



**MUNICIPAL
COUNSELLORS**
BARRISTERS and SOLICITORS

K. Hugh Ham
E-mail: h.ham@municipalcounsellors.com
Phone: (403) 571-0025 Fax: (403) 571-0028
Our File No. 1092.003

November 13, 2017

The City of Calgary
Office of the Mayor & Councillors (#8069)
313 - 7 Ave S.E.
Calgary, AB T2G 0J1

ATTENTION: HIS WORSHIP NAHEED NENSHI and MEMBERS OF COUNCIL

Dear Sirs & Madams:

Re New Land Use Bylaw - Wood's Homes Bowness Campus

I write on behalf of Wood's Homes. On November 20, 2017, members of council will be asked to approve a new land use bylaw for the Wood's Homes Bowness Campus at 9400 48th Avenue NW. The bylaw is recommended by the Planning Department and unanimously recommended by CPC.

Why Does Wood's Homes Bowness Campus Need a New Land Use?

Wood's Homes has used the former Hextall mansion site as a shelter for kids in need since approximately 1926 and that use continues until today.

At the end of the 1970s, the site was annexed into Calgary and designated (zoned) "Urban Reserve" as was then the case for all newly annexed land. Someone forgot the site had an existing urban use, probably because the Planning Department was busy drafting a new land use bylaw, 2P80. The site was overlooked again in 2007 when the next land use bylaw, 1P2007, was drafted and Urban Reserve became Special - Future Urban Development. Both UR and S-FUD serve the same purpose, reserving land for future urban development.

In 2010 when Wood's Homes undertook renovations to the Hextall building and construction of a maintenance building, the oversights of 1980 and 2007 came to light. The renovations to the Hextall building and the new maintenance building were approved by the Subdivision and Development Appeal Board in decisions SDAB 2010-0203 and SDAB 2014-0043.

Nothing has changed since the SDAB decisions and nothing is planned to change as a result of the new land use bylaw. The proposed new land use bylaw simply recognizes what was approved by the SDAB and confirms the use which has been in place since 1926. The



November 13, 2017
Page 2

proposed new bylaw also recognizes the Historic Resources Act Order which protects the spruce trees on the west of the site - DC Site 1. That Ministerial Order was sought by Wood's Homes.

So, What's New?

Aside from correcting two historical oversights, nothing. The use stays the same and the approved buildings are already constructed. Nothing is new except the proposed new bylaw and it simply recognizes a 91 year old use and further protects the spruce trees.

If you have any questions or concerns, please contact me.

Sincerely,

Municipal Counsellors

A handwritten signature in blue ink, appearing to be 'K. HUGH HAM', with a long horizontal line extending to the right.

Per: K. HUGH HAM, B.A., LL.B.
Barrister & Solicitor