



Brookfield
Residential

December 15, 2014

Local Area Planning and Implementation
City of Calgary
P.O. Box 2100 Stn. M # 8117
Calgary AB T2G 2M5

Attention: Shawn Small, RPP, MCIP Senior Planner North Area

Re: Keystone Hills Core Plan

Dear Shawn

Thank you for including us as landowner stakeholders in developing and evaluating options for the Keystone Hills Core Plan, consisting of the Major Activity Centre (MAC) and the Urban Corridor (Corridor). Brookfield is generally supportive of the recommended option including the fundamental aspects of Land Use Intensity and Mix, and the LRT Alignment and Road Network.

While initial assessment has been carried out to focus on exploring a possible option, a number of details critical to the success of the above recommendation require further analysis and market testing. These include details such as design of couplet at the southern end, built form and massing, development and infrastructure staging and delivery, which were flagged in developers' previous correspondence to the City.

A number of design details have been included in executive summary which, while important components of the Study, reflect consultant recommendations directly to the City and were prepared independently and outside of the process with Landowners. As a result, Brookfield cannot provide comment on those components, but would be willing to explore them with the City through the ASP process – and would suggest that an outline plan level of detail may assist all parties in understanding implementation impacts and opportunities.

Brookfield supports Administration's first recommendation that Council receive Summary of Land Use and Mobility Recommendations for Information. Brookfield further requests that the second recommendation be modified to state:

'Council direct City Administration to collaborate with landowners on a concurrent Area Structure Plan Amendment and Outline Plan and Land Use Redesignation process which address the outstanding details and return to Calgary Planning Commission on or before the end of 2015'.

A concurrent Outline Plan and Land Use process is typical of Area Structure Plan Amendments for Special Study Areas which consist of a much higher level of detail. Concurrent Outline Plan and Land Use process helps to inform the Area Structure Plan and to ensure the proposal is robust and implementable.

We look forward to continuing a collaborative process with the City.

Sincerely,

Brookfield Residential Properties



Grace G. Lui MBA, MURP, MCIP
Senior Development Manager

CC.

Robert Clark, Brookfield Residential
Bela Syal, Brown and Associates
Mike Furuya, Bunt and Associates
Cameron Matwie, City of Calgary - Transportation
Jeffrey Xu, City of Calgary – Transportation
Scott Lockwood, City of Calgary – Planning