



Community Bulletin July 31, 2013

*****There will be a Pub Night at 8:30 pm -10:30 pm on Wednesdays at the Keg downstairs lounge. The first one will be today, July 31st, 2013. See you there!*****

Council Hearing Outcome

The Stadium Shopping Centre Area Redevelopment Plan (ARP) was passed by Council on July 30, 2013 with two amendments--one related to tying the phasing of the development to the availability of infrastructure and the second related to building size and floor plate size. The exact wording of the amendments will not be available until the ARP is finalized by the Planning Department.

In the end, City council made a political decision following the mantra of density--despite some excellent technical and legal arguments from the community. Approval was given in principle for a mostly commercial downtown-like density on Stadium Shopping Centre contrary to the community's desire for a more moderate, 50% residential development that is manageable, appropriate and compatible within the existing community. Despite Alderman Hodges' and Alderman Chabot's efforts to preserve the green space, other Aldermen notably Carra, Lowe and Mar wanted it incorporated into the development. Moreover, our concerns about consultation were not adopted by council despite what was shown in the FOIP documents.

In no other forum would it have been possible to gain approval without drawings or plans. Having had a chance to reflect, we did everything possible and nothing more could have been done by the community to change the outcome.

Creation of a Collaborative Masterplan

This does not mean, however, that the developer may do what they want. The next step involves consultation for the creation of a master plan to accompany the first development permit application. For this, we are organized, informed and ready. The message to Western Securities is that our community is willing to consult directly with the developer, and the expectation is that this will be a truly collaborative process. We will seek the best win-win-win outcome for the community, the developer and the city.

Foothills Mennonite Church

Please join me in thanking the Foothills Mennonite Church for providing meeting space and writing to both the Calgary Planning Commission and to City Council in support of the community's position. Were it not for the church, our community partner, we would not have had a credible presentation at council.

Letters of thanks can be emailed to Rev. Doug Klassen or dropped off at the Church mailbox.

drklassen@nucleus.com

Please copy your correspondence to office@foothills.mennonitechurch.ab.ca and president@uhcacalgary.org

Press Coverage

Here are some links to press coverage related to the Stadium Decision.

<http://www.calgaryherald.com/search/Stadium+mall+plan+passes+University+Heights+neighbours+await+details+redevelopment/8727831/story.html>

<http://www.cbc.ca/news/canada/calgary/story/2013/07/30/calgary-city-council-university-heights-stadium-ch.html>

<http://calgary.ctvnews.ca/council-approves-plan-for-stadium-shopping-centre-1.1390947>

Next Steps - A Strong Voice

One chapter closes and another one opens. Thank you for your participation and support of the UHCA. I urge residents to continue to be involved in the master planning process as it unfolds in the fall. As a result of our hard work, we have a good understanding of development process in general and how it relates to the numerous developments in our area. We now have a strong community voice that will make a difference in advocating for University Heights in the future.

Please send you comments or concerns to Peter Khu, President University Heights Community Association
president@uhcacalgary.org