

Developer Commitment Letter



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Attention: Wallace Leung
Senior Planner, South Area
Community Planning
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RE: LOC2019-0082 - MIDTOWN STATION

We are solicitors for Cantana Investments Limited, the applicant in relation to the innovative development of Midtown Station on the site of the Fisher Industrial and Business Park.

A key element of this growth-node project is constructing a new LRT station in the vicinity of 71 Ave SE, equidistant between the existing Chinook and Heritage stations, and integrating a pedestrian connection across the rail corridor to the Fairview community, on a basis which supports The City's intended future growth principles.

The applicant confirms that the Midtown LRT station is a critical component of the project, and acknowledges that The City has no intention to fund the station. Accordingly, a sufficient level of development density is required in order to justify the applicant's sponsorship of this significant public transit investment, so it is important that the applicant and The City be aligned on the inter-relationship of those parameters.

Working in collaboration with the City, the applicant is committed to undertaking the design and construction of an LRT station that is fully integrated with The City's existing Red Line, including access, safety, security, operations and maintenance functionality based on City standards for its LRT system. The appropriate timing for the construction of the station will be determined in concert with the City and allow key supporting development and infrastructure to be put in place beforehand to support the new infill LRT station.

The applicant acknowledges that the Midtown LRT station must be provided in order for the development to achieve the proposed maximum densities and heights, and confirms that the station would be voluntarily constructed and paid for by the applicant.

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- 2 -

We trust that the foregoing will be of assistance to the Administration, CPC and City Council in the approval process.

Respectfully

MILLER THOMSON LLP

Per:



Kevin Keyes
Partner

cc. George Reti, Cantana Investments Limited
Benjamin Lee, ARCADIS / IBI Group
Samuel Alatorre, ARCADIS / IBI Group

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