

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 162nd 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 85th 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).

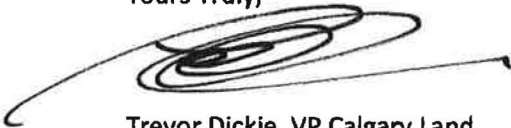
For the Brodylo family, it will be far less expensive to be a part of a new ASP rather than amending the existing ASP as the costs to complete this work will be shared with a much larger number of landowners.

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.

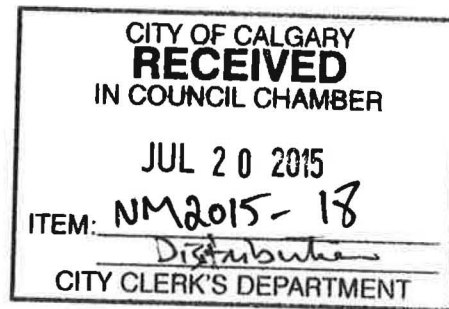
Yours Truly,



Trevor Dickie, VP Calgary Land
Dream Development

July 16, 2015

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta,
T2P 2M5



Via: Email Only

Attention: Ms. Jill Sonogo, Planner,
Local Area Planning & Implementation

Reference: Notice of Motion
Addition of Brodylo Lands to the Providence ASP

Dear Ms. Sonogo,

Qualico Communities would like to express our comments and concerns regarding the Notice of Motion to include the Brodylo lands in the Providence Area Structure Plan (ASP).

It is our understanding the primary concern from the Brodylo family is with regard to the planning considerations of the wetland area within their lands as well as their full two quarter sections of land holdings not being included in the ASP area. It should be noted that consideration of surrounding context, conditions (environmental or otherwise) or features in an area outside of an ASP boundary area is a relatively normal planning practice whereby these features or conditions are still be acknowledged but and further study be deferred to a later date. A feature such as a wetland does not need to be within the plan boundary area to be fully considered and respected. Our ASP team has fully considered the wetland in our plan, including all setbacks, adjacent land uses, and environmental systems.

Since spring 2014, the lands within the Providence ASP have undergone a variety of required seasonal-dependent technical studies, including biophysical assessments, historical resource assessments, and groundwater monitoring. In addition, numerous meetings and inputs from various City of Calgary departments, and the Tsuu T'ina Nation have been conducted in a timely fashion to ensure the 2015 Council-directed timeline is met. The inclusion of the Brodylo lands would require material changes to existing studies or new analyses that could not be concluded until 2016 due to their seasonal requirements. This would therefore delay the Providence ASP for at least a year; and as such we **strongly oppose** the addition of the Brodylo lands or any other lands to the Providence ASP.

July 16, 2015

Attention: Ms. Jill Sonogo

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Further, and as important, based on the manner in which servicing and phasing of the Providence lands will proceed, the Brodylo lands will not be able to develop any sooner whether they are included in the Providence ASP or a future adjacent ASP.

In closing, we believe that including the Brodylo lands into a future ASP would pose no issues to the development timeframe or the wellbeing of their wetland, and would also avoid creating significant negative impacts to the council-directed deadlines for the ASP work undertaken to-date by City Administration and the landowners within the existing Providence ASP boundary.

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

Sincerely,

Providence Land Inc.

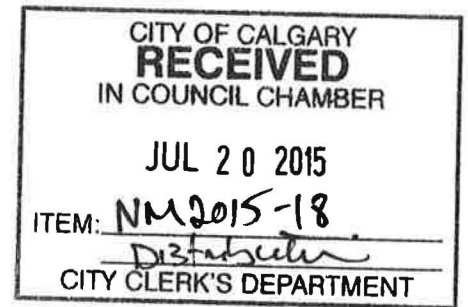
By its managing partner,

Qualico Developments West Ltd.

"Signed"

Garett Wohlberg, B.A. (R.U.D)

Director, Planning & Communications



July 16, 2015

Ms. Jill Sonogo
City of Calgary
P.O. Box 2100, Station M #8076
Calgary, Alberta T2P 2M5

Via Email

Re: Providence ASP - Notice of Motion regarding Brodylo family request

Dear Jill:

We are writing to express our concern for one of the possible outcomes of this Notice of Motion. The inclusion of the Brodylo lands in the Providence ASP would most certainly delay the current Providence ASP process by one year.

We understand that Brodylo's main concern is ensuring the wellbeing of the wetland contained on their lands. As a standard industry approach to all planning throughout the City, adjacent / off-site considerations are customarily taken into account. This is why new neighbourhoods have through-streets planned, shared environmental features, etc. regardless of land ownership. Our ASP team has fully considered all of the off-site conditions surrounding the Providence ASP area into our plan. This also includes all of the adjacent wetlands. High-level setbacks, adjacent land uses, and environmental systems have all been reviewed in preparing this ASP. Additionally, including these lands may not have any material effect on the timing of their development. The servicing requirements and phasing of the ASP would place the Brodylo lands at the end of the servicing requirements, regardless of being included in the ASP area.

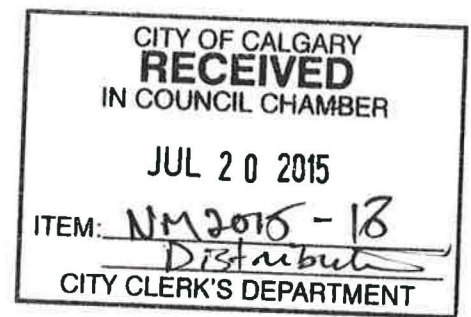
The current ASP has undergone many seasonal-dependent biophysical assessments, historical resource assessments, T'suu Tina engagement, and groundwater monitoring programs. These studies are required prior to finalizing the ASP. Draft input from numerous departments at the City of Calgary are, in some cases, already complete to ensure the Council-directed timeline is met for a December 2015 Council date. At this point in the process, the inclusion of the Brodylo lands would materially change the studies required for the ASP and essentially force the ASP to start over.

Assigning the Brodylo lands to a future ASP, instead of the current one would pose no issues to the development timeframe or the wellbeing of the wetland. It would, however, avoid creating negative implications for the landowners in the Providence ASP and City Administration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay German".

Jay German
Vice President, Land Development



City of Calgary Council

**Re: Landowner Amendment Request to the Providence Area
Structure Plan**

Councilors,

I am a director and designated representative of Jager Industries Inc. in relation to the Providence ASP. Jager holds approximately 89 acres of land in the designated ASP. It has been brought to our attention that a landowner outside the current ASP seeks to be included and that a Notice of Motion will be brought to Council relating to same.

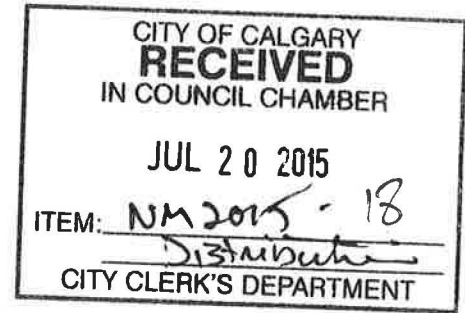
It is our view that this land be added to the ASP after the current ASP is approved as an amendment (this amendment could start in January 2016). Any action to delay the current process will be prejudicial to the active landowners who have spent significant time and money to date to meet the deadlines proscribed by council.

We thank for you attention to this matter.

Yours truly,

On behalf of Jager Industries Inc.


Guy Thierston



July 13, 2015

The City of Calgary
Calgary City Council
P.O. Box 2100, Stn M
Calgary, Alberta
T2P 2M5

Dear Calgary City Council,

Re: Brodylo Land added to Providence ASP

On behalf of Bruce Bamford Group representing 60% ownership I have been requested in responding to the Brodylo Lands. My clients land SW 25-22-2W5 140.75+/- acres is part of the Providence ASP. They do not support the addition of the Brodylo Lands to the Providence ASP. Our group has been meeting successfully for the last several months and we have made tremendous progress in getting the ASP ready for Council. We are on target and the addition of these lands will delay progress and set back the ASP for at least another year. This is unacceptable especially in light of the ring road and the near completion of our team effort in getting the ASP to Council. As a suggestion Brodylo Lands can be part of phase 2 of the Providence West ASP.

On behalf of Bruce Bamford Group

Yours truly,

FRED MERTZ PROFESSIONAL CORPORATION



F. Fred Mertz, CPA, CGA

FFM/

cc: Bruce Bamford
Robert Bamford
Cathy Hankel
Jill Sonogo

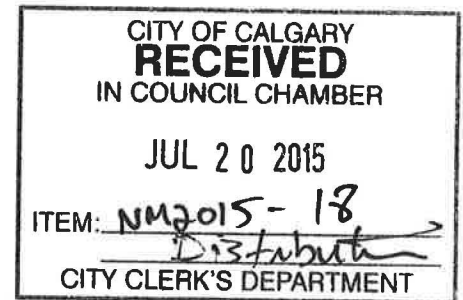


Fred Mertz Professional Corporation

#101 - 4603 Varsity Drive NW - Calgary, Alberta T3A 2V7
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info@farmingforfreedom.com farmingforfreedom.com



City of Calgary
Councilor Diane Colley-Urquhart
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5



RE: Providence Area Structure Plan
Brodylo Lands

On behalf of Global View Foundation, owner of approximately 20 acres within the current Providence Area Structure Plan study area, we respectfully appreciate the efforts of our neighbors, the City administration, and Council in collaborating with the land owners to advance an acceptable Area Structure Plan for the Providence area to Council for eventual support and approval.

In regard to the "Brodylo" lands considerations, we welcome the opportunity to embrace them as well in the process of visioning a great community for this area. We do however, respect the efforts to date of all and would ask that any consideration by Council to receive the Brodylo lands into the ASP process at this stage, does not create a delay or retracement of efforts to date on the current land owners and administration members working diligently to affect this ASP.

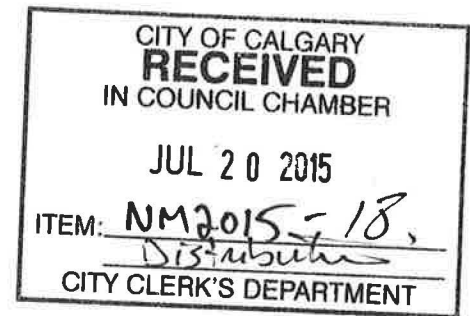
Respectfully, we appreciate your considerations to those matters on our behalf.

Warm regards,

Keith A. Schneider,
Chair – Global View Foundation

July 16, 2015

Ms. Jill Songeo
Planning and Development
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P2M5



RE: PROVIDENCE ASP NOTICE OF MOTION

Dear Ms. Songeo,

I appreciate your time and efforts to meet and consult with me throughout the Providence ASP process. As you know, I reside just outside the current ASP boundary, and have some concerns about the notice of motion included in Monday's Council Agenda. I have no objections to the Providence ASP Boundary as it stands. Should this boundary changed however, to include area further west and adjacent to my property, I would request that my property also be included for several reasons. Firstly, when extrapolated one of the roadways in the plan that runs from East-West will conflict with both houses on my property. I would like to be included in the process as the planning of that roadway proceeds westward to ensure that adjustments can be made. Secondly, if the plan is expanded west it would make sense to extend it all the way to 69th Street SW (a major road in the area) instead of arbitrarily adding only one parcel.

Thank you for your consideration of my concerns and I look forward to continuing to work cooperatively with the City throughout this process.

Sincerely,

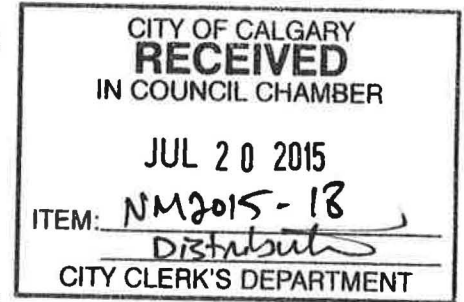
Randy Remington

Conflict Resolution in Planning and Development
Jack Scissons, MSW, MCIP & RPP

July 13, 2015

The Mayor and Members of City Council
The City of Calgary

Re: Landowner Amendment Request to the Providence ASP



Your Worship and Members of Council,

I, represent both Bruce Kloepfer and Darren Cornforth, the joint owners of lands in the ASP study area. They own 17110 37 Street SW, Calgary, Alberta. I also represent Dennis S. Bathory, MAAA, the architectural consultant on this project.

After consulting the above members, we recommend that City Council endorse option of adding this land to this ASP study area after the current ASP is approved as an amendment. This amendment could start in January 2016.

The completion of the existing Providence ASP will neither interfere with nor delay the development of these proposed lands (section 35, township 22, range 2, W5M) located on the west side of the study area. This ASP area will be serviced from the east side of the Providence study area. Therefore the east portion of the Providence ASP study area will need to be developed first before these lands under consideration can be developed.

In addition, the City staff and their consultants have worked up to now, very diligently to both maintain the current schedule and to keep all the affected landowners fully apprised of all the issues involved in completing this plan. A delay would be an unnecessary defeat of all their efforts.

Thank you for your attention to this important matter.

Jack Scissons

Cc Bruce Kloepfer,
Darren Cornforth
Dennis Bathory
Jill Sonogo
Jennifer Duff
Teresa Goldstein



TSUU T'INA NATION

146 AV SW

Brodylo
Family
Land

**PROVIDENCE
AREA STRUCTURE PLAN**

37 ST SW

162 AV SW

53 ST SW

EVERGREEN

BRIDLE
WOOD

SPRUCE MEADOWS TR SW

MUNICIPAL DISTRICT OF FOOTHILLS

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 20 2015
ITEM: NM 2015-8
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CITY CLERK'S DEPARTMENT