patterson Boulevard is also a difficult location. We would ask that this access be used for emergency vehicles only and a barrier be put across the road to stop it acting as a short cut for employees and visitors. There are also strong concerns about using this as an access point for the initial excavation and grading before a berm is built through the ravine to the east.

CHPH Community Association Board

Shauna Baty, President

Aruna Mujoomdar, Treasurer

Vivienne Edwards, Director of Expansion and Development

**Albrecht, Linda**

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**From:** Michael Pawlicki [mmpawlicki@yahoo.com]  
**Sent:** 2014 February 27 5:25 AM  
**To:** Albrecht, Linda  
**Subject:** Public Hearing on Planning Matters, March 10, 2014 LOC2013-0023  
**Attachments:** 908 PROMINENCE HILL SW RE PUBLIC HEARING MARCH 10, 2014(14.02.27).docx

Comments of concern for further consideration are attached.

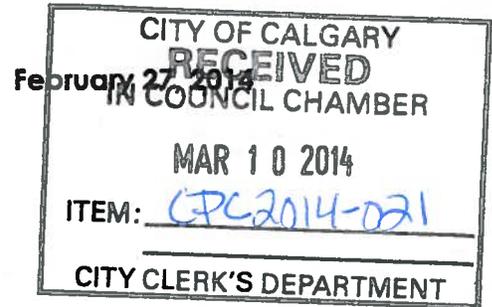
If necessary contact by email: [mmpawlicki@yahoo.com](mailto:mmpawlicki@yahoo.com) or by phone 587 436-0900

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#8.2

To: Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

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**Regarding:**

- **Application for a Road closure & Land Use Amendment: LOC2013-0023**
- **Location: 908 Prominence Hill SW, Prominence Hill SW**

**Response from:** Jean and Joanne Pawlicki,  
**Owners of:** 89 Prominence View SW

We have submitted two letters dated February 3, 2014 and May 12, 2013 and did attend the Hearing on November 5, 2013 to express our concerns related to degradation of quality of life in general and more specifically as they relate to, the increased traffic on Prominence Way NW, the adverse visual impact of the proposed building and the absence of a description of the generally claimed benefits to community members. The two letters referred to above were forwarded by email to Sarah Hbeichi, Planner, Land Use Planning and Policy, City of Calgary.

The only responses we received were anecdotal at the November 5th meeting. Of particular interest to us was that at that meeting we were advised that to mitigate the impact of increased traffic, noise and dust on Prominence Way SW, the Prominence Way SW access would be an emergency access only and the main entrance for visitors, staff and others would be through the Prominence Hill access. We did express at that meeting and in our subsequent letter of February 3<sup>rd</sup>, our support for such a change. From the information on the given web address, we now understand that this change is not being considered.

Regarding all our other expressed concerns, we would be hard pressed to recognize anything stated to us as resembling a response let alone one that satisfactorily addressed our concerns. For example, advising us that when 'our time comes' to utilize the services of the proposed facility, that the proximity of this facility would mitigate our moving expenses, is not viewed as a satisfactory response but rather one that speaks to an attitude that attempts to trivialize or minimize our concerns.

Notwithstanding the bad precedent of effectively ignoring the density rate in the original plan and not replacing it with something that can be argued as being equivalent or beneficial to the community members and having our main concerns and in particular our key concern of additional traffic on Prominence Way SW not addressed, we cannot support this proposal in the form we understand it to be.

Yours sincerely,

Jean Pawlicki