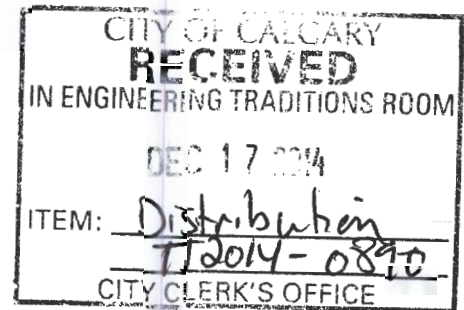




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December 16, 2014  
File: NS/3-3

City of Calgary  
PO Box 2100 Stn. M  
Calgary, AB T2P 2M5



**Attention: Shawn Small, Senior Planner, North Area**  
**Jeffrey Xu, Senior Transportation Engineer**

Dear Sirs:

**Re: Keystone Hills Core Plan Update – November 12, 2014**

We wish to provide our support of Administration's recommendations contained in the Keystone Hills Core Plan Update Transportation Report No. TT2014-0890 to SPC on Transportation and Transit, on December 17, 2014. Specifically, that SPC receive the Core Plan and Attachment 1 for information only and to direct Administration to amend the Keystone Hills Area Structure Plan and return to Calgary Planning Commission by the end of Q2, 2015.

However, as part and parcel of this support it is important that Administration acknowledge that there are some unresolved issues noted in the joint Brookfield / Genstar letters to City Administration dated June 20, September 15, October 9 and November 6, 2014 and that these will be addressed during the ASP amendment process leading up to CPC.

In addition, Administration will support the following during the ASP amendment and outline plan approval processes:

1. That many of the recommendations in the Core Plan are associated with the area at full build-out and therefore an interim mobility network will be approved as part of adjacent outline plans currently in the City for approval (most specifically Carrington Gate NW as part of the Carrington Outline Plan LOC2013-0037 application);
2. That all intersections within the MAC area, including edge ones (e.g. 144<sup>th</sup> Avenue at Carrington Boulevard NW per LOC2013-0037), are as permeable as possible, in order to accommodate all-turns' vehicular movements, including pedestrian at-grade crossings. The grid format similar to Calgary's downtown with signalization/crosswalks works best to achieve mobility/permeability/accessibility.

In closing, we would like to thank City Administration for their positive working relationship with the landowners to date and we look forward to continuing with this collaborative approach during the ASP amendment process.

Best regards,  
GENSTAR DEVELOPMENT COMPANY



Marcello Chiacchia, P. Eng.  
General Manager

Cc: Cameron Matwie, Manager Network Planning, City of Calgary  
Scott Lockwood, New Community Planning, City of Calgary  
Feisal Lakha, Transportation Engineer, Transportation Development Services  
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