

University Heights

COMMUNITY NEWS

JULY 2023

UPDATE ON THE MULTISPORT FIELDHOUSE

The results of the amenity refinement study focused on the proposed fieldhouse at Foothills Athletic Park were presented to the committee on June 26/23 and were passed by Council as part of the consent agenda at the July 4th Regular Meeting of Council. The report included feedback from targeted engagement which included sport user groups and 8 area community associations. Three open houses were also held via invitations to the targeted groups and UHCA advised area residents of these through our social media channels. The new design under consideration is different from the one shown in the Foothills+McMahon concept plan and will allow more efficient use by multiple groups simultaneously. More formal citizen engagement will occur during phase 2 of the project which is underway. Parking needs for the fieldhouse are estimated to be 1000 stalls but this will be more thoroughly explored in phase 2 along with all transportation needs. Bicycle access was not mentioned but it was addressed in the original Foothills+McMahon Concept Plan along with parking. We hope that some of the concept plan ideas will be incorporated in Phase 2 which will include public engagement.

Website: <https://www.calgary.ca/major-projects/foothills-fieldhouse.html>

Meeting Minutes: <https://www.calgary.ca/council/meetings/agenda-minutes.html>

PERMIT PARKING UPDATE

Residents in Residential Parking Permit (RPP) zones can expect to receive an update letter from the Calgary Parking Authority in July 2023 subsequent to the Council decisions made on July 4th. The following update was posted on July 4, 2023 at <https://www.calgaryparking.com/parkingpermits>

Due to resident concerns new parking permit user fees are being postponed until Monday, December 4, 2023. Until then, there is only a fee to obtain a Market Permit or Low-Income Market Permit.

If your permit expires before Monday, February 5, 2024: Your permit will automatically be extended until February 5, 2024. Note: This does not apply to Market Permits or Low-Income Market Permits. Starting December 4, 2023, residents may be able to renew or apply for and purchase a parking permit at the Council approved fee structure.

SOUTH SHAGANAPPI COMMUNITIES LOCAL AREA PLAN

UHCA representatives (David Richardson as main rep, and Pat Muir as alternate) attended the first stakeholder meeting on June 22, 2023. Phase 1 - Explore has ended and the results will be published at the start of Phase 2. Our first meeting was focused on identifying and mapping assets (mainly physical ones) in our communities (what we like, what we don't like, what needs improvement, what is missing). This summer, our IDEA Station at the corner of Uxbridge Drive & Urbana Road will be stocked with booklets for the youth in the area to provide input to the City. The next two stakeholder meetings will be virtual: September 14 (7-8:30 pm) Vision & Core Values; September 26 (7-8:30 p.m.) Key Growth Areas. Visit <https://engage.calgary.ca/Shaganappi> for further information and subscribe for Updates. Please convey your ideas to development@uhcacalgary.org You can also email the LAP staff at south.shaganappi@calgary.ca

UXBOROUGH (formerly Stadium Shopping Centre) PROPOSED LAND USE AMENDMENT (LOC2022-0170) IS GOING TO A CALGARY CITY COUNCIL HEARING ON TUESDAY, JULY 25, 2023

A land use amendment to the Direct Control (DC) District (based on current C-C2 zoning) and the Stadium Shopping Centre Area Redevelopment Plan (SSC-ARP) for the former Stadium Shopping Centre site has been in progress since last fall. The original proposal was to add three new uses on the site: Hospital – Overnight Stay, Health Services Laboratory – Without Clients, and Post-secondary Learning Institution (already allowed as a discretionary use in C-C2). These uses are separate and additional to the prescribed limit stated in the ARP of 11,148 m² for medical clinic uses (now renamed “Health Care Service” in the Land Use Bylaw). The proposed new uses were originally estimated to occupy 3716 m² each in the Detailed Team Review #1 (February 2023) response from O2 Design to the City which would have doubled the allowable Health Care Services. Given the recent economic factors concerning office space, we were prepared to accept with conditions, but more recently, this size was significantly increased to 20,000 m² for the renamed Health Services – Overnight Stay use, adding up to a possible 31,148 m² for medical-related uses on the site. This could represent 40.4% of the total build-out of the site which UHCA feels would likely result in largely a medical centre and not in the typical services found in Neighbourhood Activity Centre (NAC) as described Municipal Development Plan (MDP) nor as envisioned and described to us in the SSC-ARP.

UHCA has continued to advocate for the development to remain in alignment with the original ARP (p. 4) vision “... as an attractive, vibrant, mixed-use centre which provides employment opportunities, residential accommodation, and services that are complementary to the surrounding communities and institutions.” In keeping with the spirit of a NAC, we have advocated for retail and commercial uses to occupy the ground floors of the buildings in order to provide some services to the adjacent communities. See <https://uxborough.com/> for information on the project.

The application was passed at Calgary Planning Commission (CPC) on June 8th and is scheduled to go to a Council Hearing on July 25th, 2023 (meeting starts at 9:30 a.m. in Council Chambers.) Information from the June 8/23 CPC meeting including the UHCA response (Item 7.2.16) can be accessed at <https://pub-calgary.escribemeetings.com/Meeting.aspx?Id=8c39ae57-4363-4758-949e-e8f9e3649987&Agenda=PostMinutes&lang=English&Item=42&Tab=attachments>

UHCA representatives will attend the Council Hearing on July 25, 2023. Community residents are encouraged to attend the hearing, speak and/or submit comments on this policy and land use amendment (refer to LOC2022-0170) via the public submission portal at: <https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html> before NOON on July 18, 2023 in order to have your comments appear in the public documents which should be available for viewing on the City website by Friday July 21st prior to the Council Hearing on July 25th.

See <https://www.calgary.ca/planning/public-hearings.html> for further information including how to submit comments and/or speak at a Council Hearing. The agenda will be available on July 20th. You can also submit your comments to Councillor Wong at terry.wong@calgary.ca Please consider sending a copy of your comment letter to the UHCA Development Committee at development@uhcacalgary.org Please feel free to contact us if you need further information or assistance.