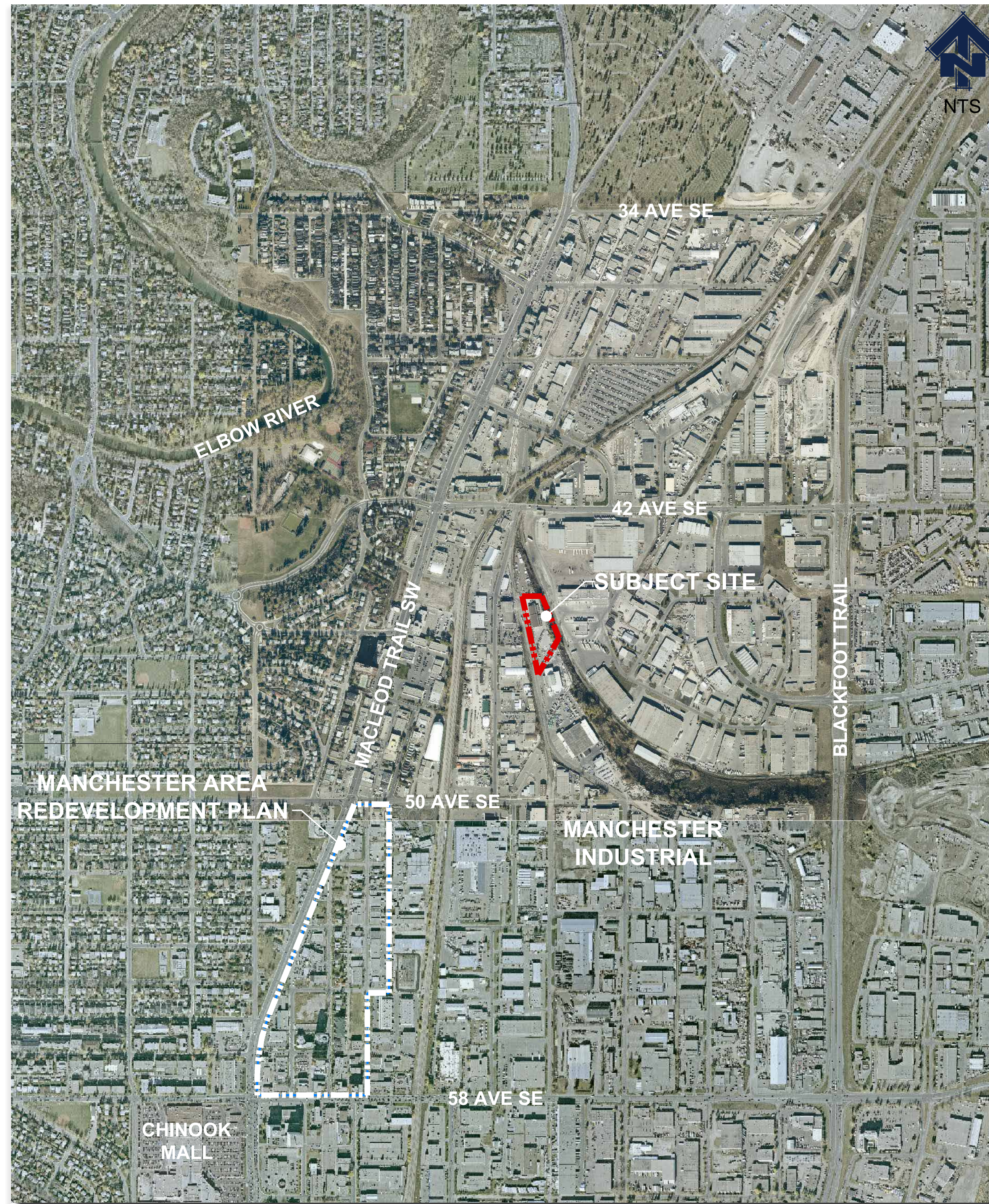


WELCOME

Calgary John Howard Society (CJHS), with their consultants, welcomes you to a Development Permit Preview of their proposed Community Residential Facility (CRF) located at 4444 Builders Road SE in the Community of Manchester.

The purpose of this session is to:

- Preview the Development Permit Proposal in advance of a formal submission to the City of Calgary;
- Provide historical information on the 2010 Land Use Approval;
- Provide you with more detailed information on “Where we are” in the overall process; and
- Listen to any comments or concerns you may have.



LOCATION

- Within the Manchester Industrial area
- Near 39th Avenue C-Train Station
- Close proximity 42nd Avenue and Macleod Trail Bus Stops
- Closest residential edge is 350m away (across Macleod Trail S)
- The large, non-residential site allows the Calgary John Howard Society to operate services and offices together in a mixed-use development.
- The site is large enough to have its own on-site recreation amenities, such as basketball and outdoor seating areas.
- Residents are close to important recreation amenities and shopping districts.
- The site is located in an area of potential employment for residents.



SITE / IMAGE REFERENCE PLAN
NTS



1 EXISTING IXL BUILDING - WEST ELEVATION



2 EXISTING IXL BUILDING - SOUTH ELEVATION



3 VIEW OF SITE / BUILDERS ROAD



4 VIEW FROM SITE



5 VIEW OF SITE



6 VIEW FROM SITE



7 VIEW FROM SITE

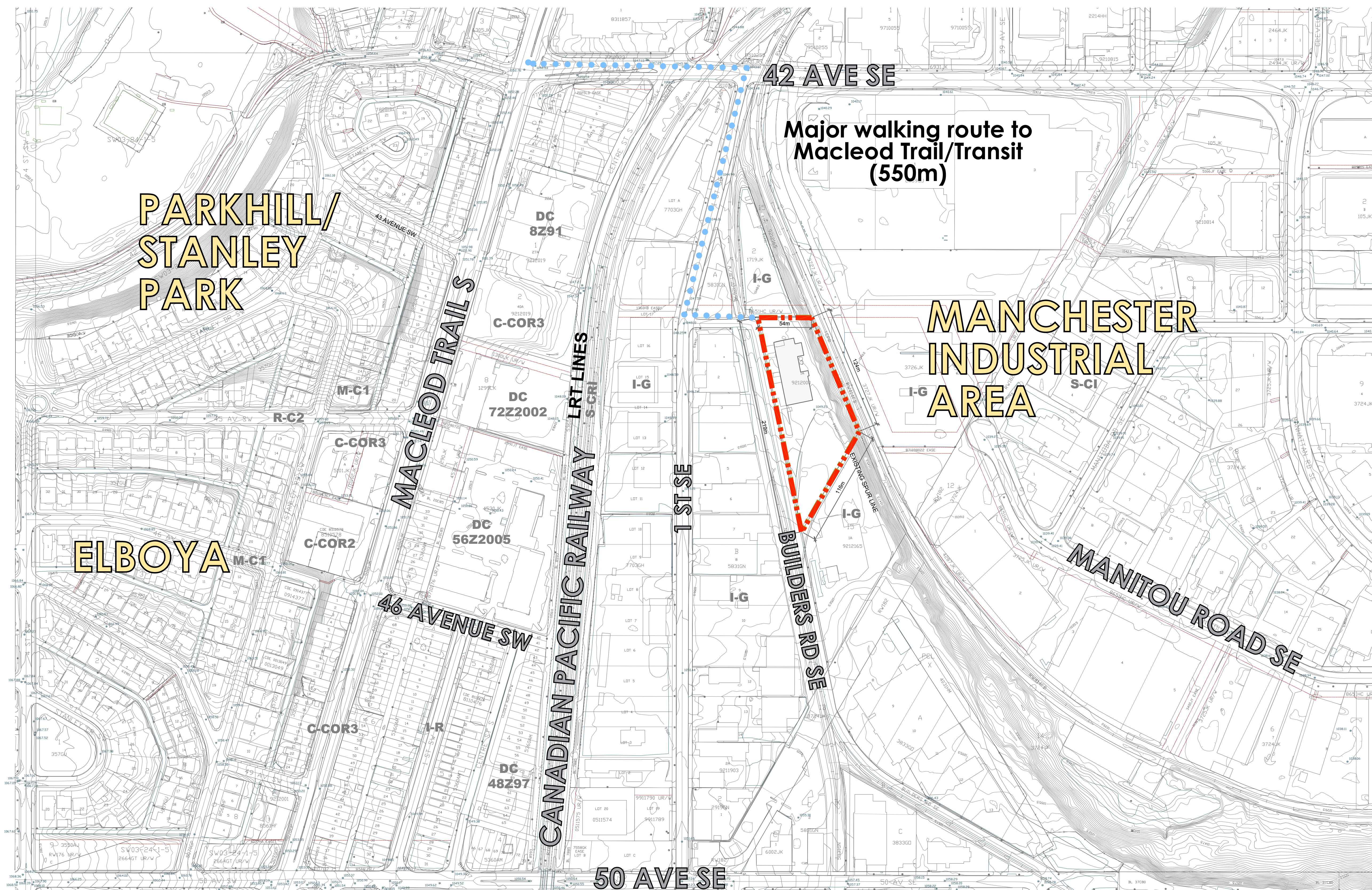
Approved Land Use District Development

The Calgary John Howard Society (CJHS) is relocating an existing Community Residential Facility (Bedford House) and their main administrative offices to 4444 Builders Road.

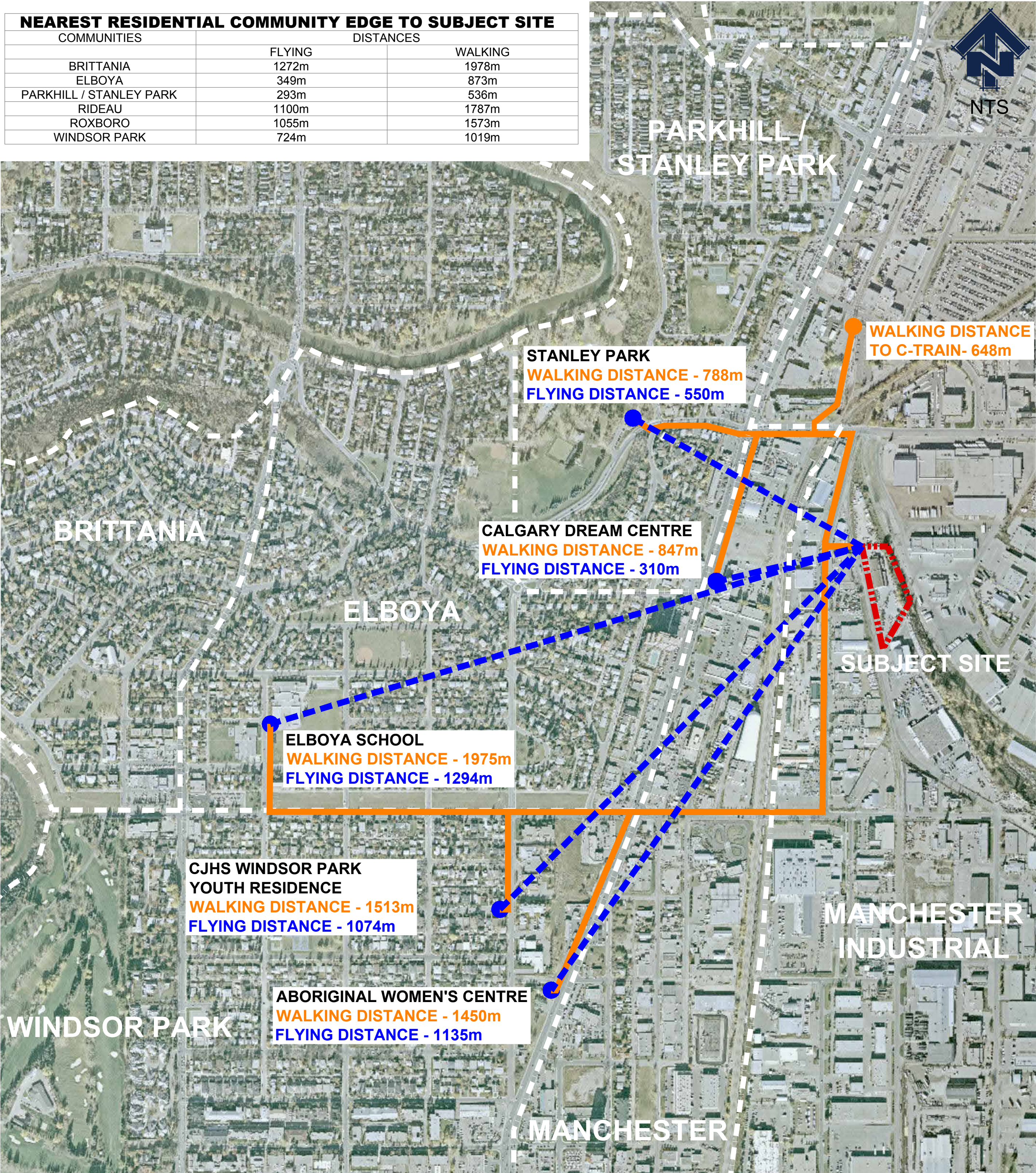
A land use redesignation application was approved in July 2010 by City Council. The approved land use is a Direct Control District based on the Industrial General District DC(I-G) allowing for the following uses:

- Community Residential Facility (CRF) - approx. 32 beds (with a maximum of 40)
- Calgary John Howard Society administration offices
- Educational classrooms
- Program Delivery Space.

SITE LOCATION/CONTEXT



Distance from Local Communities & Amenities

**NEAREST RESIDENTIAL COMMUNITY EDGE TO SUBJECT SITE**

COMMUNITIES	DISTANCES	
	FLYING	WALKING
BRITTANIA	1272m	1978m
ELBOYA	349m	873m
PARKHILL / STANLEY PARK	293m	536m
RIDEAU	1100m	1787m
ROXBORO	1055m	1573m
WINDSOR PARK	724m	1019m

BEDFORD HOUSE RELOCATION TIMELINE

October 2005 2006	City of Calgary expropriates Bedford House due to Stampede Park expansion Sunalta Site Application was approved by the City of Calgary, however, SDAB rules against City Approval
Jan 2010	CJHS identifies 4444 Builders Road SE as a potential site
March 2010	An application was made to the City of Calgary for a Land Use Redesignation
July 2010	Land Use Redesignation was approved by City Council
August 2011	City of Calgary and the CJHS initiates a Good Neighbour Agreement
Fall 2011	CJHS starts designing their facility
December 2011	Good Neighbour Agreement is drafted and is almost complete
February 2012	Development Permit Preview to the General Public

CJHS Commitment to the Community

The Calgary John Howard Society

AN INFORMED COMMUNITY ACTIVE IN PREVENTING CRIME

Randall Burke, Elboya Community Association
Eric Kethner, Parkhill/Stanley Park Community Association
Brian Curtis, Britannia Community Association
Mr. De Schover, Technotrash Alberta Ltd
Alex Kamis, ALSA Paving

July 15, 2010

Re: Proposal to Add Two Guidelines to the DC Bylaw for Land Use Application and Electronic Monitoring Commitment (LOC2010-0023 – Calgary John Howard Society Bedford House Relocation)

Dear Sirs,

As you know, the Calgary John Howard Society (CJHS) has applied to redesignate the land use of 4444 Builders Road S.E. to accommodate the relocation of the CJHS Bedford House and its offices. This land use application (LOC2010-0023) will be appearing before City Council on July 26, 2010.

Since we filed the application on March 3, 2010, we have conducted significant public consultation activities with our potential neighbours in Manchester as well as with the surrounding communities. We have met with many people individually and in small groups to listen to and respond to concerns, we have held two open houses (on April 13, 2010 and May 25, 2010) on the proposed site of 4444 Builders Road S.E. and we participated in a Townhall arranged by the communities of Elboya, Parkhill and Britannia on June 22, 2010. We have also kept abreast of issues and commentary raised in the media and on various websites as well as concerns that have been brought to our attention through Alderman Ceci and Alderman Pincott.

In light of these consultations, it has become clear that some of our potential neighbours in Manchester and some residents of communities west of MacLeod Trail have concerns regarding public safety associated with the proposed relocation of Bedford House. All our communication regarding these concerns have reinforced the excellent safety record Bedford House has enjoyed in the 27 years it has peacefully operated in Victoria Park, the effective monitoring we conduct of our residents, and the extremely low re-offence rate of our residents. We proudly stand by our ability to safely operate Bedford House.

We believe our Community Residential Facility (CRF) or Halfway House, will not negatively impact the safety in our proposed new neighbourhood. We also believe that a community is safer by helping offenders transition into a community versus simply releasing them into the community. All of this aside, we have listened to our potential neighbours and the communities west of MacLeod Trail, and we hear that some people still have

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PHONE: 403.266.4566 FAX: 403.265.2458
E-MAIL: INFO@CALGARYJOHNHOWARD.ORG
WEB: WWW.CALGARYJOHNHOWARD.ORG

CHARITABLE BUSINESS NUMBER: 10754 2441 RR0001
MEMBER OF THE JOHN HOWARD SOCIETY OF ALBERTA

Alberta LAW
FOUNDATION



RAIDO HOUSE: PHONE: 403.265.4566 FAX: 403.265.4503	BEDFORD HOUSE: PHONE: 403.232.6388 FAX: 403.233.0855	BERKANA HOUSE: PHONE: 403.640.8911 FAX: 403.640.9422	WINDSOR PARK: PHONE: 403.668.5230 FAX: 403.668.5147
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Page 2 of 3

some concerns about our application. Consequently, we would like to provide the following further assurances to increase the community's sense of safety:

1) Introduce Electronic Monitoring for Pedophiles

Since we submitted our application on March 3, 2010, there has been progress made through the Correctional Service of Canada (CSC) in regards to its pilot project around using electronic monitoring devices to help increase supervision of offenders on conditional release in the community. In the 27 years that we have operated Bedford House, we have never used electronic monitoring devices for our residents, and we have run our program safely and effectively. However, through our public consultation activities for this proposed Relocation, we have been asked to use electronic monitoring for pedophiles. Historically, the CJHS has not been able to consider the use of electronic monitoring, as the introduction of such a program is an aspect of the parole process that is governed by the CSC. This situation has recently changed, as CSC is currently concluding a pilot program for electronic monitoring in Eastern Canada, and has indicated that there is a high degree of likelihood that it will be introduced in Western Canada in the near future. Knowing the peace of mind this program would bring to the communities we have been corresponding with in Calgary, we are pursuing this program for the new location of Bedford House.

While CJHS stands by its methods and program effectiveness, it is pleased to increase its commitment to the community by promising that CJHS Bedford House will **NOT accept any diagnosed pedophile for admission into its program until such time as the electronic monitoring program is available in conjunction with CSC, and will ensure that any diagnosed pedophile which Bedford House may accept will be required to be monitored.**

These residents will still have to qualify for admission to Bedford House by meeting the admission criteria which we have previously outlined.

2) Reduce maximum number of residents to 32 in the first development permit application

The DC Bylaw as it is currently proposed is requesting a maximum number of 40 beds. As you are likely aware, the DC Bylaw does not stipulate a minimum number of beds. The number of beds, plus the form of the building, its siting, design, landscaping, amenity areas, pedestrian connections, servicing, fencing, parking, size and number of classes offered are all to be dealt with at the Development Permit stage. This is another public process that will invite public input.

We request that Council amend the proposed DC Bylaw by adding the following:

7(2) The maximum number of residents for Custodial Care is:

- (a) 32 residents for the initial **development permit** application made for a **Custodial Care use** pursuant to this bylaw; and up to a maximum of

Page 3 of 3

40 residents for any subsequent **development permit** applications for a **Custodial Care use** pursuant to this bylaw.

This proposal addresses community concerns regarding the size of the facility. While we cannot commit to reducing the size of the facility long term, reducing the size to 32 beds meets our needs for now and we can commit to doing that under the first development permit application. This is another public process that will invite community input.

3) Request a CPTED Assessment from the Calgary Police Service

In order to further assure the surrounding communities of CJHS's commitment to running an excellent and safe program, we ask Council to add a clause to the Direct Control Bylaw to ensure that Calgary Police Service involvement remains an integral part of its development permit process. This proposed amendment will be as follows:

Additional section to address CPTED requirement:

- 19 A CPTED Assessment must be reviewed as part of each **development permit** application for a **Custodial Care use**.

We hope these proposed guidelines and commitments will help allay some of the communities concerns regarding public safety. We believe that implementing these guidelines will not negatively impact the integrity of our programs and we would like to proactively help our new neighbours in Manchester and the communities west of MacLeod Trail maintain their feelings of safety in their places of work and where they live.

Should our proposed Land Use Application be approved by City Council, we are also committed to working with our new neighbours through a Good Neighbour Agreement to continue to work together and address any future concerns that may arise.

Sincerely,

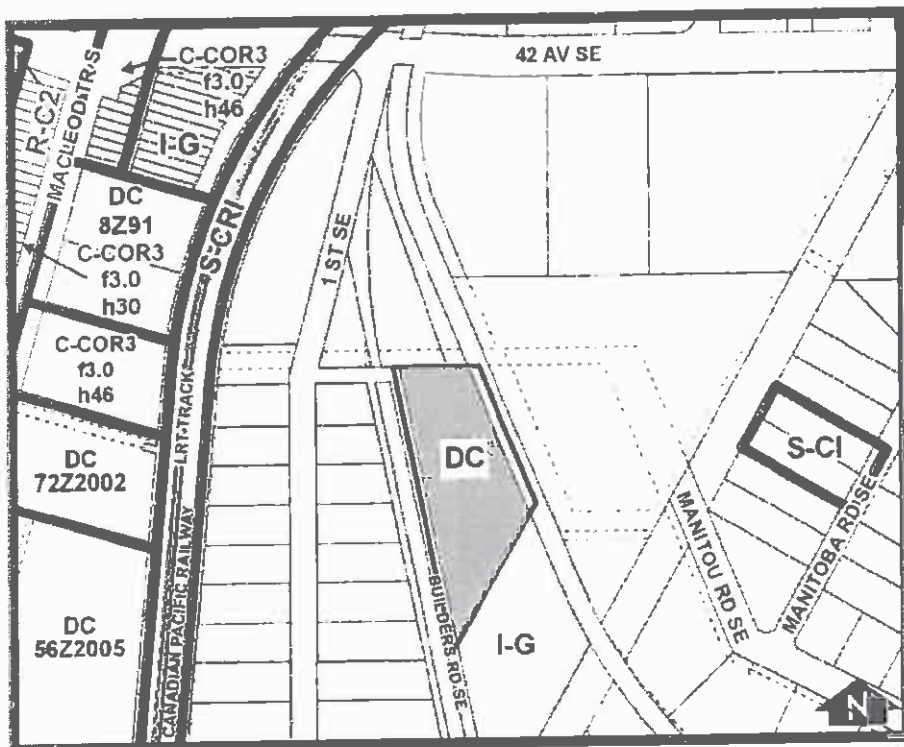
Gordon Sand
Executive Director

Cc: Mayor Dave Bronconnier
City of Calgary Council Members
Chief Rick Hanson, Chief of Police
Inspector Richard Hinse, Calgary Police Service
Ian Cope, City of Calgary
Thom Mahler, City of Calgary
Jessica Van de Mosselaer, City of Calgary
Alison Redford, Minister of Justice and MLA for Calgary Elbow

2010 LAND USE APPROVAL

AMENDMENT LOC2010-0023
BYLAW NUMBER 91D2010

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
- (a) retain the industrial character of the area; and
 - (b) accommodate the additional use of Custodial Care.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Page 3 of 6

AMENDMENT LOC2010-0023
BYLAW NUMBER 91D2010

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The permitted uses of the Industrial — General (I-G) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses

- 5 The discretionary uses of the Industrial — General (I-G) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District with the addition of:

- (a) Custodial Care.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial — General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Additional Use Rules for Custodial Care

- 7 (1) The maximum number of residents for Custodial Care is:
- (a) 32 residents for the initial development permit application made for a Custodial Care use pursuant to this bylaw; and
 - (b) up to a maximum of 40 residents for any subsequent development permit applications for a Custodial Care use pursuant to this bylaw; and
 - (c) Notwithstanding the Custodial Care Use definition, at least two staff persons must be in attendance at the facility at all times.
- (2) An application for Custodial Care must not be refused on the basis of use.
- (3) Landscaped areas are required for Custodial Care.
- (4) Landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority.
- (5) A landscape plan for the entire development must be submitted as part of each development permit application where changes are proposed to the building or parcel, and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
 - (d) the species, sizes and numbers of plant material and the types of landscaped areas; and

Page 4 of 6

AMENDMENT LOC2010-0023
BYLAW NUMBER 91D2010

- (e) details of the irrigation system.

- (6) The landscaped areas shown on the landscape plan approved by the Development Authority must be maintained on the parcel for so long as the development exists.
- (7) Unless otherwise referenced in a District, all soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.
- (8) For the purpose of determining the minimum number of trees and shrubs in a setback area, portions of setback areas that are paved for sidewalks and vehicle access, utility rights of way, or any other purpose allowed by the Development Authority, must be included in the calculation of the required area even though trees and shrubs are not capable of growing in that area.
- (9) If the minimum setback area is not capable of growing trees and shrubs, additional area on the parcel, adjoining the setback area, must be provided for the trees and shrubs.
- (10) All setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the Development Authority, must be a soft surfaced landscaped area.
- (11) Where a setback area shares a property line with a lane or a parcel designated as industrial the setback area must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or
 - (b) 1.0 trees and 2.0 shrubs for every 50.0 square metres, where irrigation is provided by a low water irrigation system.
- (12) Amenity space must be included in the calculation of a landscaped area where such amenity space:
- (a) is provided outdoors at grade;
 - (b) indoors within a building, and
 - (c) is a hard surfaced landscaped area or soft surfaced landscaped area.
- (13) Amenity space must be provided as common amenity space.
- (14) The minimum outdoor amenity space will be 300.0 square metres configured and located to provide a contiguous area.
- (15) At the development permit submission for Custodial Care the applicant must submit a Noise Analysis by a qualified professional which confirms that the proposed building is designed in such a manner as to properly mitigate the impacts of noise from adjacent industrial uses upon the Custodial Care use.
- (16) Parking, loading areas, and equipment located outside of a building must be screened from view of:

Page 5 of 6

AMENDMENT LOC2010-0023
BYLAW NUMBER 91D2010

- (a) adjacent properties; and
- (b) the street.

- (17) The minimum number of motor vehicle parking stalls is reduced by 10.0 per cent where the building that generates the parking requirement is located within 400.0 metres of an existing LRT platform.
- (18) A Crime Prevention through Environmental Design (CPTED) Assessment must be conducted as part of each development permit application for a Custodial Care use. A CPTED Assessment must consider other Special Care Facilities and public infrastructure within a radius of 500m from the subject parcel.
- (19) The rear setback area must have a minimum depth of 6.0 metres.

Page 6 of 6

COUNCIL MOTIONS/DIRECTION

AS AMENDED, Moved by Alderman Ceci, Seconded by Alderman Lowe,

That Bylaw 91D2010, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2010-0023), be read a third time, **as amended**, as follows:

- **Schedule B, page 4 of 5, Section 7, Additional Use Rules for Custodial Care, by deleting 7 (1) in its entirety and by substituting with the following:**

7 (1) The maximum number of residents for Custodial Care is:

- (a) 32 residents for the initial development permit application made for a Custodial Care use pursuant to this bylaw; and
- (b) up to a maximum of 40 residents for any subsequent development permit applications for a Custodial Care use pursuant to this bylaw;
- (c) Notwithstanding the Custodial Care Use definition, at least two staff persons must be in attendance at the facility at all times.

- **Schedule B, page 5 of 5, Section 7, Additional Use Rules for Custodial Care, in subsection 7 (14), as follows:**

7(14) The minimum outdoor amenity space will be 300.0 square metres configured and located to provide a contiguous area.

- **Schedule B, page 5 of 5, Section 7, Additional Use Rules for Custodial Care, by adding subsections (18) and (19):**

(18) A Crime Prevention through Environmental Design (CPTED) Assessment must be conducted as part of each development permit application for a Custodial Care use. A CPTED Assessment must consider other Special Care Facilities and public infrastructure within a radius of 500m from the subject parcel.

(19) The rear setback area must have a minimum depth of 6.0 metres.

General Manager,
Planning, Development
and Assessment
&
City Solicitor
&
City Clerk's,
Legislative Records
Assistant



Council proposed a variety of amendments to the Direct Control Bylaw at the July 26, 2010 Public Hearing Meeting. These changes were incorporated into the guideline and will be adhered to as part of the DP application.

In addition, the following Motions were made and will be fulfilled in advance or as part of the DP Application:

Direct the Administration to encourage a “Good Neighbour” agreement between the applicant and the surrounding communities, Windsor Park, Elboya, Parkhill/Stanley Park and Manchester, at the Development Permit stage which should include, but not be limited to, the Calgary John Howard Society letter dated 2010 July 15, and other considerations presented during the Public Hearing on this item.

Direct the Administration to request the John Howard Society, Calgary Police Service and Corrections Canada to investigate the need for and implement to the extent possible, a Community Policing Plan in relation to the John Howard Society Custodial Care facility in Manchester.

Direct the Administration to obtain a letter from the John Howard Society acknowledging: Their understanding that the subject site is within an industrial area, which is subject to a higher noise threshold under the Community Standards Bylaw than a residential community; and

The John Howard Society will not oppose any future development permit applications on Industrial sites for which it will be an affected party on the basis of noise, provided that the proposed development complies with the Land Use Bylaw.

Opposed: Aldermen Colley-Urquhart and Pincott

CARRIED

CONFIRMED MINUTES 2010 July 26 Regular Public Hearing Meeting of Council
ISC: Unrestricted

DW
Page 19 of 66

2010 PUBLIC ENGAGEMENT PROGRAM

CJHS Public/Community Engagement Process
LAND USE REDESIGNATION

Public/Community Engagement	Date
Door to Door Letters and Application Packages to Industrial Neighbours (between 42 nd Avenue and 50 th Avenue SE)	March 3, 2010
News Release to Media	March 3, 2010
Contact with Elboya and Parkhill Stanley Park Community Associations – Copies of Application forward digitally and as hard copies and offer to meet with Executives to answer questions on the proposed relocation.	March 9/10, 2010
Invitations to Upcoming Open House (Sent to Elboya, Parkhill/Stanley Park and all Industrial Neighbours)	March 26, 2010
Contacted by Elboya CA for a meeting with Executive	April 12, 2010
Public Open House #1	April 13, 2010
Contacted by Parkhill/Stanley Park CA for a meeting with Community	April 29, 2010
CJHS/Elboya Executive Meeting	April 29, 2010
Preparation/Distribution of Information Brochure via Parkhill/Stanley Park (Application revised to DC)	May 6, 2010
CJHS/Parkhill/Stanley Park Executive Meeting	May 12, 2010
Media Stories	May 17/24, 2010
Public Information Session #2	May 25, 2010
CJHS, Elboya, Britannia, Parkhill/Stanley Park, Rideau, Windsor Park meeting with Alison Redford	May 27, 2010
Calgary Planning Commission	May 27, 2010
Response to Alderman Questions and numerous emails/telephone inquiries etc.	May 17 – June 30, 2010
Response to Parkhill/Stanley Park Community Association Questions	June 4, 2010
Response to Elboya Community Association Questions	June 30, 2010
Town Hall Meeting with Elboya, Parkhill/Stanley Park, Britannia and Others	June 22, 2010
Letter to Communities (Two New Guidelines and Electronic Monitoring Bracelets)	July 15, 2010

HIGHLIGHTS:
Information Session #1 - April 13, 2010
Information Session #2 - May 25, 2010
Town Hall Meeting - June 22, 2010
Public Hearing of Council - July 26, 2010

GOOD NEIGHBOUR AGREEMENT (GNA)

City Council Recommendation in July 2010:

“Direct the Administration to encourage a “Good Neighbour” agreement between the applicant and the surrounding communities, Windsor Park, Elboya, Parkhill/Stanley Park and Manchester, at the Development Permit stage which should include, but not be limited to, the Calgary John Howard Society letter dated 2010 July 15, and other considerations presented during the Public Hearing on this item.”

The City of Calgary initiated a Good Neighbour Agreement Process in August 2011. An Independent Consultant was retained by the City (Diane MacDonald & Associates Inc.) to spearhead this process.

GOOD NEIGHBOUR AGREEMENT (GNA)

The Good Neighbour Agreement encompassed the following topics:

- Description of the Facility and its Operation
- Maintaining Neighbour Relations
- Responding to Complaints and Concerns
- Community Contribution and Involvement
- Safety Considerations
- Evaluation and Ongoing Review

The stakeholder group identified the following general principles, which guided the specifics of the GNA:

- It is critical to build and maintain trust
- Open and Transparent communication is the best way to build trust, and
- It is important to remain sensitive to real and perceived risks and safety considerations

WHO WAS INVOLVED IN THE GNA PROCESS?

A stakeholder group was formed in September 2011 to develop the GNA. The group was comprised of:

- Two representatives from neighbouring businesses
- One representative from each of the following communities:
 - Parkhill/Stanley Park Community Association
 - Elboya Heights Community Association
 - Windsor Park Community Association
- Three representatives from CJHS:
 - Chair of the Board, James Clark
 - Executive Director, Gordon Sand
 - Bedford House Lead, Kym Jacobs
- Constable Mark McCullough of the Calgary Police Service who is the Community Liaison Officer for the area

This agreement is intended to apply to:

- Citizens in Elboya Heights, Parkhill/Stanley Park and Windsor Park communities.
- Businesses in the Manchester area bounded by 42 Avenue SE to the north, Macleod Trail South to the west, 50 Avenue SE to the south, and CP railway to the east.

WHERE ARE WE IN THE GNA PROCESS TODAY?

The Good Neighbour Agreement drafting began in September 2011 and finished in December 2011.

The GNA is complete and has been signed by the following:
CJHS, Elboya Heights Community Association, Windsor Park Community Association, Manchester Businesses and many other supporters.

A Good Neighbour Council will be formed prior to the start of construction which will continue the communications and relationship building efforts, and ensure the effective implementation of the GNA.

DEVELOPMENT PERMIT PROCESS

Submit Development Permit (DP) Application

City circulates DP to Internal/External Stakeholders

City provides comments to CJHS team

CJHS responds to comments/revises plans (if needed)

City Decision

City advertises Decision

City releases the DP application

Estimated Dates

February 2012

March 2012

April 2012

May 2012

June 2012

July 2012

August 2012

Next Step:

After the Development Permit process has been completed, the CJHS team will begin the Building Permit Process.

* Note: All dates are approximate - Illustrates Typical Development Permmit Process

OPPORTUNITY FOR PUBLIC FEEDBACK

Development Permit Feedback:

- Development Permit Preview Open House - opportunity for the public to provide feedback to the CJHS Team on the Development Permit Proposal.
- Development Permit Circulation Process - opportunity for the public to provide feedback directly to the City of Calgary, to your Community Association and to the CJHS Team.

Non-Development Permit Feedback:

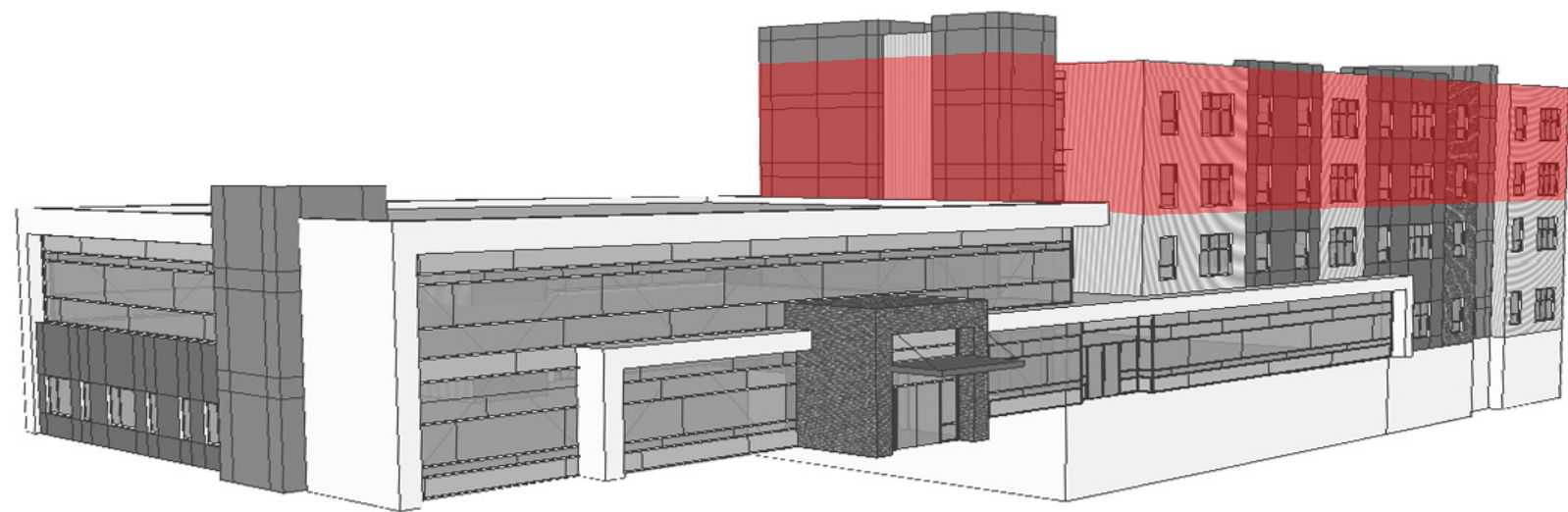
- The CJHS Team is always open to questions about CJHS and the operations of Bedford House in general.
- Through the Good Neighbour Agreement we will be forming a council that will include interested community representatives. If you are interested in getting involved with this council, or to simply be kept informed, please indicate your interest on the comment sheet.

All comments will be circulated to the City of Calgary, Ward Alderman and affected Community Associations.

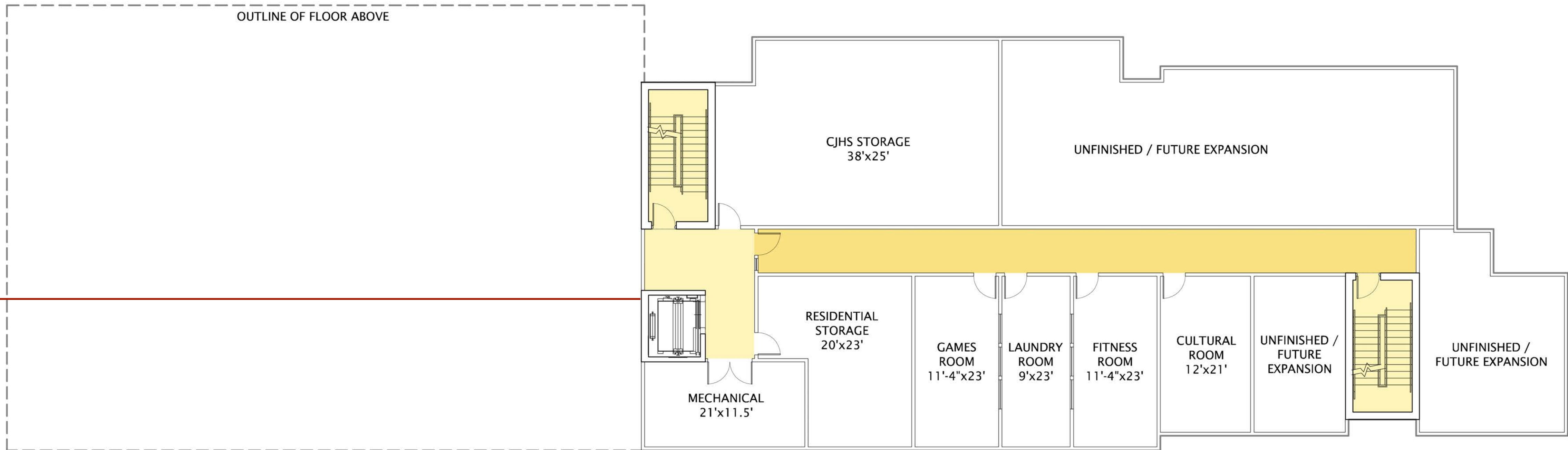
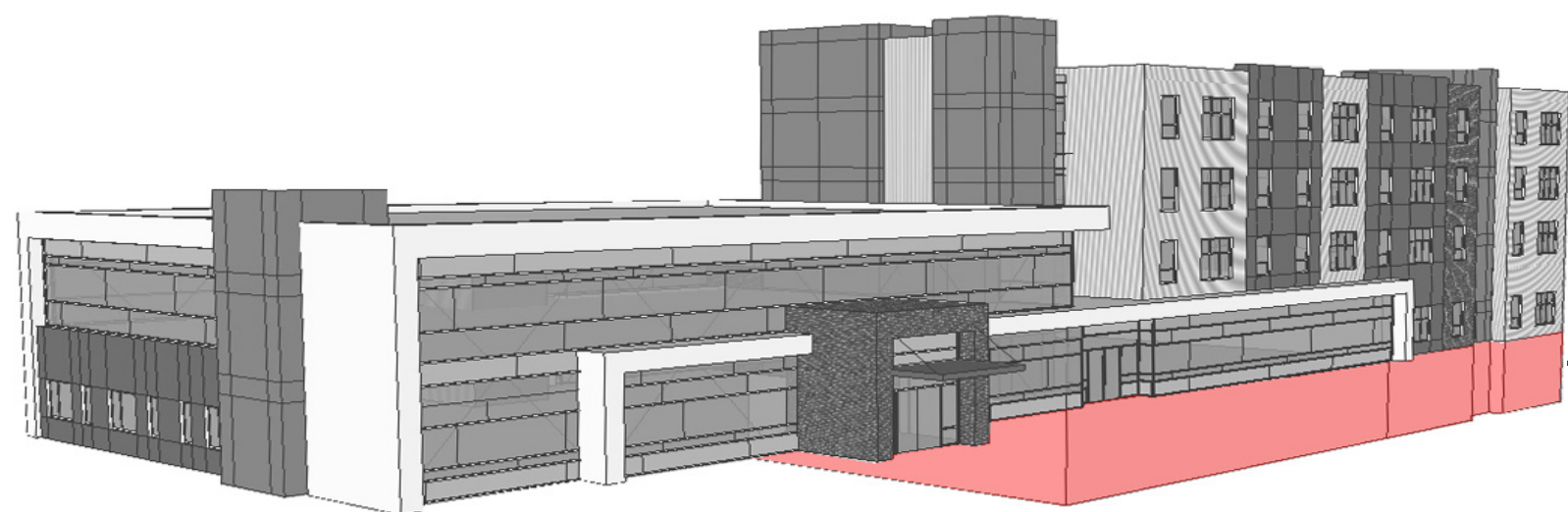
Open House comments will be compiled and reviewed in conjunction with the City of Calgary Circulation comments.

DEVELOPMENT PERMIT

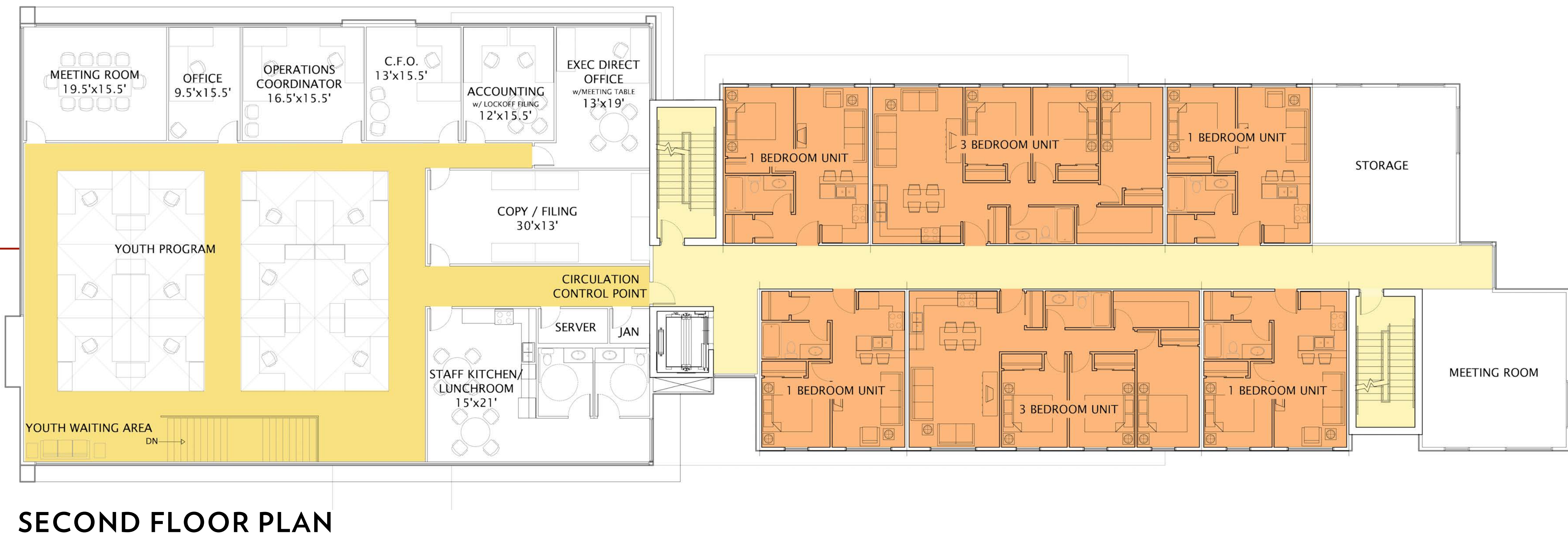
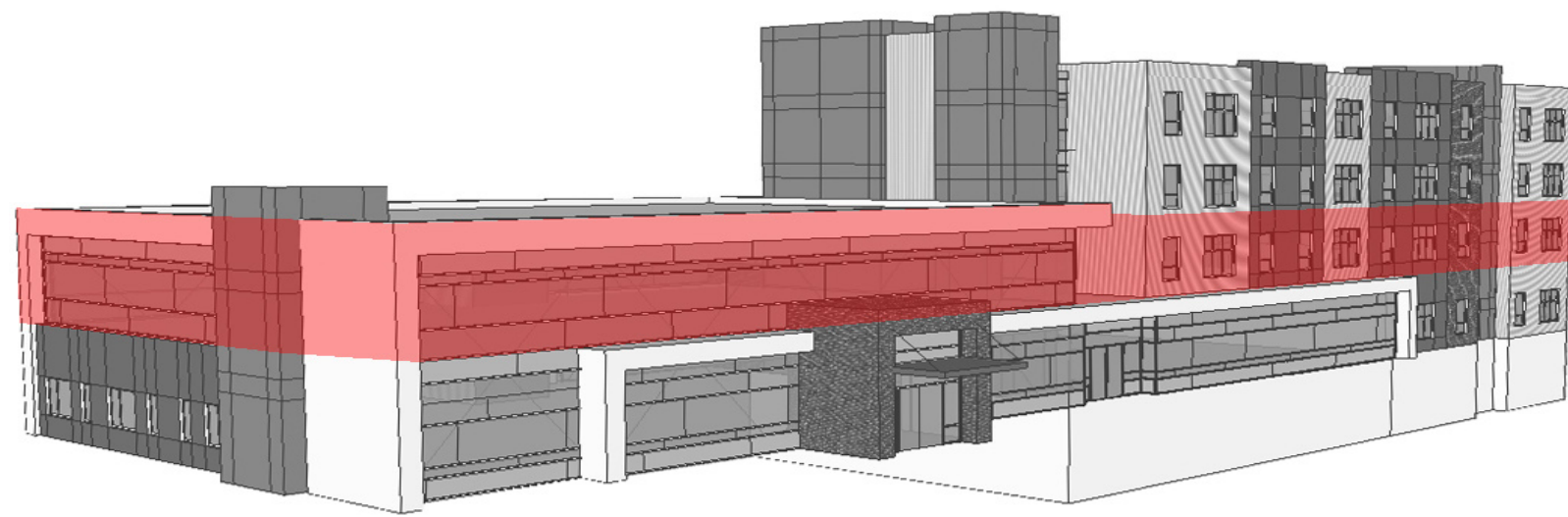
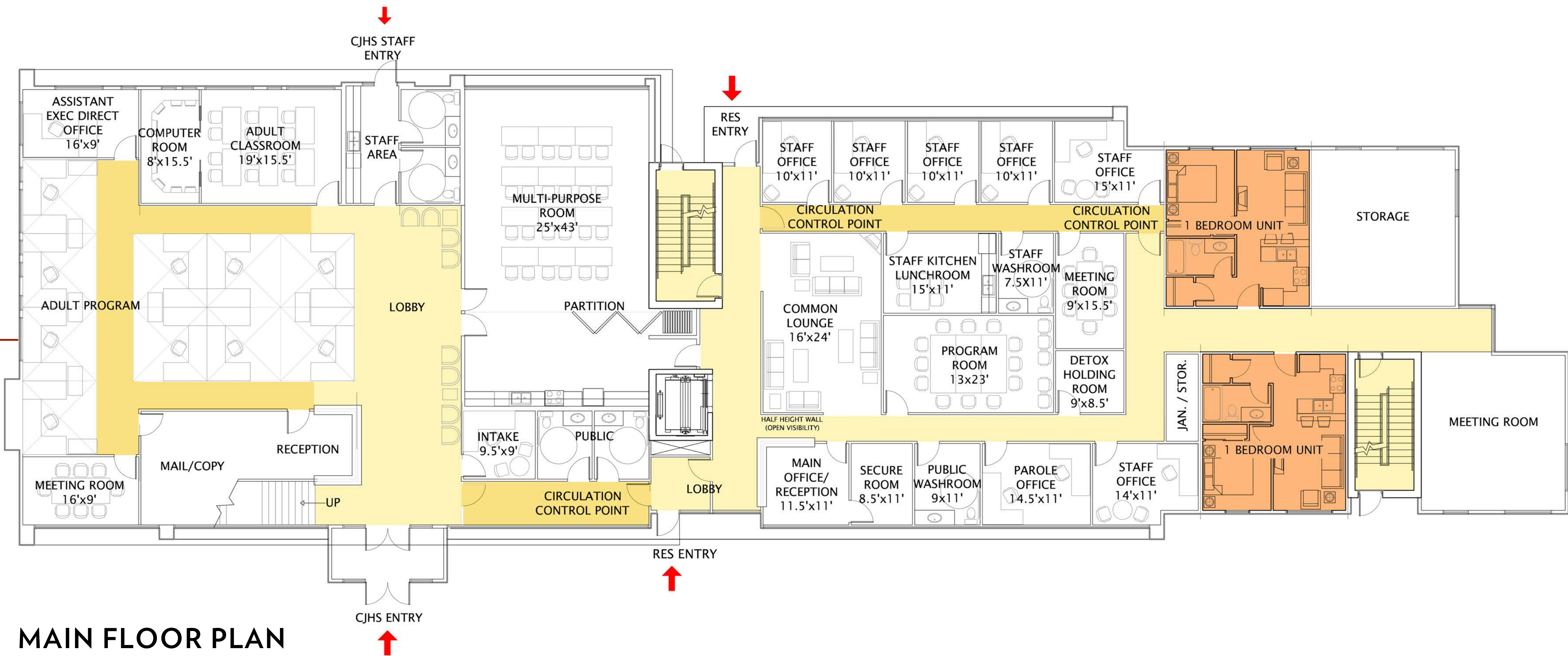
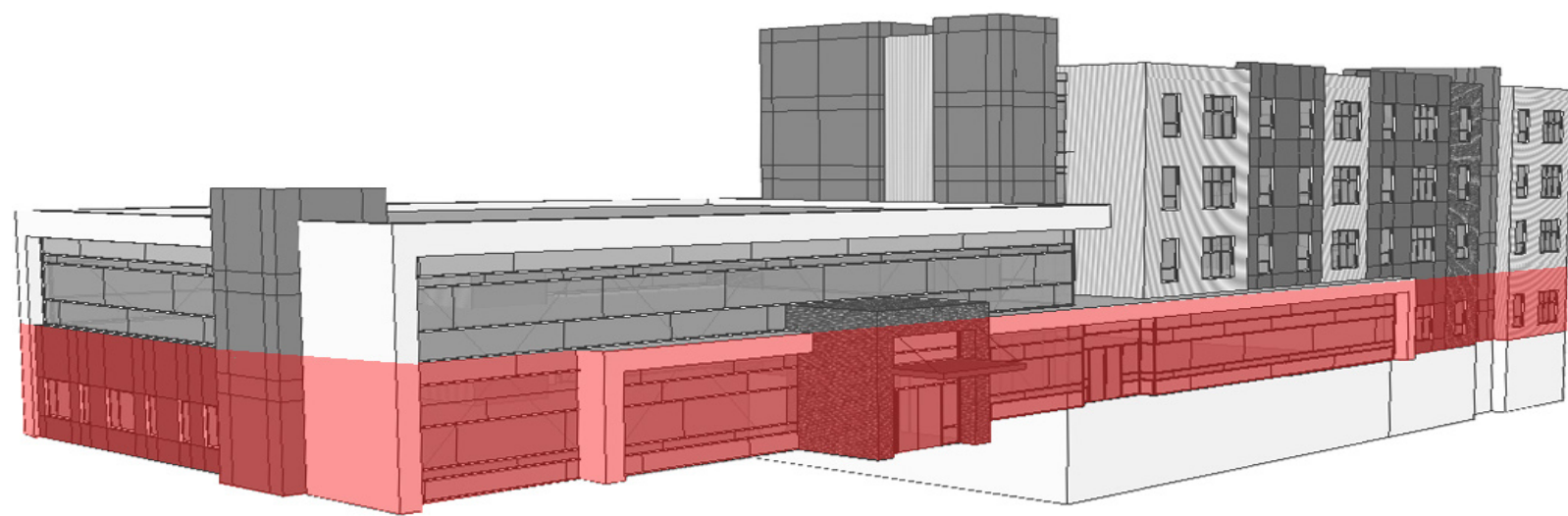
Development Permit Plans are subject to the City of Calgary Development Review and Approval Process. Plans are subject to change upon completion of this review.



THIRD AND FOURTH LEVEL FLOOR PLANS



BASEMENT LEVEL FLOOR PLAN



BUILDING PERSPECTIVES



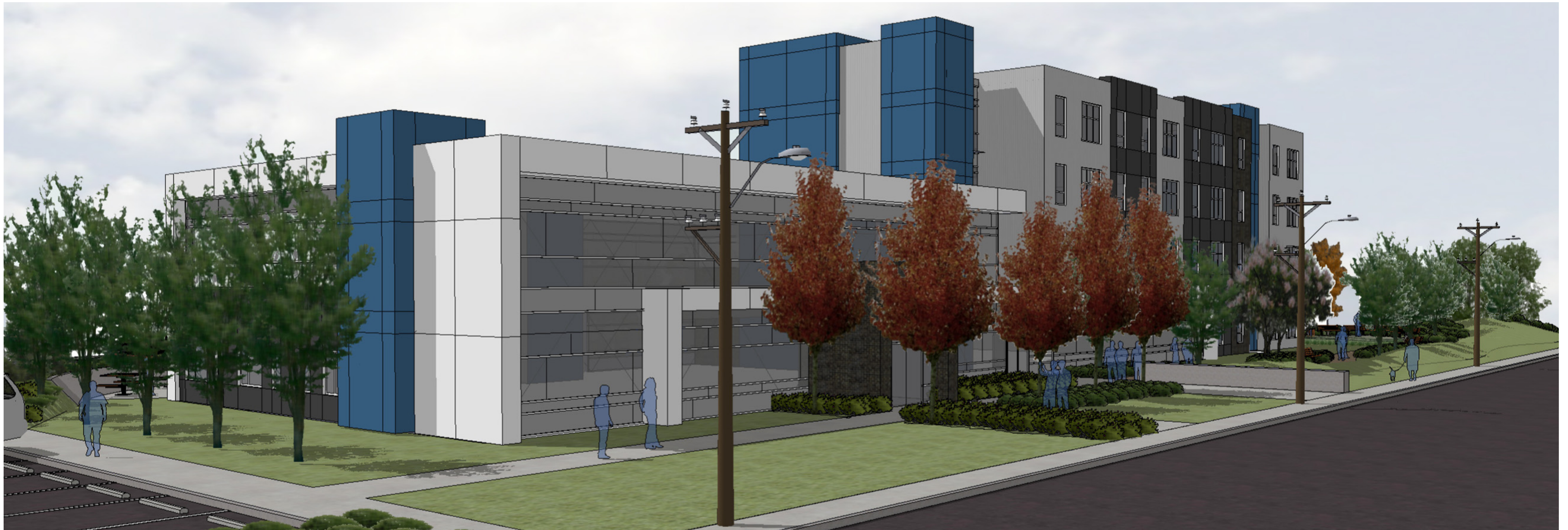
MAIN ENTRY



OUTDOOR AMENITY SPACE



EAST PLAZA



BUILDERS ROAD PERSPECTIVE



SOUTH ELEVATION



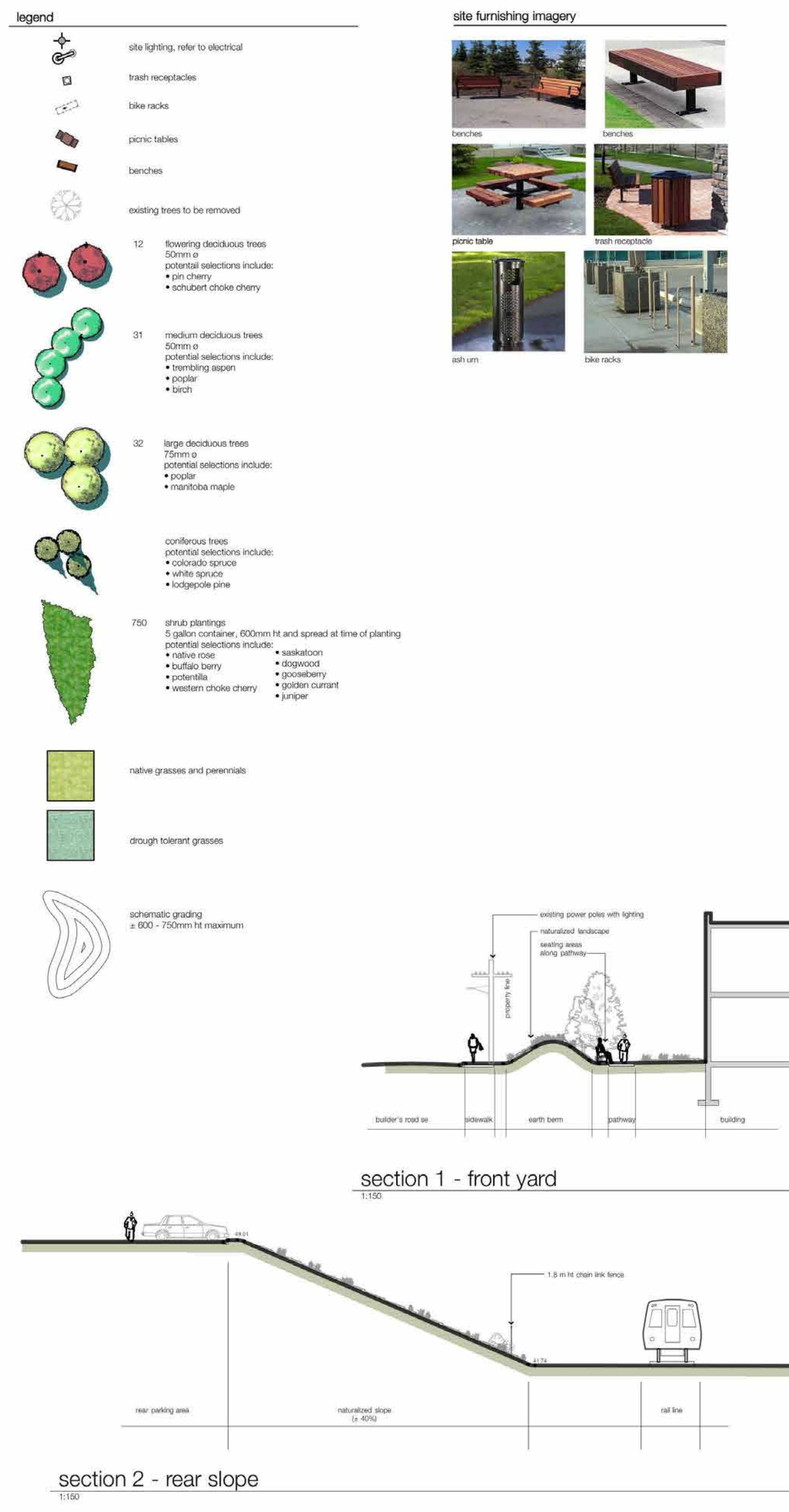
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



THANK YOU FOR COMING

If you would like to make comments on the Proposed Development Permit Application, we kindly ask you fill in one of our comment sheets.

Feel free to contact Kathy Oberg (koberg@bapg.ca) or Gordon Sand (gord.sand@calgaryjohnhoward.org) should you have any further questions.