

Cornerstone Process



October 22, 2013
File: 116594827.300

Attention: Kevin Froese, Coordinator, New Community Planning
City of Calgary
Land Use Planning and Policy

Dear Mr. Froese,

Reference: Landowner Letter for Council Pilot Project Report

On behalf of the Landowner Group, Stantec Consulting is submitting this letter regarding the Developer Funded Area Structure Plan (ASP) process, specific to the Northeast ASP also known as Cornerstone ASP.

Overall, the process with Jamal Ramjohn (Project Manager), Jill Sonogo (Project Manager) and other City of Calgary representatives has been very positive and collaborative. To date, two collaborative Charrettes have been undertaken, which has allowed the Landowner Group and the City of Calgary Cornerstone ASP Team to come together and work as a single collective process, rather than simply representing individual interests. The collaborative approach to the land use planning process has made for excellent progress thus far. This has included: project schedule in place, design charrette completed (initial visioning/ objectives charrette and a land use Design Charrette), draft Land Use Concept plan in place, Terms of Reference complete, and background studies well underway.

The Landowner Group has appreciated the early official start date of September 3, 2013 with initial meeting with Mr. Ramjohn and his team in August 2013, ahead of the Council directed October 1, 2013 start date. Mr. Ramjohn's support for achieving tight timelines and championing concurrent processes through the Director's Integrated Growth Committee (Dig-C) to target a submission to Calgary Planning Commission by May 2014 has been integral to the timeline of the project.

Regular engagement set up through weekly meetings for City/Landowners has been excellent. Bringing in individual key staff members, such as Mr. Patrick Saunders with Geodemographics or Mr. Chris Wolf to present the *New Communities Guidebook (2013)* to help land owners and the team better understand the City's processes has been very helpful.

While the process to date has been very positive there have been challenges getting some key staff on side with the new expedited approach of reviewing material. Historically, the ASP process has lasted over a 3-year period, thus allowing each individual department 12-18 months to formulate their processes and outputs individually. The new Cornerstone ASP process has eliminated these individual silos of thought from the process and forced each department to come together in one collaborative approach. While we understand this is an evolving switch, it is important to note that there have been occurrences where staff have questioned concurrent processes and there is not 100% buy in on the new methods of expediting review/application process. We are confident that as this process goes forward, these "kinks" in the new way

Design with community in mind

Cornerstone Process



October 22, 2013
Kevin Froese, Coordinator, New Community Planning
Page 2 of 2

Reference: Landowner Letter for Council Pilot Project Report

of approaching the creation of the Cornerstone ASP will be worked out in partnership with both the City of Calgary and the Landowner Group.

The Landowner Group has been very pleased with the planning process so far, and recognizes there are still challenges in the future to overcome. We are optimistic about the new approach to land use planning in the City of Calgary and thank you for the opportunity to provide feedback regarding the Developer Funded ASPs. We look forward to working through the Cornerstone ASP process in a collaborative partnership in order to continue cutting the red tape.

Regards,

Stantec Consulting Ltd.

Teresa Goldstein
Senior Planner
Phone: 403-716-8193
Fax: 403-716-8099
teresa.goldstein@stantec.com

- c. Jill Sonogo, City of Calgary
- Teresa Goldstein, Stantec Consulting
- Stephen Plunkard, Stantec Consulting
- Josh Hagen, Walton Development and Management
- Brady Morrice, Walton Development and Management
- Marianne Wade, Westcreek Developments
- Don Pasquini, Pasquini and Associates
- Darrell Grant, Brown and Associates
- Benjamin Lee, IBI Group
- Annie Thai
- Dimitri Burcevski
- Alexander Burchvski
- Dr. Darshan Brar

tg document2

Design with community in mind