

Terms of Reference

Development Impact Study for Interface between the Ramsay Exchange Project and the Calgary Exhibition and Stampede Back of House Site

1. BACKGROUND

At the 2009 February 10 Public Hearing, Council gave first reading to Bylaw 22D2009, to approve a land use redesignation for a mixed use, high intensity residential, commercial and office development on lands owned by *Torode Investments Ltd.* (“The Ramsay Exchange Project”). This project directly interfaces with lands to the south often referred to as the back-of-house site (“BOH site”) that are intended to be developed for storage, animal confinement (barns), parking and various other uses by the Calgary Exhibition and Stampede. One of the preconditions of receiving second and third reading of the bylaw from Council was the preparation of a Development Impact Study addressing the interface between the Ramsay Exchange Project and the Stampede Lands. The Council motion stated:

“A Development Impact Study, produced by a consultant commissioned by Administration and paid for by the Developer of the Site, identifying:

- A) the existing and potential land uses allowed within, and the future development scenarios for , the Calgary Stampede Lands (between the subject site and 26 Avenue SE from Spiller Road SE to Dartmouth Road SE) under the Land Use District in effect;*
- B) any potential adverse impacts on the subject site from the uses allowed within the Calgary Stampede Lands;*
- C) the recommended measures that can be introduced for the Calgary Stampede Lands and the subject site to mitigate any adverse impacts, and the effectiveness of these mitigation measures; and*
- D) the practicality of implementing such mitigating measures for the Calgary Stampede Lands and the subject site.”*

In accordance with this motion, the following terms of reference have been drafted for the Development Impact Study.

2. CONSULTANTS

The Land Use Planning and Policy (LUPP) Division has commissioned Brown and Associates to prepare the Development Impact Study. If a sub-consultant is required to examine environmental issues then Brown and Associates will be directed to employ Jacques Whitford Environmental Consultants to provide continuity for the study.

3. COST

Brown and Associates will be responsible for submitting a cost estimate for the project for acceptance by the LUPP Division. Once accepted, Torode will need to submit funds for the payment of the cost of the project to LUPP to be deposited in an account administered by The City. If any of the funds are not used for the project, they will be returned to Torode.

4. REPORTING

Brown and Associates will report to LUPP. LUPP will chair an advisory committee comprised of representatives from DBA, Environmental Management and Safety Services, Bylaw Enforcement and Calgary Health Services. Any information or drafts will be reviewed by this committee.

Prior to release of the final report, a draft copy will be sent to Torode and the Calgary Exhibition and Stampede as well as the Ramsay Community Association and the ward alderman for review and comment, and if necessary follow-up meetings will be held.

5. PREPARATION PROCESS

The methodology will involve the following standard steps considered typical for any interface analysis:

- 1) an identification of the approved and existing uses, and the potential uses and development scenarios, on the BOH site;
- 2) an identification of the potential uses and development scenarios for the Ramsay Exchange Project;
- 3) a determination of the potential emissions generated on the Ramsay Exchange Project by development on the BOH site;
- 4) a determination of the potential emissions generated on the BOH site by development of the Ramsay Exchange Project;
- 5) an evaluation of the nature, duration and intensity of these potential impacts;

- 6) an identification of the mitigation measures that are available to be introduced to address these impacts, their effectiveness and their capital and incremental operating costs.
- 7) an identification of the roles of relevant provincial / municipal agencies or departments in the review and/or enforcement of development or operational measures for the Ramsay Exchange Project and the BOH site;
- 8) a conclusion on the acceptability of the interface between the Ramsay Exchange Project and the BOH site, together with any recommendations.

6. APPENDICES

A response to the final report from the Stampede, Community Association, Calgary Health Region, Torode and other interests, will be included in an appendix in the report.

7. SCOPE

It is expected that the analysis will use existing reports and information previously prepared on this matter.

The final study should be contained in a single document, and the use of colored diagrams and clearly written text in the body and conclusions of the report is encouraged, with any highly technical data to be placed in appendices.

8. TIMING

Other preconditions to second and third reading of the bylaw for the Ramsay Exchange Project have also been applied by Council, and it is expected that these preconditions will take in the order of two months (April) to meet, although this timing remains an estimate only. The Development Impact Study should be completed within this timeframe.