



Calgary

Office of the Councillors
COUNCILLORE. Woolley

2018 April 18

To:

Shaganappi Community Association
Killarney/Glengarry Community Association
Rosscarrock Community Association
Spruce Cliff Community Association

RE: MATCO Soccer Dome Application Update

Dear Residents,

Over the course of the last month, MATCO has been talking to some of you and going back and forth with the City of Calgary's Planning Department on their soccer dome proposal for the Westbrook TOD land. From the moment of their application I have had serious concerns with this proposal and while the applicant has held various engagements my concerns still remain.

The rushed application process, lack of community engagement and inappropriate use have all led the City of Calgary's Planning Department to issue a Refusal with an ABC Clause. What this ABC Clause means is that they A) Accept the Refusal and abandon the application, B) Proceed with a Refusal to the Subdivision Appeal Board, or C) Address the terms of the Detailed Team Review – which would essentially require them to fully re-submit a new application. I support this Refusal by Administration. The communities surrounding Westbrook have invested years of effort and energy to build a vision and future for this crucial site and this application does not support this work.

Ultimately, the land-use zoning on this parcel is intended to incorporate a *community use*. I appreciate that MATCO has proposed a broad variety of "community elements" be it a container park, a farmer's market or public plaza space, however their Development Permit as presented has no requirements within to ensure that these community elements are delivered and that worries me. For me to have more faith in these proposed elements, I would like to see a proposal for the capital and operating costs of these elements as well as agreements with all community associations for when and how they are able to access these elements.

I understand that our city's economy has made the timeline for the initial vision of this site difficult. However, the amount of time, energy and thought that went into the planning of this Transit Oriented Development (TOD) site can't be understated. I'm not opposed to an interim use on this site, but I believe MATCO should engage in a better established process so that the use on this site is something that neighbouring communities can truly benefit from for the next 10+ years.

Best,

A handwritten signature in blue ink, appearing to read "Evan Woolley". The signature is written in a cursive, flowing style.

Evan Woolley
Councillor, Ward 8