September 4, 2012

Dear Neighbour:

We hope you have had a restful summer and are ready for the fall season.

Since our last communiqué of July, 2012 Silvera for Seniors had initially hoped to continue discussions through the summer with respect to the Jacques site and its future land use. However, we understand that formal communications were not practical with the Shaganappi Community Executive and community members due to summer holiday schedules. Now that September is here, we hope to resume the process of consulting with the community association’s full executive and area residents.

With this communication, we would like to share the City of Calgary process for land use applications, such as ours. As you can appreciate, there are a lot of steps to finalizing a project like the Jacques Site Redevelopment. Silvera is following that process with the help of Norr Architects Planners.

The formal land use application was submitted to the City in late July, as Silvera had advised at the open house, and is currently being assessed. The City of Calgary Planning Department toured the site in August to better understand the application’s specifics as it relates to setback and step-back transitional concerns, etc.

As Silvera had indicated at the public open house, this doesn’t mean that construction will start right away. The land use re-designation process is a lengthy one, and we needed to get the ball rolling, given Silvera’s critical need to move forward with its future plans of delivering new affordable housing options for seniors as soon as possible. Additionally, it was Silvera’s assessment that many of the critical issues of the redevelopment could only be qualified and quantified by way of civic review and assessment. The site does fall within the proximity of sites normally included in a TOD zone (Transit Oriented Development), and as such we need to understand what the City expects relative to maximum and minimum density requirements.

Outlined on the backside is a general approvals process timeline, established by the City of Calgary. As specific dates and meeting times become known, we will post the information to our website www.silveral.ca

If you have a specific question about the Jacques Redevelopment project, please contact Brian Harrison at bharrison@silvera.ca
City of Calgary Land Use Application Process

Jacques Site Public Input Timeline

**Application Circulation**
City of Calgary circulates the proposed Land Use Amendment and Outline Plan Applications to land owners near the Jacques Site.
Land owners have the opportunity to comment in writing to the City of Calgary.

**Calgary Planning Commission (CPC) Meeting**
Members of the public may attend the meeting but they may not comment.
CPC will approve or refuse the Outline Plan and make a recommendation to Council on the proposed Land Use Application.

**Public Hearing by Council**
Typically occurs one month after CPC reviews the application.
The public may attend and address Council on the proposed Land Use Amendment.