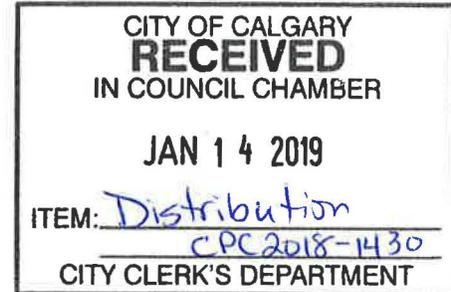




COMMUNITIES DEVELOPMENT INC.

December 10th, 2018

Mr. Hugo Haley
Senior Planner, Community Planning
Planning and Development
City of Calgary
P.O. Box 2100, Stn M
Calgary, Alberta T2P 2M5



Re: Rowan Park (Haskayne ASP)
Brookfield Residential and Marquis Communities

Dear Hugo,

Brookfield Residential has submitted to the City of Calgary an Outline Plan and Land Use Application (OP/LU). This item is currently scheduled to be presented to Calgary Planning Commission on December 13th, 2018.

The purpose of my letter is to indicate our support for the OP/LU that Brookfield has submitted. Since approval of the Haskayne ASP, Brookfield and Marquis have continually worked together in an effort to explore and to finalize potential servicing solutions. This work included the offsite sanitary and storm trunk routing as well as the storm runoff collection areas, storm pond sizing and location of onsite storm ponds.

Most importantly, both companies have spent a great deal of effort in finalizing the alignment and grades associated to Nose Hill Drive (NHD), specifically from the east where NHD enters onto the Marquis lands (the Morton Property) and continues to the location in the north westerly corner of the Morton Property where NHD enters onto the Brookfield lands. Our efforts with Brookfield will continue as we work to finalize the alignment of NHD and future road right of way for NHD and the eventual construction of NHD. The construction of NHD would provide a main access road to the Brookfield lands as well as provide the primary access to the upper lands of the Morton Property, which lie immediately south of the Lynx Ridge Golf Course. This portion of the Morton Property requires to construction of NHD to allow development to proceed.

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For your information, it is our intent to submit an OP/LU application for the Morton Property prior to the December 13th CPC date. Our application will show servicing for our site and the alignment of NHD similar to that shown in the Brookfield OP/LU application. As well, where needed along an adjacent property line, our proposed land use will correspond to that being shown by Brookfield.

We look forward to reviewing and processing our OP/LU application with you in the near future and are available to answer any questions that you may have at this time regarding our property or our efforts with Brookfield. Please feel free to call the undersigned at 430-650-4839 or Mr. Ben Lee of the IBI Group at 403-270-5600.

Yours truly,

MARQUIS COMMUNITIES DEVELOPMENT INC.


for Larry Israelson
Planning and Developments Manager

cc. Mr. Geoff Boiby, Brookfield Residential
Mr. Ben Lee, IBI Group
Mr. Joe Leung, Marquis Communities