

Michelle & Paul Bauer  
30 Shawnee Grove SW  
Calgary T2Y 2W9

[thebauerfamily@shaw.ca](mailto:thebauerfamily@shaw.ca)

To Office of the City Clerk – Public Hearing Monday, December 11, 2017  
[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

Please accept our apologies for not attending the meeting tonight but we're out of town.

We would like it noted for public record and included in the Council Agenda that we object to the Land Use amendment LOC2017-0269 specifically that **we wish for the 15 meter setback be retained and relate to both built form and amenity space.**

City council has approved and passed the current land use DC179D2016. This bylaw is current and stipulates and sets out a 15-meter buffer behind the 10 existing homes at Shawnee Grove.

2016 Bylaw (1792016)

12 (1) this is consistent with the minimum building setback from a property line shared with an existing residential property.

We strongly object to Council approving the additional 5 meter amenity space encroachment by Cardel to allow the building of decks, structures etc. directly behind our residences in Shawnee Grove. Our privacy and little piece of nature has already been taken from us please don't let them encroach another 5 meters! Please keep the 15-metre consistency with the rest of the residential boundary distances in the Cardel development.

This is more than a mere administration overlook and change - we're talking about real people, our properties, our lives and our immediate neighboring surroundings and a current bylaw which should be adhered to.

We are confused as to how Cardel have already have created their Building Envelope Plan dated September, 2017 (Shawnee Park 1.0 Building Envelope Plan Phase 10, Lot 2, Block G, Descriptive Plan 141 3460 within the S½, SEC 4 TWP 23 RGE 1 W5M) in contravention of the current bylaw (as above). Bylaws put in place to be adhered to and not to be used as a negotiation tool?

We have taken the liberty to send some photos. Some were taken in Summer 2017 and you can clearly see the tree density directly behind our houses. The other photos show the development site now.

So please our council members please think, is it reasonable to allow Cardel to encroach another 5 meters along the boundary of Shawnee Grove or is it more reasonable to agree that Cardel should abide to the approved and legal current land use DC179D2016, which stipulates and acknowledges the 15 meter buffer behind the development and 10 existing homes at Shawnee Grove.

Planning and development rules and bylaws are put in place to be followed and adhered to, and not to be dictated by a developer who's plan is not within the Council's approved scope.

Yours sincerely

Michelle & Paul Bauer

*m Bauer*  
*Paul Bauer*



August 2017



November 2017





August 2017



November 2017

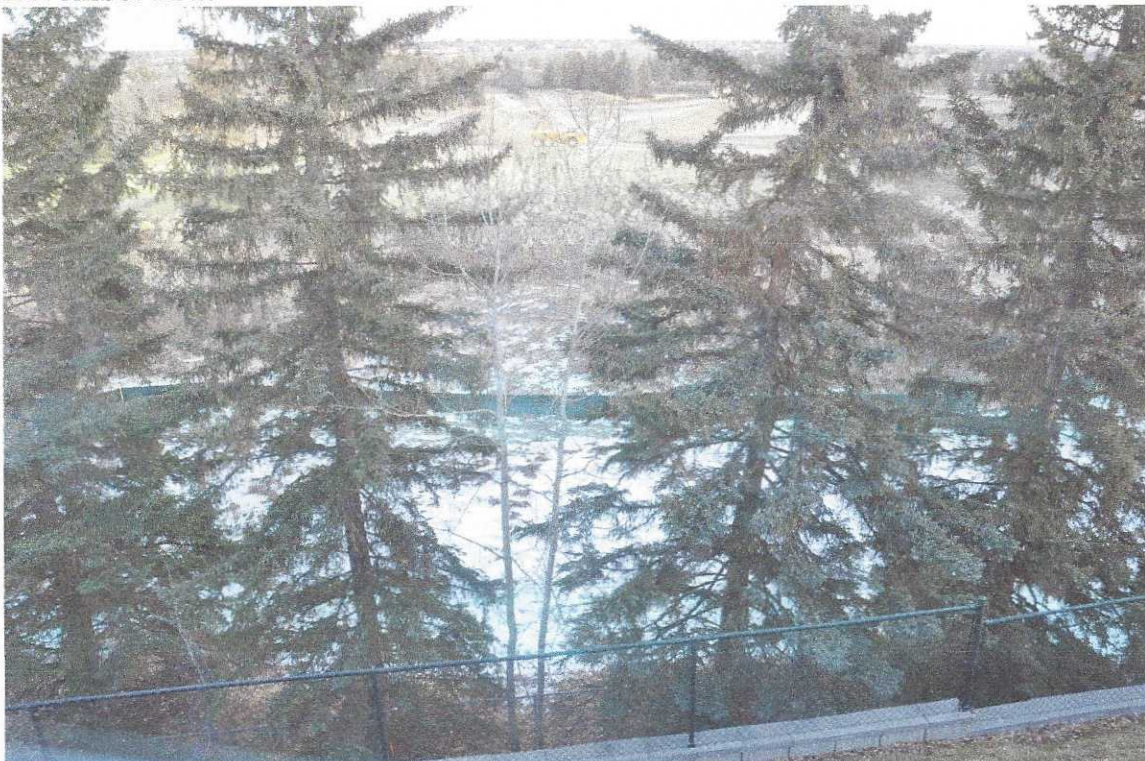




August 2017



November 2017





August 2017



November 2017

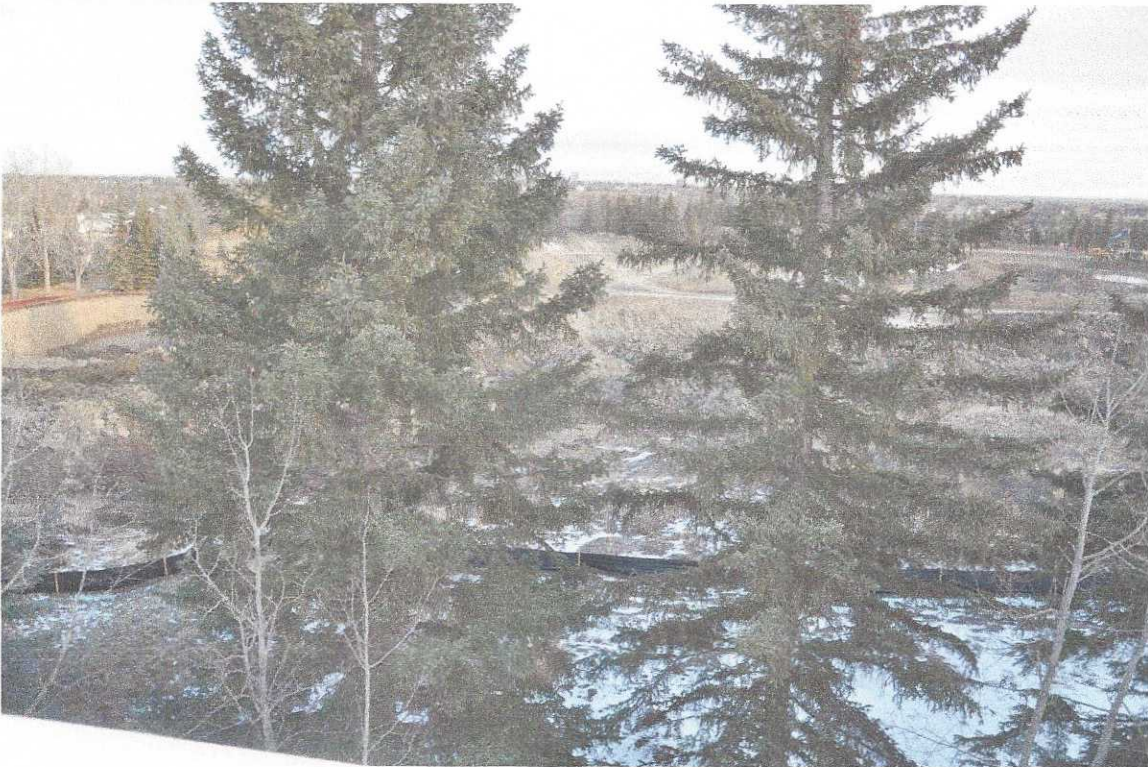




August  
2017



November 2017





August 2017



November 2017





December 1, 2017

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

via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Notice of Public Hearing on Planning Matters: December 11, 2017**  
**Shawnee Slopes: Amendment to Bylaw 385D2017**

As the owner ("the Owner") of an adjacent property to "an application to amend the Land Use Designation (zoning) for the property described" in the enclosed Notice of Public Hearing On Planning Matters ("the Notice") as it relates Shawnee Slopes Bylaw 385D2017 ("the amended Bylaw"), I wish to advise Council of the following irregularities as it relates to the application process in general, and the amended Bylaw in particular, as follows:

1. There is no date attached to the Notice, but the envelope accompanying the correspondence is dated November 22, 2017; the Notice was retrieved from my community mailbox on the evening of November 28, 2017:
  - a. Any Notice served should have a date attached to it
  - b. The timeline attached to the submission of comments (being no later than noon, Monday, December 4, 2017) is too compressed, given the receipt date of November 28, 2017;
    - i. It only allows the Owner ~ 3 ½ business days to formally respond to the Notice, and virtually no time to poll other adjacent property owners who may have received the Notice and are contemplating a response
2. The indicated City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters) takes you to the following site:

**The City of Calgary - Public Hearing on Planning Matters**  
[www.calgary.ca/PDA/pd/Pages/Public.../Public-hearing-on-Planning-Matters.aspx](http://www.calgary.ca/PDA/pd/Pages/Public.../Public-hearing-on-Planning-Matters.aspx)

  - a. The site is not intuitive to the public end user, and takes some time for the user to locate the associated documents that attach to the relevant Bylaw
3. The Notice itself does not provide sufficient information to the Owner to be able to address the amended Bylaw, as:
  - a. The map included in the Notice does not provide enough detail to tie the impacted lands referenced in the text of the amended Bylaw, to the map itself:
    - i. That is, the text references various lot numbers and/or Unit numbers and/or street and road names, none of which are identified on the accompanying map (the exception being Shawnee Drive SW, which is identified on the map)
    - ii. More specifically, an Owner would not be able to identify these lands on the map:
      - 7, 9, 11 ... 77 of Shawnee Heath SW
      - 342 and 348 Shawnee Boulevard SW
      - 820 Jame McKeivitt Road SW



- 995 Shawnee Drive SW
  - the common property identified by Condominium Plan 1711947, Units 1 to 30 and 38
  - Portion of Plan 1413460, Block G, Lot2
  - Plan 8811677, Block D?
- b. the Notice does not detail what the proposed amendment is about nor is the Notice totally transparent, as it simply states “To redesignate the land ... from DC Direct Control to DC Direct Control to accommodate multi-residential development”
- i. Only by reviewing the website documents specific to the Notice does the Owner find out that the amended Bylaw seeks to reduce the building setback from 15.0 metres to 10.0 metres in a specific area of the map accompanying the Notice, ostensibly due to a “clerical error” in the drafting of a previously amended Bylaw
    - This could have easily been made a part of the Notice, as could a map that correctly identifies impacted lands and identifies the numbering referenced in the Bylaw text
4. On page 5 of 17 of the Calgary Planning Commission Report to Council dated December 11, 2017, Paragraph 2, there is reference to “Schedule D of the proposed DC (page 16 of this report)
- a. Schedule D is actually located on page 17 of the referenced report
    - i. Notices and accompany documents should be checked for accuracy
5. Page 5 of 17 of the Calgary Planning Commission Report to Council dated December 11, 2017, Paragraph 3 cannot be validated by the Owner
6. There is no reference in the Notice that there were four letters of opposition received from land owners of properties directly adjacent to the affected area, nor are these letters of opposition available to the Owners that were served the Notice:
- a. If these letters of opposition are available on the City of Calgary website, it is not intuitive as to where they can be found; as such, the Owners cannot review these letters of opposition in advance of making a submission to City Council
    - i. This again speaks to lack of transparency in the Notice
7. There was no public engagement events that were held as part of this Notice
8. None of the maps included as part of the Calgary Planning Commission Report to Council dated December 11, 2017 allow the Owner or Council to identify specific lots, Units, Roads, etc related to the Bylaw text (see 3(b) above)
- a. Schedule D does highlight in yellow the 10 meter building setback area, but there is no way to confirm that it is correctly described by the wording of the Recommendation(s) of the Calgary Planning Commission and/or the wording in the associated Bylaw

In summary, I am of the opinion that the Notice of Public Hearing on Planning Matters process falls short as it pertains to (i) adequate review time for adjacent land owners and (ii) document transparency for both adjacent land owners and Council.

Given the many Land Use Amendments that have occurred since the original Land Use and Outline Plan application LOC2010-0005 that was approved by Council at the 2013 February 11 Public Hearing



(including a significant amendment in response to the Developers' inability to meet the original tree preservation requirements) and Council's more recent approval of a Development Permit that has allowed the Developer to "clear cut" and "cut and fill" the site (well in advance of any planned building initiative on the south, west and north ends of the site) it is my recommendation that Council reject this latest in a series of amendments, until such time as the Developer and City Administration hold an Open House/Public Engagement Event that updates the community on the most recent plans for the site, with a caveat that there will be no further Land Use Amendments sought by the Developer.

Today's site development looks nothing like the one Council approved in 2013, and even less like the one that was originally rolled out and "sold" to the community many years previous to that.

Yours truly,



Gordon Dolph  
14334 Evergreen St SW  
Calgary, AB T2Y 2W9



**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[www.calgary.ca/development](http://www.calgary.ca/development)

02 0 0000338\*

IMC 8062

GORDON JAMES DOLPH  
14334 EVERGREEN ST SW  
CALGARY, AB  
T2Y 2W9

*Why did I receive this letter?*

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on Monday, December 11, 2017, commencing at 9:30 a.m.

*Can I review the application in more detail?*

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on Thursday, November 23, 2017, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

*Can I submit my comments to City Council?*

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Monday, December 04, 2017, shall be included in the Agenda of Council. Submissions must be addressed 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. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca).

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.



*What if I submit my comments late?*

Late submissions will not be accepted in the City Clerk's Office.

*How will my comments/submission be used?*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them.

*Can I address City Council in person?*

Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

*Can I distribute additional material at the meeting?*

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and bylaw 44M2006 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

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If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Laura M. Kennedy, CITY CLERK

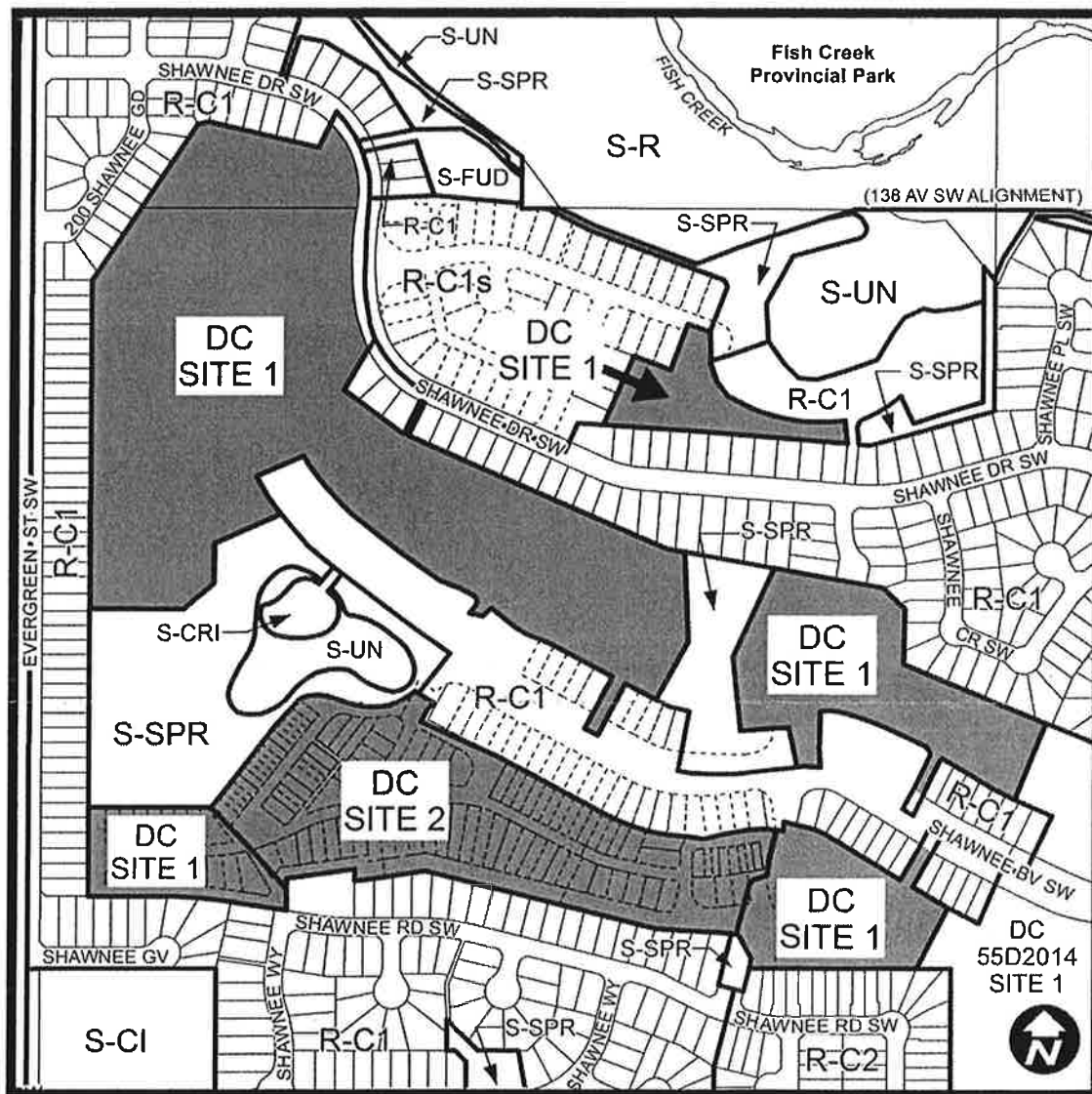
The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-6774.

Learn more or comment  
[calgary.ca/development](http://calgary.ca/development)  
or 403.268.5311



## SHAWNEE SLOPES BYLAW 385D2017

To redesignate the land located at 7, 9, 11, 13, 21, 23, 25, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75 and 77 Shawnee Heath SW, 342 and 378 Shawnee Boulevard SW, 820 James McKevitt Road SW, 995 Shawnee Drive SW and the common property (Condominium Plan 1711947, Units 1 to 30 and 38; Portion of Plan 1413460, Block G, Lot 2; Plan 8811677, Block D) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development.



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**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 8:01 AM  
**To:** LaClerk  
**Subject:** FW: File # LOC2017-0269  
**Attachments:** IMG\_2937.JPG; IMG\_2940.JPG; IMG\_2832.MOV

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**From:** John Mckerlie [mailto:johnmckerlie@hotmail.com]

**Sent:** Sunday, December 03, 2017 2:46 PM

**To:** City Clerk

**Subject:** [EXT] File # LOC2017-0269

Good Afternoon,

I would like to claim that I will be affected by the request to redesignate the site municipally know as: DC/M-CG

My home is located at 1396 Shawnee Slopes...

I have enclosed a couple of pictures from my kitchen and bedroom and a video from my backyard... as you can see, if Cardel is allowed to put in multi housing units, I will have lost all privacy not to mention the traffic congestion will be intolerable.

Cardel said they would be keeping 80% of the trees... I would be surprised if they have left 10%... I don't understand how you can cut down a 100ft tree and plant a 2ft tree and expect that to make up for the one they cut down

Please reject the amendment.

Thanks you for allowing me to express my concerns...

Kind Regards,

John McKerlie











**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 9:25 AM  
**To:** LaClerk  
**Subject:** FW: Shawnee Slopes Bylaw 385D2017

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**From:** Joan Richards [mailto:[richards\\_joan@hotmail.com](mailto:richards_joan@hotmail.com)]  
**Sent:** Monday, December 04, 2017 9:02 AM  
**To:** City Clerk  
**Subject:** [EXT] Shawnee Slopes Bylaw 385D2017

I do not agree with the most recent request to add further density to the development of Shawnee Slopes by Genstar/Cardel. The impact of increased traffic, and request for services will overwhelm the community. I believe the citizens of Shawnee Slopes and neighbourhood communities have already given up too much and our land values will continue to deteriorate.

Joan Richards  
14256 Evergreen Street SW  
Calgary, AB T2Y 2W9  
[richards\\_joan@hotmail.com](mailto:richards_joan@hotmail.com)