

PUBLIC SUBMISSION FORM

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Ana

Last name (required) Beitler

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

1186 PROMINENCE WY SW; LOC2022-0042

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Hello,

We're writing regarding the LOC2022-0042 // 1186 PROMINENCE WY SW development.

Here are some comments for the upcoming hearing if appropriate:

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

1) Our hopes are that the entrance would be on Prominence Way SW and this would have nothing to do with Patina Hill SW.

2) We would like to know if it would be possible to keep as many trees as possible of those that are already there (in the new development area) , and have a way around removing them?

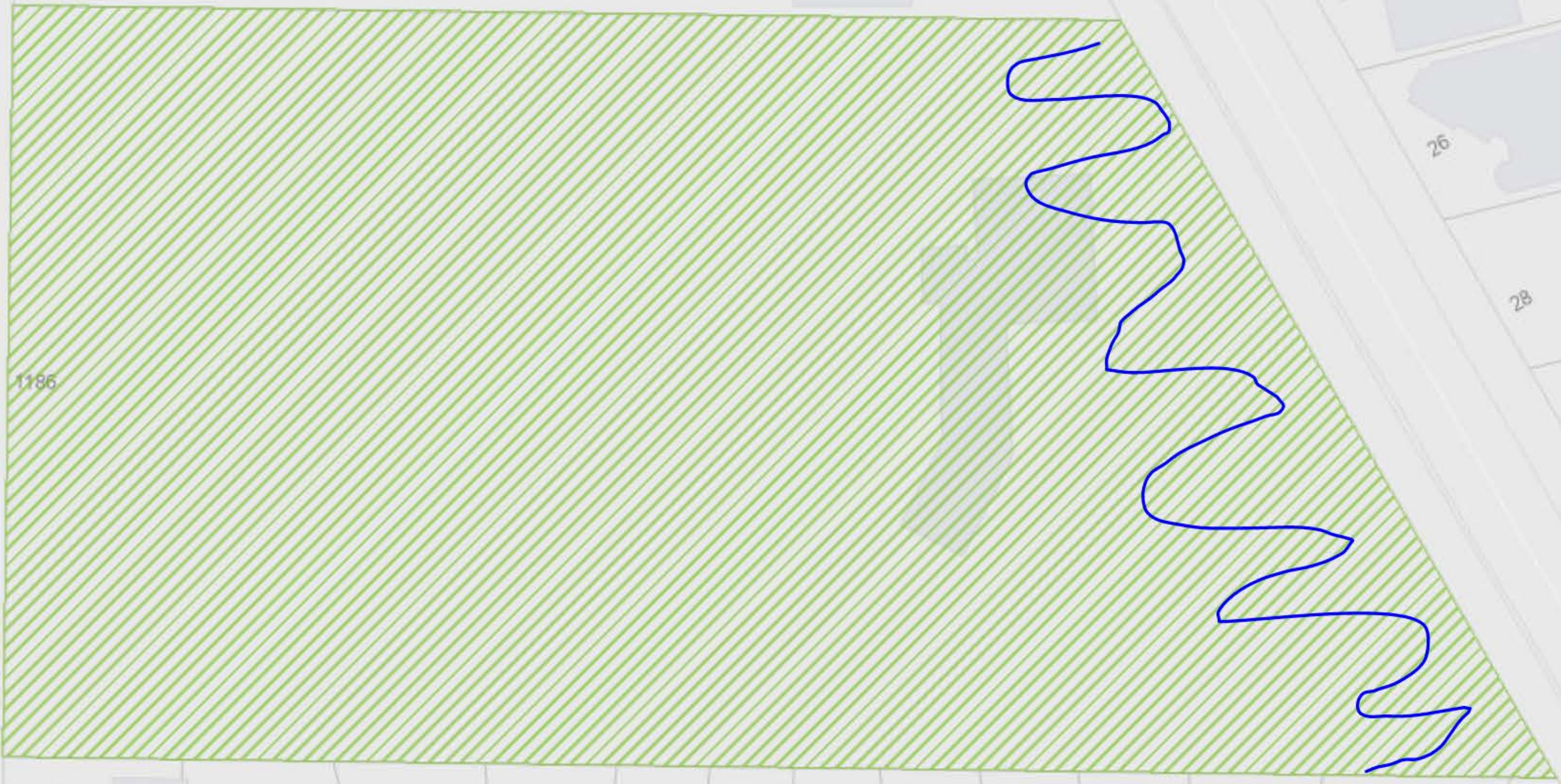
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3) The blue line in my screenshot is where we would absolutely like to have even more trees planted by the builder, where appropriate, to keep Patina Hill SW as quiet as it is now. We wouldn't want to have the noise (post-construction I mean) coming from the new condos/townhouses, we wouldn't want to have any changes generally to our quiet street (Patina Hill SW). We hope you can leave it unchanged and leave as much nature as possible to preserve it as is.

Thank you,

Residents of Patina Hill SW

PROMINENCE WY SW



1186

1004 *2/2

1004 *1/2

PROMINENCE PT SW

PROMINENCE PT SW

PATINA HL SW

PATINA LN SW

60 *1/3

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8

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I have read and understand the above statement.

First name (required) George

Last name (required) O'Hara

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Condo Corp #8311928



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What do you wish to do? (required)	Submit a comment
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How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)	Council
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Date of meeting (required)	May 16, 2023
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)	Council Meeting - Public Hearing Tuesday May 16, 2023 9:30 AM
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Are you in favour or opposition of the issue? (required)	In opposition
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Office of the City Clerk
The City of Calgary
700 McLeod Trail SE
PO Box 2100 Postal Station M
Calgary, Alberta, T2P 2M5

Attn: Mayor Gondek and Councilors

Re: Re-designation at 1186 Prominence Way SW. (Plan 2038GH a portion of Block O) from Special Purposes-Future Urban Development (S-FUD) District to Multi-Residential-Contextual Grade-Oriented (M-CGd30) District.

I am in opposition to the current re-designation of the property without knowing what the development plan would entail. A previous council turned down the land use due to no concurrent development plan. I feel the property is unique enough for this requirement. The property is squeezed between two dead end streets with one requiring quick access for emergency vehicles due to a large seniors residence at one end. I feel the traffic study done by the architect is flawed due to the sight lines on Prominence Way and extremely busy parking congestion when the sports/ playground area is in constant summer use. By adding vehicles serving a 37 unit complex this is an accident waiting to happen.

Regarding the possible effect of reducing the value of the adjacent properties, adding four story buildings which seem to be the flavour of developers this days does not fit with the parklike setting we currently enjoy.

Thank you in advance for your consideration.

Sincerely,

George O'Hara
Prominence Estates Condo
President



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I have read and understand the above statement.

First name (required) Lynn

Last name (required) Morin

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Council Meeting - Public Hearing Tuesday May 16, 2023, 9:30 a.m.

Are you in favour or opposition of the issue? (required)

In opposition

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To: The Office of the City Clerk

City of Calgary, 700 Macleod Trail SE. Calgary. T2P2M5

I am writing you in response to the application to amend the Land Use Designation at 1186 Prominence Way SW Calgary.

I am an owner of one of the units of the next door property, Prominence Estates. We have lived here since 2002 - 21 years - which I believe gives me ample experience of living in this community and I can offer a solid understanding of the challenges faced with a new development next door, and the benefits of a new development next door to us.

Let me start by saying that I have no issue with developing the property next door. I understand that inner city development is very advantageous to the city. And, that the owner of the property has every right to sell the property, or develop the property himself.

As the benefits of the development are obvious, please let me explain what my objections are, as an owner and a neighbour.

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

Firstly, I know that there has been studies conducted on the avalanche of vehicles that park on Patina Drive and Prominence Way while their children partake in baseball and soccer teams. Their studies have indicated there is NO PROBLEM with the amount of cars parking on both sides of the road. Which is laughable. With both sides of the street full of vehicles, there is only a single lane available. Heaven forbid an ambulance

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is needed at the retirement home down the street! Prominence Way is the only way to get there. We are very glad for the park across the street and for the children who benefit from their sport. We have suggested the parents try and rent the parking lot at the church, to no avail. We think it is dangerous. Now - add another development of 35 units times an average of 2 cars per family - so 70 more cars to accommodate movement on a street that is already over crowded.

Secondly, I am mystified as to the process of applying for a new zoning for the property with absolutely no clue of what they will build there, or how many units will be built. Vague explanations were given. Even a picture of what it might look like. But then afterwards a denial that it would look like that at all because first things first - they need the new zoning. I think this is backwards. Why could they not give us an indication of their plans for the property? They want us to give an opinion but they have given us no concrete plan of what they want to build.

Here is my main problem. I am 71 years of age and my husband is 75. We have lived he

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I have read and understand the above statement.

First name (required) Alan and Shirley

Last name (required) Mclvor

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Redesignation from S-FUD to M-CGd30 at 1186 Prominence Way SW

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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The attached pdf letter explains our objection to the proposed Land Use Redesignation at 1186 Prominence Way SW Calgary, Ab. Our mailing address and email address is on the letter as required. Thanking you in advance for allowing this submission to be brought before the Calgary City Council.

Office of the City Clerk,
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100 Poatal Station 'M'
Calgary, Alberta
T2P 2M5

This letter is Concerning the Amendment to the Land Use Designation (zoning) of 1186 Prominence Way SW Calgary, Alberta (Plan 20238GH) from (S-FUD) to (M-CGd30). City Council Public Hearing in Council Chamber Tuesday, May 16, 2023.

I am a resident of the Brickburn Condominium (Corporation 9212075), located adjacent to the above noted 1186 Prominence Way SW land. I wish to express my concerns related to this amendment. Over the past almost 2 and a half years I have been involved in all the virtual meetings with the architecture firm of Kumlin Sullivan Architecture Studio discussing the Development of that property along with all the involved parties, including representatives of the City Planning Department. From that initial meeting we were all operating under the concept of Direct Control Customization Envelope as the foundation for voicing our concerns with this development. From this open discussion and debate, issues such as setbacks, heights, density, traffic, water, shadows were considered under the customization umbrella of the Direct Control concept. Barry Sullivan of Kumlin Sullivan Architecture led the discussions and addressed all the above noted issues resulting in some parameters being more or less accepted.

In a May 2022 meeting of the City Planning and Development's internal Development Application Review Team (DART) ruled following discussion with the Direct Control applications team, that they would not agree to a Direct Control zoning for this site. Stating the only way forward is the standard zoning Contextual Grade Oriented District (M-CGd30). Needless to say this created a great deal of confusion amongst those involved in the outreach and discussions on this development as to where this left the parameters we had worked out. The Direct Control option created a mechanism that fostered the opportunity for the community to have concrete input on the application that was listened to and taken into account and acted upon which was invaluable for those involved. My concern is that the underlying foundation of the process (Direct Control) we were operating under was set aside leaving some with the impression that all of our engagement and the trust that our discussions were being listened to was misplaced.

I cannot support this amendment to the Land Use Designation (zoning) to (M-CGd30) at this time without clear assurances that the customization that the concerned parties arrived at will be honored. Thank you for your consideration.

Yours Sincerely
Alan and Shirley McIvor
24 Prominence Point SW
Calgary, Alberta, T3H 3E8
EMAIL: "amcivor4@gmail.com"



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I have read and understand the above statement.

First name (required) Paul

Last name (required) Klotz

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Prominence Estates

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What do you wish to do? (required)	Request to speak
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	May 16, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	1186 Prominence Way SW Rezoning Application;Plan 2038GH a portion of BlockO
Are you in favour or opposition of the issue? (required)	In opposition
If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video) If you have additional files to attach, email them to publicsubmissions@calgary.ca	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please contact me re: Receipt of this email

Paul Klotz
#7-1220 Prominence Way SW
Calgary, AB, T3H-2B3

May 9, 2023

**Office of the City Clerk
The City of Calgary
700 McLeod Trail SE
PO Box 2100 Postal Station M
Calgary, Alberta, T2P 2M5**

Attn: Mayor and Councilors:

Re: Redesignation at 1286 Prominence Way SW (Plan2038GH a portion of Block O) from Special Purposes-Future Urban Development (S-FUD) District to Multi-Residential-Contextual Grade-Oriented (M-CGd30) District.

This Property has been to Calgary City Council DATE? once before and soundly REJECTED. The builder and his architect were told to go back and inform their neighbours of definitive building plans and have chosen once again not to present this!

There were no Building Plans and still have not been any development Plans provided to neighbours for review. At a number of meetings with various Condominium Councils, Coach Hill/Patterson Heights chaired by the owner's architect Mr. Barry Sullivan, have resulted in discussions to do with a road survey severely lacking accuracy, a water and sewer report, and general set-backs based on hypothetical sun exposure from the said property.

A new sign appearing April 29th on the applicants property says they now wish to have structures which may be up to 3 and 4 stories.

Again, we have been asking for definitive plans for the property so that we may see how they will enhance or adversely affect our adjacent property.

In its present application, this proponent should be asked as they have been previously, to go back and do the proper planning so that people living near and adjacent can be provided a clear plan of what the building structures will be! We would expect that Mayor and Council would expect this as well.

Sincerely,



Paul J. Klotz



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I have read and understand the above statement.

First name (required)	Wally
Last name (required)	Shtand
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

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Date of meeting (required)

May 16, 2023

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(required - max 75 characters)

Proposed Land Use Change at 1186 Prominence Way SW. LOC2022-0042

Are you in favour or opposition of the issue? (required)

In opposition

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Mayor and councilors to review my attached letter in consideration of the rezoning application LOC2022-0042 in preparation for the public hearing on 16 May 2023.

Wally Shtand
12 Patterson Mews SW
Calgary, AB, T3H 2C7

9 May 9, 2023

Office of the City Clerk
The City of Calgary
700 McLeod Trail SE
PO Box 2100 Postal Station M
Calgary, Alberta, T2P 2M5

Re: Proposed land-use change at 1186 Prominence Way SW
Reference Number LOC2022-0042. Bylaw 65D2023
Public Hearing 16 May 2023

Attn: Mayor and Councilors:

My wife and I have lived in Patterson for more than 30 years and have seen a number of developments in Patterson during that time. Some good and some not so good. I fear that the proposed development at 1186 Prominence Way is heading down the path of the latter.

By comparison, three 4-story apartment style buildings were built at 6550 to 6650 Old Banff Coach Rd SW. They back onto pre-existing 2-story duplex homes to the north, at 39 to 63 Prominence Hill SW. I fear that this is representative of what will occur at 1186 Prominence Way SW.

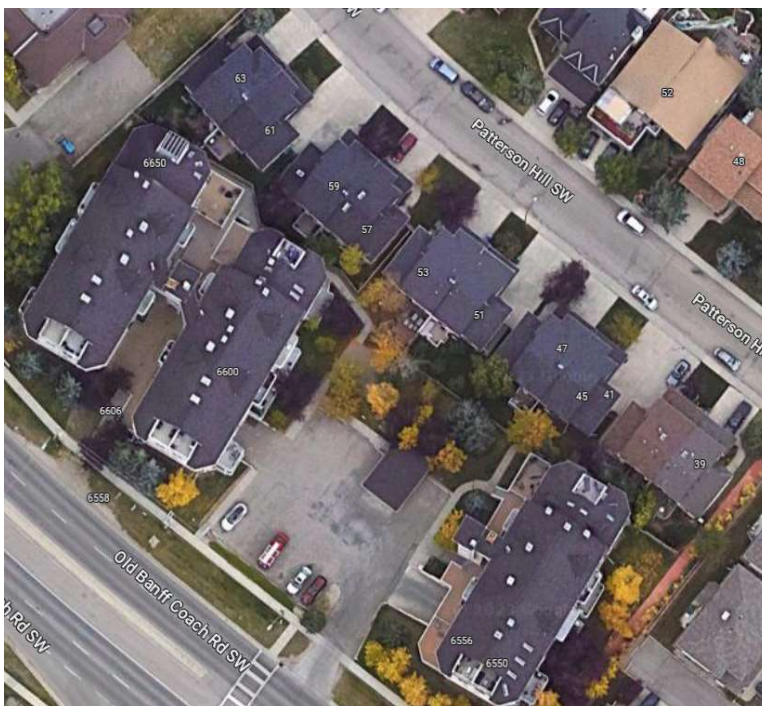


Figure 1 is a Google map view of the three 4-story condos backing onto five 2-story duplexes.

There are quite a few things that make this condo development a travesty for those who live behind it.



Figure 2 & 3, looking West, showing 3 stories of the 4-story condo apartment overshadowing the 2-story duplex homes. The 1st floor of the condo building is at the same elevation as the 2nd floor bedroom of the duplex.

This particular duplex building is about 15' from the property line and the condo building only has a 4' from the property line. Some of the neighbouring duplexes are even closer to the property line.

The condo building towers over the backyard neighbours. Property value of the duplexes are significantly reduced. They would live in perpetual shade (zero sunshine) in the winter time.



Figure 4, view of same building looking East. The condo was built with a 4' buffer to the property line.

Note that duplex owners planted trees on the property line to attempt to get some privacy from apartment owners peering down upon them.



Figure 5, view looking West and Figure 6, view looking East of the next condo building to the West. The separation between condo buildings and duplex homes is ridiculously narrow.



Figure 7 is a view looking East of the existing homes located on the South border of the Prominence Heights neighbourhood at 1220 Prominence Way SW. This complex is adjacent to the North border of the proposed development property. This is analogous to the duplex homes on Prominence Hill SW and 4-story apartment condos on Old Banff Coach Rd that I have sited in my comparison above.

The Prominence Heights homes are 2 story buildings, built into a hillside, so they are 2-story at street level but are equivalent to single story bungalows at their backyards. They will be overwhelmed by any building that is allowed to be 3 or 4 stories tall on the proposed development property. Even more so, since the proposed development property is uphill from existing Prominence Estates.

Summary:

Do not repeat the mistake of approving 3 or 4-story tall buildings at 1186 Prominence Way SW that was committed at 6550 Old Banff Coach Rd SW. The existing buildings at the communities to the North and South of the proposed development are bungalows from the perspective of the development property.

Do not allow a density of 37 units (greater than 12 units per acre) when rezoning this property. This is in keeping with adjacent multi-home properties at Prominence Heights and Brickburn having lower density than the proposed development. We have plenty of other high-density developments in Patterson. What is the designation that is one-less-dense than M-CGd30?

Council must give consideration to the implications of greater traffic in the neighbourhood if this development proceeds. The corner of Patina Dr SW and Prominence Way SW is a dangerous corner due to grade and restricted visibility. Parking is already congested on the street during spring, summer and fall with use of the neighbourhood soccer field and baseball diamond. A viable plan must be outlined by the applicant to accommodate resident and visitor parking within the new residential development. That plan must include provision for snow cleaning and piling.

Please make a decision for rezoning that respects the neighbourhood and in particular the residents adjacent to this proposed development. The towering, high-density proposed development is not appropriate for this particular acreage.

There is a very large high-density development being built just West of Patterson between 77 St and 85 St SW. Patterson does not need an inappropriate high-density development.

Sincerely,

Wally Shtand

PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required)	Ronald
Last name (required)	Henderson
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Redesignation Patterson Bylaw 65D2023

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

We are strongly opposed to this application. No open house has been held so that impacted homeowners could be informed of proposed development (they have met with area associations). We understand a request for Direct Control of this development has now been rejected by City of Calgary. We as homeowners now have no assurances of what this development will become if this application is approved. Will there be proper set backs? Will someone be looking into our master bedroom from a second or third storey? Will sunlight be blocked on our gardens, patios and back decks? How will services (water, traffic, etc) be affected (we haven't been informed of results of past studies). What architectural and landscaping plans will be employed? Will they complement existing homes in the area? Will this negatively impact real estate values of existing homes? Will development occur in phases? Should we expect to be in a construction zone for years to come?

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I have read and understand the above statement.

First name (required) Laretta

Last name (required) Brawn

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Redesignation Patterson ByLaw 65D2023

Are you in favour or opposition of the issue? (required)

In opposition

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I have read and understand the above statement.

First name (required) Lloyd

Last name (required) Cliplef

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do? (required)	Request to speak
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	May 16, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	May 16th Public Hearing of Council re:Bylaw 65D2023 regarding LOC2022-0042
Are you in favour or opposition of the issue? (required)	In opposition
If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video) If you have additional files to attach, email them to publicsubmissions@calgary.ca	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Calgary is a beautiful growing City that is well-administered, but it is important to always be particularly diligent when new development is proposed in existing neighbourhoods.

Regarding a proposed development at LOC2022-0042 adjudicated by reference to Bylaw 65D2023

Please be advised that as a member of the Patterson Community in the vicinity of the re-zoning proposal for the proposed development above, and having distinct real world experience with the recent implementation of the re-zoning for the commercial development of the Prominence Way Retirement Community, I have grave concerns for the uncaptured and unintended consequences that will result from the under-analyzed proposal that has been recently declared by City of Calgary Public Notice at LOC2022-0042.

Sincerely,

Lloyd Cliplef
53 Prominence Park SW
403-312-8958