

From: Mike Brescia [MikeB@westsec.ca]
Sent: 2013 March 04 12:01 PM
To: Blik, Desmond; Mahler, Thom; Donker, Paul
Cc: Ryan O'Connor; Brian Horton
Subject: Stadium: Issues from UHCA Meeting / Way forward

Importance: High

Des, Paul, Thom,

First, I wanted to say that I thought the materials prepared for the UHCA meeting last week were quite well done and thank you all for attending.

Obviously we have some concerns that we want to be sure you are aware of, and we would also like to know what the City response will be to certain items of contention that we feel should be addressed right away.

1. Tone of UHCA Executive's pre-forum messaging (fear tactics and spreading of mis-information)

Clearly disappointing given the amount of time, effort and money we have put into collaboration and consultation. I would hope that both the City and other members of the SSASPG will make an attempt to discuss this with the executive and draw on previous experiences showing this to be counterproductive.

2. Timing of ARP: Rushing it through, not enough consultation.

We feel the City needs to make it clear that there has been extensive consultation that has happened with stakeholders (both from the City through the SSCAP and the developer) that has included representation by elected Community Associations. The ARP Process is a continuation of over 2 years of consultation and we don't believe this point was conveyed. The City needs to deliver this message at the SSASPG and at future community ARP events.

3. ARP Content (zoning, uses, density)

This needs to be crystal clear to everyone and the message should come from the City. ARP consultation is on the guidance that the ARP is mandated to address. This does not include a consideration of change of land use (zoning) or uses set out in the land use district. I believe the UHCA Executive needs to be told explicitly that they cannot

lead the community to believe that this is on the table for discussion.

It needs to be clarified what the ARP can say about density as we have discussed with Des before. I would hope that what we have been told by the City will be also communicated to the UHCA Executive (i.e. that testing of the Urban Design and traffic impacts of the 3 FAR allowable under the zoning will be completed and it will not be reduced for "we don't want the density here")

Hotel - it should be clarified that this is a discretionary use under the Zoning and that the SSCAP also suggests it is an appropriate use.

4. MR and Green Space (the "save our green space" card)

It needs to be clarified to the CA's (and to the constituents of those CA's) what exact area the MR covers (this is very important since the UHCA Executive misled the community members last week and suggested it included the area west of the MR behind the wall that is nice park space). I believe the City should communicate a detailed summary of all the JUCC meetings and transportation meetings (TLT Leadership) that have happened on the MR and interchange so far and post the decisions on the website. It should also be clear at any ARP workshops that the SSCAP recommends the swap. We will also be making it clear that this idea was supported by all the community members during our previous workshops. I think it would be a good idea to make sure that this is very clearly pointed out during the Rollin Stanley Walkabout.

In addition to the above, based on some of the comments and conversations Ryan, Brian and I had at the community meeting, we will also be making a effort to clarify:

- That this is not the same plan as the 2008 application and we started with a blank slate
- That the UHCA Executive did not allow us to attend their last meeting (we were asked why we didn't), and has asked us not to speak at the Rollin Stanley tour
- That "Market Mall" is an example of exactly what we do not want to create here - a single use, car oriented shopping centre

I also think we (the City and our group) need to discuss our position if we do not go to council in June. We have made a very strong effort to "do the right thing" with regard to this redevelopment and do not

4

want to be in a position where we will be waiting another 6 months before we can do anything because there is an election.

We will be bringing up many of the points at the SSASPG meeting on Wednesday and we would like to confirm with you over the next two days how you will address these points as we feel strongly that a strong clarification on these needs to come from the City.

Please let me know when you want to discuss this further or if you have any questions regarding the above.

Thank you.

Mike

Mike Brescia
Vice President, Commercial Assets

PLEASE NOTE THAT WE HAVE MOVED:

Western Securities Limited

#310, 909 - 17 Avenue SW
Calgary, AB T2T 0A4

Direct: 403.781.8109
Fax: 403.266.6157
Email: mikeb@westsec.ca