



October 22, 2013

To Patterson Heights Landowners

Upcoming Amendment to the Patterson Heights (Strathcona Cell “A”) Revised Concept Plan

The City of Calgary is starting an amendment for Patterson Heights to accommodate a proposed land use amendment located at 908 Prominence Hill SW for a Senior’s Facility by Signature Living.

You’re receiving this letter as a landowner in the area and The City would like you to be involved.

There will be a **Public Open House on Tuesday November 5**

Where: Calgary French & International School; 700 77 ST SW

Event Format: Walkthrough information display with staff available to respond to any questions.

Purpose: To provide information about the need for the amendment.

What are the details of the proposed development?

An application for a land use amendment (LOC2013-0023) was made to the City of Calgary back in March 2013. The existing land use is S-FUD (Special Purpose – Future Urban Development District) and the amendment proposes to redesignate the lands to DC (Direct Control District) to accommodate M-C2 (Multi-residential – Contextual Medium Profile District) rules with the limited uses of Residential Care and Assisted Living and S-UN (Special Purpose Urban Nature District) to develop a 4 storey Senior’s Facility and open space.

Under the *Patterson Heights Revised Concept Plan*, (you may view the document online at www.calgary.ca) 908 Prominence Hill SW is outlined as a Low Density Single Family Semi-Detached Area (6-8 units/acre). The proposal would see an amendment to the document that reads as follows (currently in draft form):

Assisted Living / Residential Care Facility Area [Draft Policy, as a new Section 4.0]

The purpose of this institutional area is to accommodate a low-profile assisted living and residential care facility. Site development should preserve natural features and provide connectivity to the local pathway system.

The allowable density would no longer be 6-8 units per acre and the density would not be defined in the *Revised Concept Plan* since Land Use Bylaw 1P2007 does not place density limitations on the uses of Residential Care and Assisted Living.

The proposed land use amendment application and the *Revised Concept Plan* amendment will be heard at a public hearing of Council at a date that has not yet been determined.

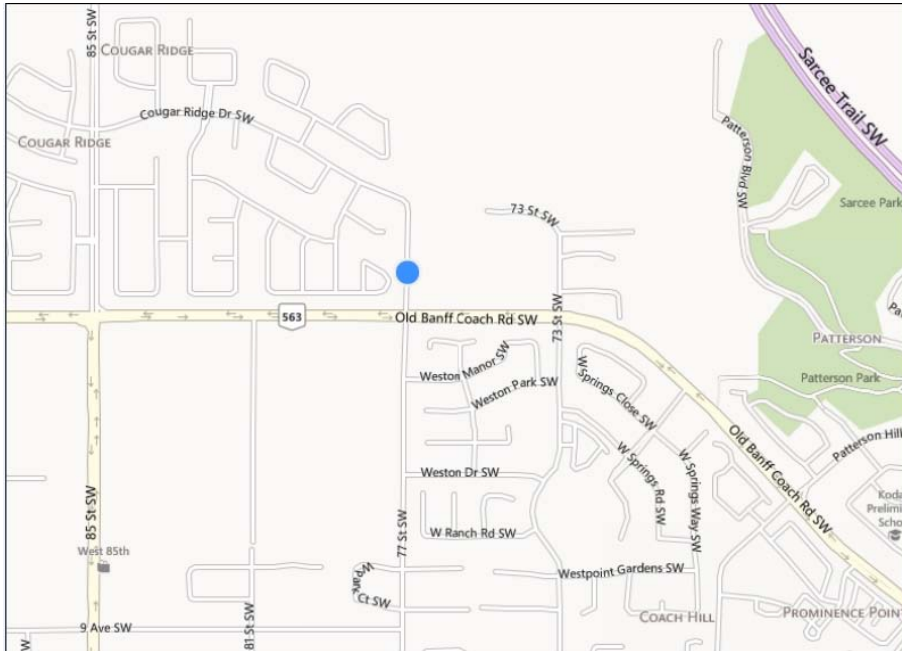
How can I stay informed about the process?

Contact Sarah Hbeichi directly and/or attend the open house.

Regards,

Sarah Hbeichi

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Location of Open House
The Calgary French and
International School.



908 Prominence Hill SW