

UNIVERSITY HEIGHTS

Community Bulletin, May 29, 2013

Friends and Residents,

We need your help in our efforts to protect our community from extreme development in our community, specifically the Stadium Shopping Centre. Our goal is to raise \$75,000.00 to enlist professional legal services to protect our community.

1. Why do we need a lawyer?

- a. The City and Developer are not collaborating with the community on the Stadium Shopping Centre. We have concerns about density, traffic, preservation of municipal reserve, and a plan to build a 200 room hotel. **We are not being heard.**
- b. Our Executive and Development Committee members are all volunteers. While we have been able to respond to the Stadium Shopping Centre issue to date, we have reached limitations in our time and available skills sets.
- c. The Executive and Committees have invested an enormous amount of time in responding, but we need specific help. In particular, we need help to understand the technical and legal aspects of area redevelopment and help with strategy and communication.

2. Who is our lawyer?

- a. We have retained Mr. Gerry Kruk, the lawyer who represented our community in the 2008 Sub Division Appeal Board (SDAB) appeal, which we won.
- b. The 2008 SDAB appeal was ultimately won on a traffic technicality, but the broader issues provided the context and sympathy for the community position.
- c. Gerry is the ideal person to represent us because he already has most of the background information.
- d. Gerry is not only a lawyer, but is also a specialist in communication and strategy in which we also require support.

3. We need to think about long term representation.

- a. The need for legal assistance with regard to the Stadium Shopping Centre will not end with the ARP decision to be made by City Council on July 22, 2013.
- b. We will need representation in any subsequent Development Permit review and ultimately, if we disagree with the content, in Sub Division Appeal Board, as well as any other hurdles the City Planners or Developers may raise.

4. **This development will affect all of us.** What do we need from the community?

- a. **Our goal is to raise \$75,000.00 for a legal fund.**
- b. Please consider contributing \$300-\$500 per household to the legal fund to sponsor a few hours of professional services. Any amount will help. If you are not able to contribute this

- amount, please contribute what you feel is appropriate--**it all adds up**. If your means allow, please consider contributing more.
- c. To put this into perspective, if the traffic problems caused by the full build-up of the Stadium Shopping Centre development result in a delay of 15 minutes in each direction twice a day, a donation to the legal fund would be small compared to the very real cumulative costs of inconvenience.
 - d. The personal and professional costs could add up very quickly.
5. Will your contribution be tax deductible?
- a. No. Our community is a non-profit organization, not a registered charity, and therefore we cannot issue charitable donation receipts. However, a general receipt can be issued upon request.
6. What if there is money left over?
- a. Any extra money will be retained for the future benefit of the community. This may include the purchase of picnic tables, benches, and path upgrades to our green spaces.
 - b. Some of the funds may be used for this purpose if it is deemed to help our case to preserve the green space within our community.
 - c. We will endeavour to spend the money wisely and issue regular reports as to the status of our accounts.
7. How will the money be administered?
- a. We have created a new bank account to hold the legal and park funds separately from the operational funds of the Community Association.
 - b. The current signing members of the executive of UHCA will have signing authority over the use of the funds.
8. How was this course of action decided?
- a. The Board of Directors made limited resources available to the president to conduct a search of legal services.
 - b. At the general meeting of April 11, 2013, a motion was made to make all cash reserves available to the executive for pay for professional services and other needs for the legal defense of our community in the short term.
 - c. We do not want to deplete our cash reserves as we have other important community initiatives. So, at the same meeting, there was a also motion to fundraise from within the community for the long term. Funds would be used for legal services and additional funds would go to the enhancement of green space within the community. The motion was carried unanimously by over 100 residents.

Please send your cheque made out to: UHCA
and return it by mail using the attached envelope or drop it off in the mailbox of the Foothills
Mennonite Church, 2115 Urbana Rd NW Calgary, AB

If you have any questions please contact Peter Khu at President@uhccalgary.org
or Patty Auger at Treasurer@uhccalgary.org

If you have not already done so, please join our mailing list to receive updates. Send an email
with a request to join development@uhccalgary.org

May 28, 2013

Friends and Residents,

The Stadium Area Redevelopment Plan is progressing quickly through the draft stage, but the most important hurdles are still ahead of us: a review by the Calgary Planning Commission on June 6, 2013 and a Public Hearing at City Council on July 22. Residents are encouraged to attend these meetings. Ultimately, the issue will be decided in City Council and it will be **absolutely critical for as many residents as possible to attend on July 22** as a show of support and to speak. Further information on these two dates appears below.

I ask that you join our mailing list to continue to receive updates to this project. Please send an email to: development@uhcacalgary.org

The Community Association's response to the city's Transportation Impact Assessment and to the Draft ARP can be found on our website: www.uhcacalgary.org.

In the Traffic Impact Assessment feedback, we pointed out what we felt were several errors in assumptions made by the TIA in establishing traffic numbers, and also pointed out that the TIA does not in fact support a development to the extent that is being proposed. Furthermore, the TIA does not fully take into account the cumulative effect of development surrounding University Heights or properly account for shortcutting traffic through the community. Also, the TIA used trip generation rates for a Transit Oriented Development (TOD) which assumes that the site has access to primary transit (LRT is an example of primary transit). This assumption assumes a frequency and service level for transit that is not currently in place, and depends on future uncertain funding by the city.

UHCA's feedback on the city's draft ARP focused on several points and emphasized the vagueness and subjectivity of the descriptive words for the SSC redevelopment and therefore the excessive latitude they potentially provide the developer (Western Securities) in determining the ultimate level of density, scope and composition of the Stadium redevelopment.

Infrastructure upgrades that were also assumed included widening of 16th Ave. to three lanes in each direction, dual left turns in all directions at the intersection of 16th Ave and 29th St. and a pedestrian overpass to Foothills hospital. While some of these are welcome upgrades, it is unclear how development will keep pace with infrastructure investment. Who pays for the upgrades? The ARP has the power to make statutory land use as if this is a Transit Oriented Development, and with infrastructure upgrades in place, but the ARP has no power to compel the city to provide the infrastructure to make this a reality.

We were also critical of the city for dismissing the strong community consensus for a lower more moderate development (Garrison Woods type development) as opposed to an excessive C-C2 mini-downtown-like development. We also requested that the ARP be given more "balance" by adding to the "Context" section a note that clearly describes the strong opposition by UH residents to redevelopment with the extraordinary density level allowable under the current C-C2 zoning.)

Creating a mix of land uses is not a remedy for extraordinary density.

NEXT STEPS:

1. View The Proposed Area Redevelopment Plan

Available Wednesday May 29 on Calgary.ca/stadium website

2. Attend/Write the Calgary Planning Commission: June 6, 2013

Location of Meeting on June 6th. (Note you will be unable to speak at the meeting). Engineering Traditions Committee Room, City Hall, 800 Macleod Tr., S.E., commencing at 1 p.m. The meeting agenda for the Commission is normally available in the afternoon of the Friday before the date of the Commission meeting. Go to calgary.ca and search "cpc agenda" for further details.

A guide to the Calgary Planning Commission can be found here:

http://www.calgary.ca/PDA/DBA/Documents/brochures/calgary_planning_commission.pdf

(Submit your written comments by post in time to be received prior to June 6)

Secretary, Calgary Planning Commission

Development and Building Approvals

Box 2100, Station M #8073

Calgary, AB T2P 2M5

Alternatively: email all individual members of the CPC. (E-mails attached on separate page.) Please send a copy to dale.hodges@calgary.ca and president@uhccalgary.org

3. Council Public Hearing at City Hall (Please plan to attend in person!!)

Council Public Hearing **Monday July 22** (Details will be provided closer to the date.) Each person is allowed 5 minutes to speak and the UHCA will organize a presentation with speakers so that all of the community points can be communicated. This is the critical meeting and community support at this meeting is essential. Please plan for this meeting in your summer calendar.

Written comments can be sent to all of Council in writing between July 1 and July 11 at 10:00am, using one of these methods:

By Mail: Office of the City Clerk (#8007), The City of Calgary, PO Box 2100 Station M, Calgary, AB T2P 2M5

By Email: CityClerk@calgary.ca

**THE CITY OF CALGARY
CALGARY PLANNING COMMISSION MEMBERS for 2012/2013
AS OF 2012 NOVEMBER**

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