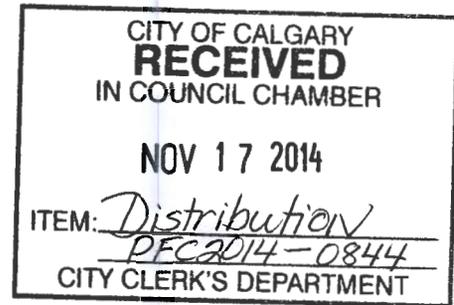


November 17, 2014

City Council
City of Calgary
PO Box 100 Station M
Calgary, AB T2P 2S

City of Calgary Councilors:



Re: East Keystone Demonstration Project – Growth Management

On behalf of Brookfield Residential, I would like to thank the City of Calgary's Growth Management Team for their work on the East Keystone Demonstration Project. After 4 years of ongoing collaboration, we are pleased to stand with Administration in support of this first reading of a bylaw that allows us to address some of the growth issues facing Calgary today.

Brookfield started working with the City on this in early 2011, under the guidance of Mr. Joel Armitage. This initiative is now finishing under the capable leadership of Ms. Kathy Dietrich. While the makeup of the Growth Management team has changed several times, there has been a consistent willingness to listen, positively explore options and encourage collaboration while upholding the City's interests. We also wish to recognize the continued involvement of Ms. Sarah Alexander throughout the past 4 years, providing the project with the stability and corporate commitment that allowed it to succeed.

In the past year, the Growth Management Team has refined the East Keystone demonstration proposal to one that can be advanced within the current system, secured agreement on main terms, and created a method of calculating incremental operating and lifecycle costs that is fair, transparent, defensible and simple to administer. The City's legal team is lending their efforts to potentially finalize this before the end of this year. We ask Council to recognize this achievement: not only for the outcome delivered by Administration, but also for the sincere efforts made to engage and collaborate with others.

It has been our pleasure to work with the City's Growth Management and legal teams on this initiative. As a Council-directed demonstration project, we will request a post-mortem of this with Administration to assess, improve, and pass along lessons learned to others. We wish to thank Council for its leadership and support for this demonstration project, and look forward to continued work with Administration to bring this to a close in December.

Yours respectfully,


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

Brookfield Residential