

April 29, 2025

ATTN: Calgary City Council
RE: Proposed West Elbow Communities Local Area Plan (IP2025-0281)

Dear Mayor Gondek and Members of City Council,

Through this letter, Certus Developments would like to formally express our full support for the proposed West Elbow Communities Local Area Plan, scheduled for the May 6, 2025 Public Hearing Meeting of Council. An immense amount of work has been put into this plan by the project team, and we believe the plan as presented represents thoughtful and measured growth outcomes for the communities covered under the plan.

While Certus was not directly involved in the development of the LAP (our staff has participated on other LAP working groups) we do hold several properties within the plan area. We have been directly involved in the revitalization and creation of a key community hub on the corner of 14th street and 29th avenue SW and we are excited about continued growth opportunities within the plan area. The West Elbow Communities Local Area Planning process included a significant amount of public engagement, and the resulting plan balances the existing community character alongside a thoughtful plan for future growth.

Certus Developments fully supports the overall vision and principles of the West Elbow Communities Local Area Plan as currently designed and presented for council's approval. The Plan uses a thoughtful set of key principles to guide growth policies, including:

- Housing for All
- Parks, Open Space and Natural Areas
- Daily Needs and Amenities
- Safe and Convenient Mobility
- Historic Places and Spaces
- Climate Resiliency

The only consistent thing about cities is that they continuously grow and change. The WEC LAP sets a path for thoughtful growth and development by supporting livable communities, aligning with City identified investment priorities, increasing accessibility and transit ridership, and bolstering economic development.

We at Certus would like to acknowledge the amount of time and effort put into this project by the Local Area Planning Team and we would like to thank them for their professionalism in leading the process and coming up with a thoughtfully designed plan.

Regards,



Joel Tiedemann
Director of Development
Certus Developments

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER MAY 06 2025 ITEM: 7.3.2 IP2025-0281 Distrib - Letter 1 CITY CLERK'S DEPARTMENT
