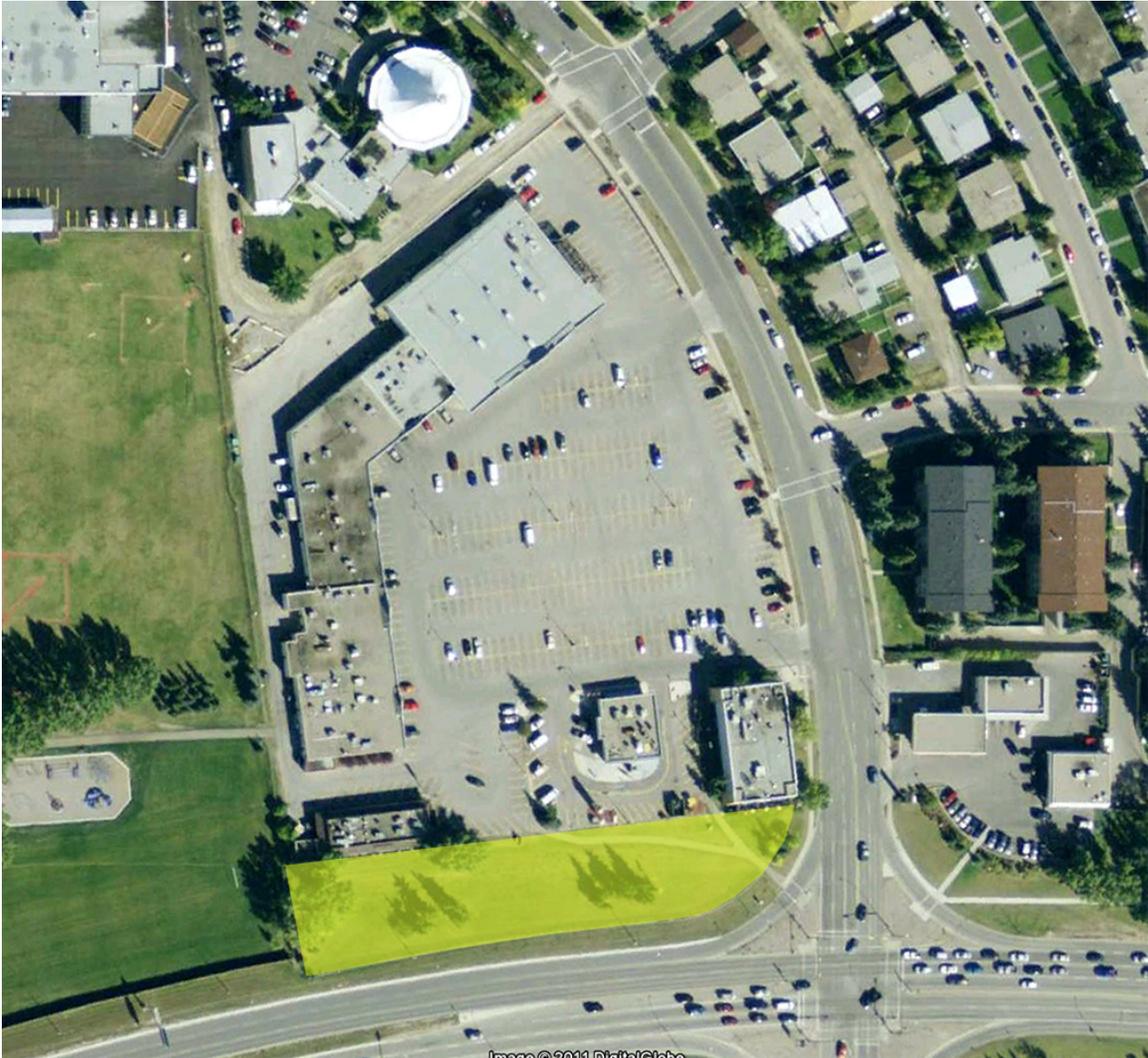


Reserve Lands Adjacent to Stadium Shopping Centre Fact Sheet

On December 8, 2013 City Council unanimously approved the disposition of the Reserve Lands, associated land use amendment and ARP amendment.

- Please note the map below, which indicates the Reserve Lands, which is located between 16th Avenue and the existing shopping centre. The size of the Reserve Lands land is approximately 0.034 hectares. The existing Stadium Shopping Centre site is 2.47 hectares.



- The disposition of reserve and land use amendment allows for the fulfillment of the primary guiding principle of providing high quality public spaces and a vibrant public realm in the redevelopment of Stadium Shopping Centre. An area equal to the size of the reserve land will be incorporated as publically accessible open space in the redevelopment.

- The incorporation of Reserve Lands as high quality, publically accessible open space has been discussed with and supported by many stakeholders including neighbouring communities and the City of Calgary since 2011. Western Securities has held and been involved in approximately 13 stakeholder engagement events that specifically discussed this topic.
- The incorporation of Reserve Lands is supported by previous council approved policies. The South Shaganappi Community Areas Plan (approved July 2011) and Stadium ARP (approved July 2013) support this topic and included considerable city-led public consultation.
- The Stadium ARP policy related to the incorporation of the Reserve Lands includes considerable conditions that must be met by the developer. These conditions include:
 - Requiring that a publicly-accessible open space at least ten meters in depth be maintained along 16 Avenue NW, including a multi-use pathway, support and landing of a pedestrian overpass across 16 Avenue NW, and a transit stop capable of supporting bus rapid transit service at frequent transit network levels;
 - Specifying minimum sizes and dimensions for the proposed central open space;
 - Requiring that all open space relocated from the subject parcel be replaced elsewhere in the overall redevelopment, as publicly-accessible open space;
 - Providing design guidelines for both the publicly-accessible open space and surrounding development; and
 - Ensuring that City requirements (particularly in terms of transportation and utility infrastructure) be reflected in the design of the southern edge of the Plan area.
- A considerable amount of transportation analysis related to the incorporation of the Reserve Lands in the redevelopment, has been completed by both Western Securities and the City. The City is maintaining a portion of the reserve for future road right of way considerations and has indicated that this right of way is sufficient for long term transportation planning purposes.
- Western Securities has collaborated extensively with Alberta Health Services and the Calgary Cancer Project (Alberta Infrastructure) regarding incorporation of MR and all transportation issues.
- An amendment to the Stadium ARP (approved by Council on December 8, 2014) will cap the total amount of density for the site as it stands without the incorporation of the Reserve Lands (i.e. No developable density will be attributable to the Reserve Lands).

- The price of the land was determined through due process by City Administration and a 3rd party appraisal. This value has taken into account the fact that the land is not accessible (and will not be granted access via 16th Avenue), has no developable density above grade associated with it, and requires the purchaser to repurpose the space as publically accessible open space.