

May 6 2008

VIA EMAIL

Michael Benoit
Vice President External, Chair Civic Affairs
Ramsay Community Association
1136 – 8th Street SE
Calgary AB T2G 2Z7

RE: RAMSAY COMMUNITY ASSOCIATION COMMENTS ON RAMSAY EXCHANGE OUTLINE PLAN & LAND USE AMENDMENT APPLICATION (LOC2007-0080)

Thank you for your letter of March 20 2008 identifying the Ramsay Community Association, Civic Affairs' issues regarding the Ramsay Exchange Outline Plan and Land Use Amendment Application.

Torode has conducted and participated in several community meetings to inform and include the people of Ramsay in the conceptual design of this site since our purchase of this property in 2006. Civic Affairs' participation in these design discussions and meetings has been extremely valuable to us. The interest and general support that we received from Ramsay residents has been and continues to be very positive. The feedback and comments over this time has assisted our team in addressing issues and creating a project that we feel meets many city and community objectives.

In addition, since our submission of the Outline Plan in May 2007, we have welcomed any opportunity with the Ramsay Community Association to discuss the proposal and any community issues through the formal review process with the City of Calgary. During this time we have responded and addressed all issues that have been identified by the City's Corporate Planning and Applications Group (CPAG), and feel that we have resolved the majority of these items to the point that the project can now be presented to Calgary Planning Commission in very near future.

Having reviewed the items from your list with the City of Calgary and our consultant team, the following responses to specific issues are provided below.

Requests for Information:

1. Winter Solstice Shadow studies were suggested at the February 21 Town Hall meeting, however these studies go beyond the City of Calgary expectations and, in our opinion, would not provide useful information to evaluate the shadows cast by the Ramsay Exchange development as virtually all buildings cast considerable shadows at this time of the year and dusk occurs by 4:00 pm. Torode has provided the shadow studies normally requested by the City of Calgary in the 2007 application and more recent shadow analyses as requested by the File Manager. It is felt that these studies provide the necessary information to evaluate the shadow impacts of the proposed development.
2. Environmental Studies – In order to achieve approval from the provincial and municipal regulatory bodies to support the proposed land uses for Ramsay Exchange, Torode is working closely with the City of Calgary, Alberta Environment and Calgary Health Region in providing the necessary Environmental Site Assessments to demonstrate that potential site contamination does not pose a risk to these uses or will be remediated as necessary. These studies include a

Human Health Risk Assessment to support a waiver/reduction of Section 13 of the Subdivision and Development Regulation of Alberta Environmental Protection Act in order to allow residential and food establishments within the 300m setback from the former Manchester Incinerator site and a Remedial Action Plan to address site remediation issues through the course of development. A summary of these activities was provided to the Ramsay Community Association by Stantec on February 25, 2008.

The City of Calgary furthermore commissioned and completed a Risk Assessment Peer Review, conducted by a third party, to ensure that the Risk Assessment adequately assesses the characteristics of the landfill and potential contaminants of concern, exposure pathways, potential for migration of contaminants of concern, receptors and proposed mitigation measures. The Peer Review also assessed the applied risk assessment criteria and whether any additional environmental investigation is required. Torode will continue to respond to requests for additional information from the provincial and municipal regulators through the approval process and as development proceeds. Your request for further evaluation and review, other than that requested by these regulators, is considered to be beyond the mandate of the Ramsay Community Association in evaluating the land use planning merits of the Ramsay Exchange application.

3. Revised Transportation Impact Assessment – Additional information to the August 2007 Traffic Impact Assessment was submitted to The City of Calgary on November 6, 2007 is enclosed. The City of Calgary Transportation Department concluded their review of the TIA on December 13, 2007 and this was confirmed and considered approved at CPAG Post-Circulation meeting on May 5, 2008.

Your letter of March 20, 2008 also identified a number of “Issues for Discussion” that include many of the items raised by the CPAG team which Torode has been addressing and resolving with individual city departments over the past several months. The April 09 2008 correspondence from Doug MacDonald has identified the City of Calgary’s responses and summarizes the current status on these issues. The following responses provide additional information to this correspondence:

1. Interface with Calgary Exhibition and Stampede (CE&S) – A Development Impact Assessment addressing interface issues between the Ramsay Exchange site and the CE&S Back of House site has been provided to the City of Calgary. From this report and additional discussions with the CE&S and Torode, the City’s File Manager is prepared to support the interface.
2. Building heights – As noted in the April 09 2008 letter from Doug MacDonald the City is supporting the proposed building heights of 12 m (corrected from the 10 m quoted in the April 09 2008 letter) sited adjacent to the existing housing in Ramsay. The City of Calgary is also currently addressing building heights and densities in formulating the appropriate land use bylaw for the entire site and this information will be forthcoming over the next few weeks from the City of Calgary.
3. Municipal Reserve – Torode continues to negotiate the appropriate dedication for municipal reserve with The City of Calgary’s Parks and Planning Departments. The dedication will include parcels dedicated formally as Municipal Reserve as well as additional sites that are privately owned open spaces, granted with public access easements, along with other non-reserve parcels.

4. Transportation – In the preparation of the Ramsay Exchange Traffic Impact Assessment, Torode has complied with the requirements and parameters defined by the City's Transportation Department. It is understood that the City's Transportation Engineer, David Patman, will be meeting with your Civic Affairs Committee to address the issues outlined in the March 20 2008 correspondence.

In your April 10 2008 correspondence to the City of Calgary, concern was also identified regarding trip generation rates for commercial versus residential land uses and the community's support for multi-modal transportation alternatives. To address the former issue, any proposed changes made to the May 2007 Outline Plan still respect the original assumptions and trip generation patterns of the August 2007 TIA and therefore did not require to be readdressed at this time. With respect to the latter issue, we fully support the Ramsay Community's desire to achieve multi-modal transportation solutions and consider these choices to be integral to mixed-use, high density developments such as Ramsay Exchange since types of developments are known to have much lower trip generation rates than those in typical commercial or residential developments.

5. Connection with regional pathway system – Pedestrian connections at both Spiller Road and Dartmouth Road from the Ramsay Exchange site to the regional pathway system have been addressed in the November 6 2007 submission to the Transportation Department. The Parks Department has furthermore supported the creation of a regional pathway at the southern boundary of the site as proposed in the Outline Plan as a component of the Municipal Reserve dedicated as part of this development.
6. Construction access will be addressed at the appropriate stage of the development and construction process.
7. Underground parking access within the Ramsay Exchange development is accommodated through the internal roadway system proposed in the Outline Plan and not from existing roadways.

I trust this letter provides information on the majority of issues raised in your letter. Along with our consultant team, I am happy to meet with your Civic Affairs Committee and the City of Calgary at the earliest opportunity to provide you with an update on these issues and discuss any remaining concerns.

Best Regards,
TORODE COMMERCIAL LTD.

Eileen Stan
VP, Development
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cc
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Encl. (1)