From: Peter Khu <khu7@yahoo.com>
Subject: Fwd: Western Securities Masterplan as a basis for the Stadium ARP
Date: 14 July, 2013 7:23:19 PM MDT
To: Patricia Newson <patricia.newson@gmail.com>, Jan Brawn <janbrawn@telus.net>

Begin forwarded message:
From: University Heights Community Association <universityheightsca@gmail.com>
Subject: Fwd: Western Securities Masterplan as a basis for the Stadium ARP
Date: 2 May, 2013 6:25:23 PM MDT
To: Peter Khu <khu7@yahoo.com>

Begin forwarded message:
From: University Heights Community Association <universityheightsca@gmail.com>
Subject: Western Securities Masterplan as a basis for the Stadium ARP
Date: 2 May, 2013 2:23:45 PM MDT
To: Dale Hodges <dale.hodges@calgary.ca>
Reply-To: University Heights <president@uhcacalgary.org>

Alderman Hodges,

At the May 1st 2013 SSASPG meeting, Desmond Bliek denied that LUPP was using Western Securities (WS) Masterplan was a basis for the Area Redevelopment Plan.

As early as December 2011, Brian Green stated, "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 CPC 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."

The master plan refers to the developer's Preapplicaiton document (PE2011-00817) for which the city met with the developer on 3 November 2011. The consultation refers to Workshops organized by Zeidler Associates (An agent of WS) held in February and November 2011. Note these workshops were not open to the public. Brian Horton stated" this is event is for invited stakeholders only and not open to the public as we will be holding public open houses further on in the design process."

What we are concerned about, is that as far back as

2011, there was a plan, supported by the city, to incorporate Municipal reserve into the development. Where was the community consultation on this issue? In contrast, our community association board of directors has approved the concept of leaving the municipal reserve in place and converting it to a park, an idea that was unanimously supported (by more than 100 people) at a general meeting on April 11, 2013.

Although the city is still working to finalize the ARP, the substantive ingredients of the preapplicaiton document have already been incorporated into the TIA assumptions and city's ARP to date, i.e. proposed density, allocation of mixed uses, discretionary uses (including a hotel),and incorporation of green space to make way for transit or vehicular movement.

Brian Green's email of December 8, 2011 is clear proof of the City Planning Department's longstanding intention, even before detailed input into the process from the affected communities, to portray the developer's masterplan and an ARP as totally compatable and a justification (given an ARP's statutory status) for the prompt approval and unappealability "certainty" at SDAB of the eventual Development Permit.
The implications are therefore clear:

First, there IS within the City Planning Department an

intent to use the ARP as a legal stick to create "certainty" for the substantive issues in the Developer's masterplan.
Second, there appears to be an excessive and improper degree of cooperation between the City Planning Department and WS that deliberately minimizes the input and influence of the communities like University Heights.

Third, the entire planning and public consultation process jointly planned and conducted by the City and WS is characterized by a lack of good faith , balance, impartiality and thoroughness!

We would like the ARP process to be open and transparent, but there is clear evidence that the ARP process is merely a justification of the developer's masterplan.

Respectfully Your,

Peter Khu
President, University Heights Community Association