



February 26, 2025

City of Calgary
Office of the Councillors
Office of the Mayor

RE: SOUTH SHAGANAPPI COMMUNITIES, LOCAL AREA PLAN

Significant changes were made to the proposed Local Area Plan for Shaganappi at the Infrastructure and Planning Commission meeting on Jan. 30. These changes were made without consultation, they adversely affect property owned by Silvera for Seniors, and they are inconsistent with what was presented during extensive community consultation. Unfortunately, we've been advised by the City Clerk's Office that it's too late for us to submit a comment for consideration at the March 4 Public Hearing. For that reason, we're appealing directly to you for assistance.

The property at 5200 53rd Ave NW (Varsity Estates Village) was purchased by Silvera in 2020 and is currently a multi-family rental townhouse complex. While Silvera has no immediate plans to redevelop this property, it was purchased based on its potential to be developed as a multi-storey transit-oriented development, as demand and capacity permits. Given its proximity alongside Crowchild Trail, and more significantly, its immediate adjacency to the Dalhousie LRT station, the potential for high-density redevelopment on this property should not be arbitrarily limited. Restricting development to six storeys at this stage of planning in a Local Area Plan unnecessarily limits the significant potential of redevelopment on this site and does not reflect the critical importance of enabling the future growth of suitable and affordable housing in Canada's fastest-growing city. It is in the overall public interest for City Council to ensure that a range of housing options are enabled with minimal limitations, including opportunities for high-density multi-family residential developments, with strong connections to the surrounding community and infrastructure, such as shopping malls and access to public transit.

At best, this decision by the Infrastructure and Planning Commission seems arbitrary and is specifically punitive to Silvera, given that the proposed LAP permits redevelopment of the adjacent church property up to 26 storeys. An LAP should not arbitrarily pick winners and losers; this decision does exactly that.

Over the next 30 to 40 years — the intended lifecycle of an LAP — redevelopment of this area will continue to evolve, driven by development on the north side of Crowchild Trail near the LRT station. The south side of Crowchild, which includes Silvera's property and the adjacent church, will be impacted by the evolution of development in this area. Silvera strongly believes future

redevelopment of its property is ideally suited for maximum density and should not be limited at this stage. We understand and appreciate that this comes with the caveat that all future rezoning, as is required today, be subject to limitations related to infrastructure capacity (including roads), setbacks and intercommunity relationships. Assessing these considerations as part of redevelopment opportunities is part of what happens through the rezoning process. Silvera believes this would be the appropriate time to address these factors, allowing Silvera to work closely with the City of Calgary and the surrounding community at the time of any future redevelopment to ensure a balance between the desire to maximize density within a TOD site and the requirements of neighbours and other adjacencies, such as the nearby park. The intention of the LAP should be to provide high-level guidance to area development and should not arbitrarily and unnecessarily subjugate future rezoning processes for specific properties.

Silvera respectfully asks City Council to reconsider the amendments made during the Infrastructure and Planning Committee, and reset the Shaganappi LAP densities to their originally submitted form or some other form of density that will not arbitrarily, and outside of the public interest with minimal to no consultation, place restrictive limitations on future development, which are best considered through the existing rezoning process when redevelopment is proposed.

Thank you for your assistance resolving this situation.

Sincerely,

Silvera for Seniors



Chief Development Officer

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