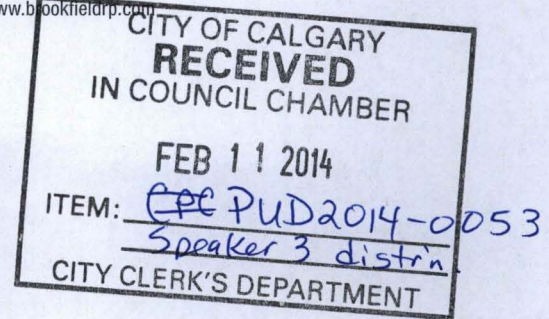


February 11, 2014

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

City of Calgary Councilors:



**Re: New Community Planning Guidebook**

On behalf of Brookfield Residential, I would like to recognize the efforts of Mr. Wolfe, Mr. Lockwood and the planning team. Administration took time to listen and respond to various comments and concerns put forward by many stakeholders on the New Communities Guidebook.

We are supportive of the concept around the New Communities Guidebook. As a landowner in one of the first Area Structure Plans to be passed after the MDP, we support the initiative to reduce the amount of policy and provide clarity for all users – for administration, community and industry.

The recommendations within the staff report refer to ongoing amendments to the New Communities Guidebook as required in the future. We strongly support this recommendation, particularly since none of the new communities approved under the generation of ASPs directed by the current MDP have been built. As such, many of the policies remain untested and may require further work to ensure alignment between policy and desired outcomes.

Environmental Open Space (EOS) policies are not specifically referenced, however it is an area where future adjustments may most likely be required. We have been working with Administration to gain greater clarity on how those policies are applied and the various outcomes that could be generated as a result. These discussions have moved beyond ASP policy and are now at outline plan level discussions, therefore can offer insight and greater clarity into how EOS policy might transfer into a tangible outcome. However, after working on this for the past 3 years, the definition, application and implementation of EOS policy is still not clear to all stakeholders.

The resolution of these discussions could help inform future EOS policy amendments that would fall under the recommendations within the current staff report. We remain supportive of the goal to bring clarity and brevity to all policy documents, and request that Council provide specific direction to address EOS policies as part of this initiative.

I welcome further comments or questions in response to this. Thank you for your consideration.

Yours respectfully,

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

**Brookfield Residential**