

## Franklin, Yvonne

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**From:** Green, Brian M.  
**Sent:** 2011 December 08 11:57 AM  
**To:** Sasges, Mark; Mahler, Thorn  
**Cc:** Hall, Jules; Tebbutt, Fiona; Lupton, Judy; Jakal, Denise  
**Subject:** RE: Stadium Shopping Centre

Given the amount of community consultation which has already occurred, the SSCAP and in due course City input to the masterplan why not simply take this and call the final masterplan an ARP and get it approved by CFC and Council, which would be just for this site alone and the City's land on 16Ave. Should be fairly straightforward and quick to do. This would provide a statutory document and certainty for the site, which subsequent DP/s would have to conform with.

Just a further thought..

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**From:** Sasges, Mark  
**Sent:** 2011 December 07 5:26 PM  
**To:** Mahler, Thorn  
**Cc:** Hall, Jules; Tebbutt, Fiona; Lupton, Judy; Green, Brian M.; Jakal, Denise  
**Subject:** RE: Stadium Shopping Centre

Jules will issue a City response on the project approach scenario likely by Friday, after internal replies from all to his draft email.

A DC approach may be warranted, but there may be a different mechanism, such as a statutory Bylaw based on the Masterplan, that informs the DP discretionary process on a C-C2 site. We can use the project approach to tease this out and make some conclusive determinations through the project charter work.

PS There could be other mechanisms

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**From:** Mahler, Thorn  
**Sent:** 2011 December 07 3:07 PM  
**To:** Hall, Jules; Hemminger, Joyce; Schwarzenberger, Stan; Axworthy, Mary; Lupton, Judy; Sasges, Mark; Tebbutt, Fiona; Macdonald, Doug; Green, Brian M.; Jakal, Denise; Hopkins, Tom  
**Subject:** RE: Stadium Shopping Centre

Hi all - I think the only clarification in my mind is whether or not we can do an Outline Plan without a new Land Use on their existing parcel. They have mentioned their concerns of not wanting to subject their current development rights to the risk of a Public Hearing and they may ask if that is possible. Denise - what do you think? I do think the right way to go is a new DC over their entire site (post land swap). This will provide them with the possibility for certainty of DP's for all subsequent DP applications for buildings. While it introduces an element of risk in the short term, it substantially reduces risk in the long term. I am seeing them tonight and will keep my comments high level on an intention to develop a joint project plan for all the "moving parts" and appointing a single "City project manager" for all of those moving parts to ease communications between the applicant, The City and the community. Jules, are you going to talk to them tomorrow?

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**From:** Hall, Jules  
**Sent:** 2011 December 05 12:48 PM

## Franklin, Yvonne

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**From:** Mike Brescia [MikeB@westsec.ca]  
**Sent:** 2011 December 19 5:56 PM  
**To:** Hall, Jules  
**Cc:** Sasges, Mark; Tebbutt, Fiona; Green, Brian M.; Mahler, Thorn; Jakal, Denise; Schwarzenberger, Stan; Axworthy, Mary; Lupton, Judy; Vanderputten, Ryan; Parker, Keath; Ryan O'Connor; 'Brian Horton'  
**Subject:** RE: Stadium Shopping Centre

Jules,

Thank you for your email and the update on the outcomes of the internal meeting.

We feel that this is a positive step forward and are pleased that the resources we have expended over the past year have now resulted in the City agreeing to work collaboratively with our team to take the project forward.

In general, we think that the outline below is a good starting point to use as a structure for determining an agreed process between our team and the City.

Some initial comments/questions are as follows:

- We are very happy that you will be initiating contribution from City project management specialists. We would like to ensure that we are engaged early in discussions with project management so that our timeline objectives are coordinated with the project management schedule.
- We need to confirm the scope and required material for the Outline Plan submission. Our team has worked on projects where a similar level of planning and urban design detail has been presented and we will provide our suggested summary of Outline Plan content for discussion.
- We would like to confirm what the land use application component will entail. From our previous discussions, it is our assumption that this is necessary to include the Community Reserve area into the C-C2 designation, but we will not be making a land use application for the entire site.
- We are happy with the way that our initial collaborative discussions with Parks and Transportation have transpired up to this point and feel that these discussions are leading towards confirmation of the principles as outlined in our Pre-Application Discussion Document. We would like to aim to have confirmation on these Urban Design and Transportation Principles by the end of January/early February, 2012 as we are eager to move forward into a more detailed level of masterplan design.
- We are assuming that your reference to December 2013 was a typo and that the City is also on board to aim for 2012 DP application timeline. We are also hopeful that the patience and timeline to date will be taken into account in regards to the dedication of City resources to push this process forward. We would prefer to aim to have the Outline Plan on Council's Agenda for the public hearing before the summer recess. This would allow us to prepare building designs and DP application material over the summer months and allow us to meet the objective of obtaining DP approval before the end of 2012;

We look forward to discussing the above points with your team and finalizing the masterplanning process as soon as possible.

Once again, thank you and the team at the City for your time and attention to this project. We are truly excited about the path we are on to collaboratively create one of Calgary's most exciting mixed-use urban projects. We are also

enthusiastic to see that the City is open to revisiting how developments like this are taken through the planning and permitting process and look forward to putting this into practice through the redevelopment of Stadium Shopping Centre.

Please call or email anytime with questions, comments and concerns.

Best regards,

**Mike Brescia**  
*Vice President, Commercial Assets*

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**From:** Hall, Jules [<mailto:Jules.Hall@calgary.ca>]

**Sent:** Friday, December 09, 2011 2:54 PM

**To:** Mike Brescia; Ryan O'Connor; 'Brian Horton'

**Cc:** Sasges, Mark; Tebbutt, Fiona; Green, Brian M.; Mahler, Thorn; Jakal, Denise; Schwartzenberger, Stan; Axworthy, Mary; Lupton, Judy; Vanderputten, Ryan; Parker, Keath

**Subject:** Stadium Shopping Centre

Mike

Further to a recent internal discussion with City of Calgary senior management in respect of the Stadium Shopping Centre site, please find below the City's initial thoughts as to how the redevelopment might be dealt with from a process point of view.

The intention is to create a discreet project for the overall redevelopment of the site, involving a number of City of Calgary departments, whose expertise will be employed throughout the development of a site Masterplan, preparation of an Outline Plan and Land Use application and, ultimately, the submission of Development Permit applications.

1. Direction from the Development and Building Approvals Director is to have a collaborative process with developer, community and cross-corporation City departments. This will involve CPAG; LUPP and Corporate Properties (in relation to land swaps, including the Community Reserve along 16 Avenue NW); Land Use Bylaw Sustainment Team; and the City's Legal department.

In order to have this process work as smoothly and effectively as possible, we will be holding an internal meeting with our Project Management specialists to further discuss the best approach and strategy to delivering the redevelopment of the site. Feedback from that will be further relayed to you.

2. The site Masterplan work will continue, in concert with LUPP for the potential to include into policy. This would, ultimately, form the basis of an Outline Plan and Land Use application to rehearse land swap and transfer of Community Reserve.

There may be other deliverables from this process that can be identified in due course, for example exploring the potential to utilise the site masterplan in some form of policy document.

3. Ongoing discussions in relation to transportation issues (including access), Parks and Urban Development. These ongoing discussions will feed into Masterplan/outline plan application; and will be utilised in the subsequent submission of Development Permit applications.

This work has already commenced, with discussions in respect of the various transportation issues; and the forthcoming sitting of the JUCC to consider, in principle, the transfer of the Community Reserve along 16 Avenue NW.

4. The Outline Plan application will be required to go to Calgary Planning Commission and any Land Use changes are subject to a Public Hearing (full Council).

The intention is to provide a comprehensive package of development proposals and create a level of certainty to the developer to enable the wholesale redevelopment of the site within a framework that has the agreement of the City. In order to do this, the City advises that the developer continues to prepare their overall site Masterplan. The City, as indicated above, will inject resources into this project to assist in the collaborative process. Given the complexity of the site and redevelopment, the City will engage an internal Project Manager to ensure timeline delivery and risk management.

In working up to the submission of an Outline Plan and Land Use application, the applicant will be advised to establish, through their Masterplanning exercise, the precise level of development (including development cells within the site, identifying specific land uses and quantum of development). This will enable a better understanding of the development, including, for example, an assessment of the required level of parking and other ancillary aspects that will affect site planning, impact on surrounding land uses and community.

Indicative timescales can be applied broadly at this stage. There are a number of elements of the project that will need to be properly assessed against an anticipated delivery schedule, hence the identification of a Project Management role within the City to ensure the project stays on track and assists in delay and risk management.

It is anticipated that the ongoing discussions with Transportation, Parks and Urban Development, facilitated by Planning and Implementation will continue to February/March 2012. This will coincide with progress on the site masterplan; leading to a potential application for Outline Plan and Land Use in March/April 2012. A date for Calgary Planning Commission to consider that application will be determined in due course, once we have received some input from our project management team and an anticipated Public Hearing after summer recess. This, in turn, anticipates the submission of the first Development Permit applications prior to December 2013.

Whilst some elements of this process may be liable to change as the project progresses, I trust that this initial consideration provides you with information that will give you the confidence to move the project forwards.

Should you require any additional information or clarification then please do not hesitate to contact me in the first instance.

Kind regards

**Jules Hall** MA, DipTP, MRTPI  
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Development & Building Approvals  
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