

July 13, 2015

Jill Sonogo  
Planner, North Area  
Local Area Planning & Implementation  
The City of Calgary  
800 Macleod Trail SE

Dear Ms. Sonogo:

**Re: Notice of Motion Brodylo family request – Providence ASP**

Dream Development (Dream) is the funding developer for the Providence ASP and owns 650 acres of the total 1,950 acres within the Providence ASP area. Dream also owns 1,000 acres of the 2,000 acres that comprises the remainder of the Providence lands outside of the ASP area. We are writing to express our comments with respect to the Brodylo family request and future consideration for Area Structure Plan (ASP) development for the remaining lands in the Providence Area outside the current ASP boundary.

We understand, based on conversations with the Brodylo family and representatives, that the primary concern is planning consideration for and integrity of the wetland area within their lands ("the Brodylo lands"). There is apparently concern about planning with consideration for the wetland and the Brodylo lands without their lands being included in the ASP area. We would submit it is normal planning practice to be fully considerate of the context conditions, environmental or otherwise, of features outside a plan boundary area (however it is determined). A feature such as a wetland does not need to be within the plan boundary area to be fully considered and respected. In this instance alignment of 162<sup>nd</sup> Avenue, potential development setbacks and environmental systems all take into account the reality of this wetland.

We also understand there is some concern about how the boundary was determined for this ASP. This dates back to the mid-2000s, and we cannot speak to the precise rationale for how the boundary was determined. However, following Council's decision to move forward with the six Developer-funded ASPs, including Providence, Dream proposed to the City of Calgary to expand the ASP boundary area to include all approximately 4000 acres in the broader Providence area (to the City boundary at 85<sup>th</sup> Street, bounded by the Tsuu T'ina Nation to the north and Highway 22x to the south). This, of course, includes the Brodylo lands. At that time the City indicated it was unwilling to expand the boundary and the ASP proceeded with the current boundaries.

Should Council decide to pass the Notice of Motion, we understand a number of options would be explored by Administration in a report back to Council:

**1. Add the Brodylo lands to the ASP now and delay the current process by one year. The ASP would not be ready for Council consideration until late 2016**

We strongly oppose this option. The draft ASP is at an advanced stage, and there would be no upside to delaying a process that is moving forward effectively to add two quarter sections of land. The way the servicing and phasing will move ahead, the Brodylo lands will not be able to move forward any faster whether they are included in this ASP or a future ASP for the remainder of the Providence area.

**2. Add this land to the ASP after the current ASP is approved as an amendment. This amendment could start in 2016.**

An amendment for just the two quarter sections would require virtually the same amount of time and resources for the City and landowner as developing a new ASP for the balance of the broader Providence area (that is proposed as Option #3). It would require duplicating the effort with respect to servicing, environmental, transportation and other analysis and planning already undertaken for the current entire ASP area, but for a much smaller land area. Given this, it would be make more sense to undertake Option #3 as it achieves the same result with a better utilization of resources.

**3. Produce an entirely new ASP for the rest of the Providence area, including the Brodylo lands (timeline undetermined).**

Build Calgary is moving toward establishing a new off-site levy by-law with potentially alternate mechanisms for financing and funding infrastructure. Under a new system, there may be a strong rationale for completing a new ASP for the balance of the broader Providence area to fully understand the land use scenario, infrastructure needs, and most importantly, be able to figure out how to allocate infrastructure costs (across the broader 4,000 acre Providence area).

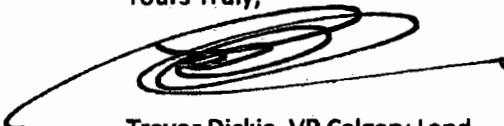
For the Brodylo family, it will be far less expensive to be a part of a new ASP rather than amending the existing ASP as the costs to complete this work will be shared with a much larger number of landowners.

**4. Make no change.**

As mentioned above, under a potentially new funding system, understanding the infrastructure costs for the broader Providence area may become desirable or necessary. As such, it would be beneficial to keep the door open to potentially completing a new ASP for the remainder of the broader Providence area.

We would be pleased to discuss this matter further with members of City Council and Administration at any time.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Trevor Dickie', with a long horizontal line extending to the right.

Trevor Dickie, VP Calgary Land  
Dream Development