

**Stadium Shopping Centre  
Area Redevelopment Plan**

**PROPOSED**



**Stadium Shopping Centre Area Redevelopment Plan  
16 Avenue NW at Uxbridge Drive NW / 29 Street NW  
New Policy Plan  
(University Heights)**

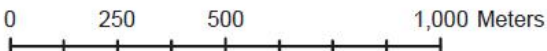
**Onward/** We will direct future growth in a way that fosters more compact and efficient use of land, creates complete communities, and allows for more mobility choices.



Agenda Item #13: M-2013-008



 Plan area







Plan area

0 50 100 200 Meters



Agenda Item #13: M-2013-008



Onward/ We will promote site and building design that contributes to high-quality living environments and attractive, walkable, diverse neighbourhoods and communities.



Agenda Item #13: M-2013-008

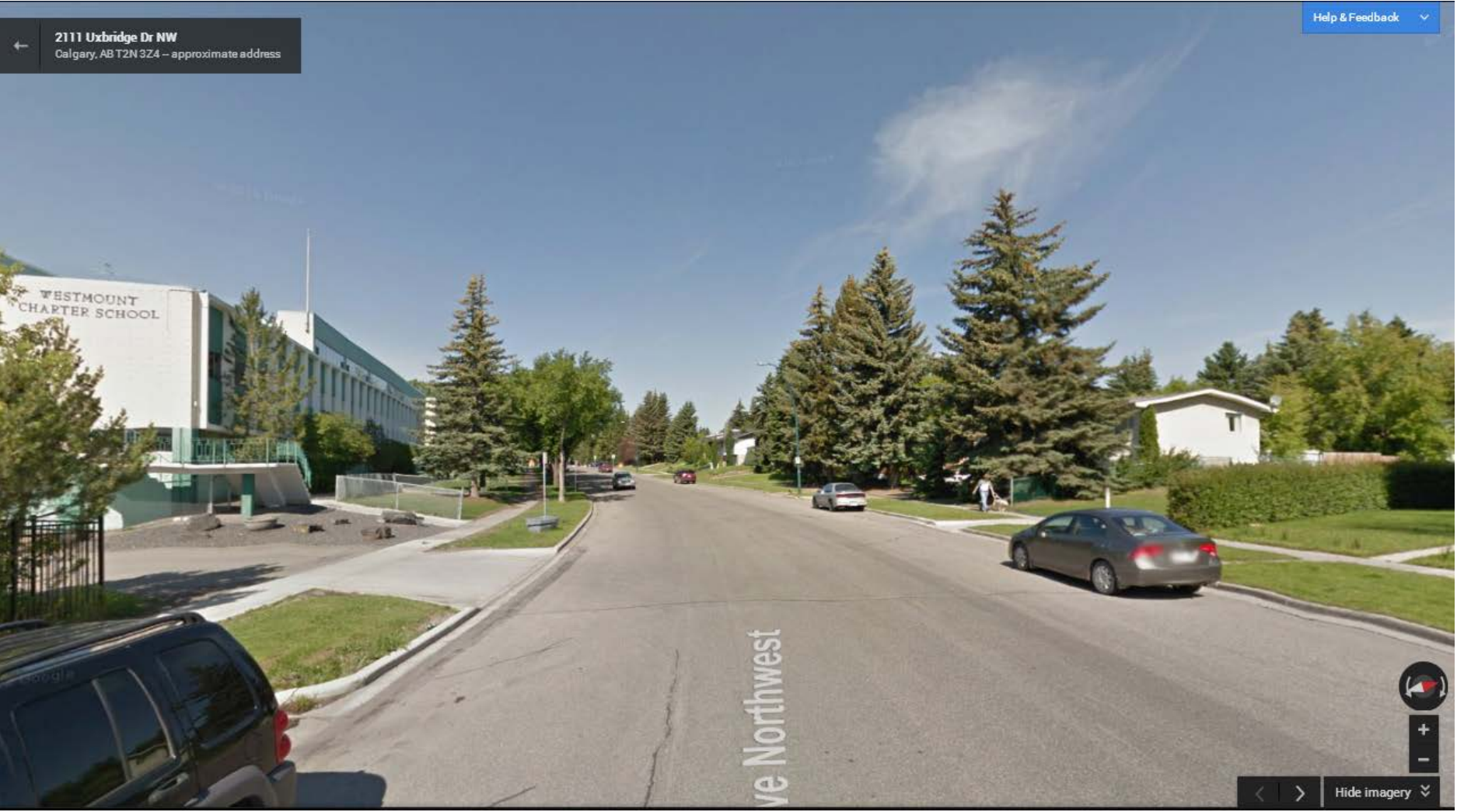


Agenda Item #13: M-2013-008





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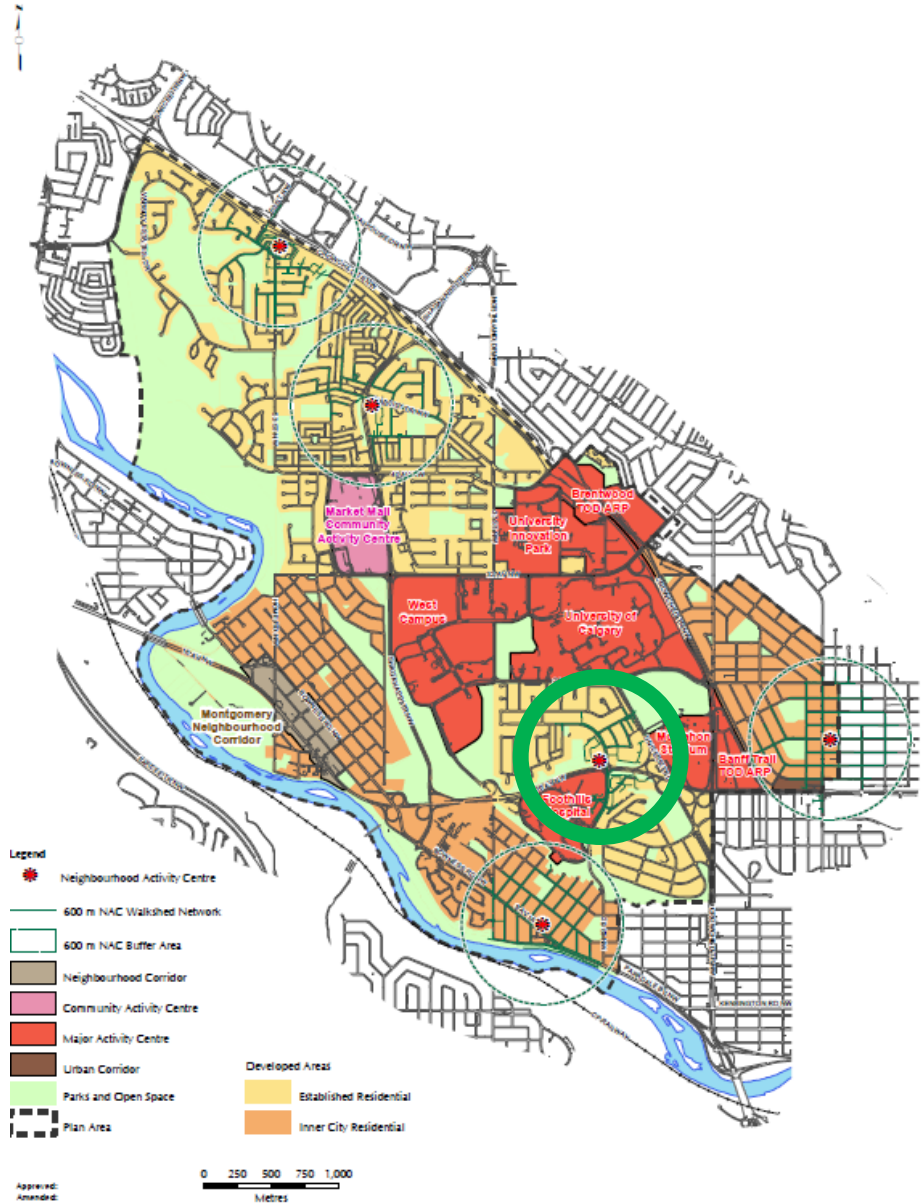




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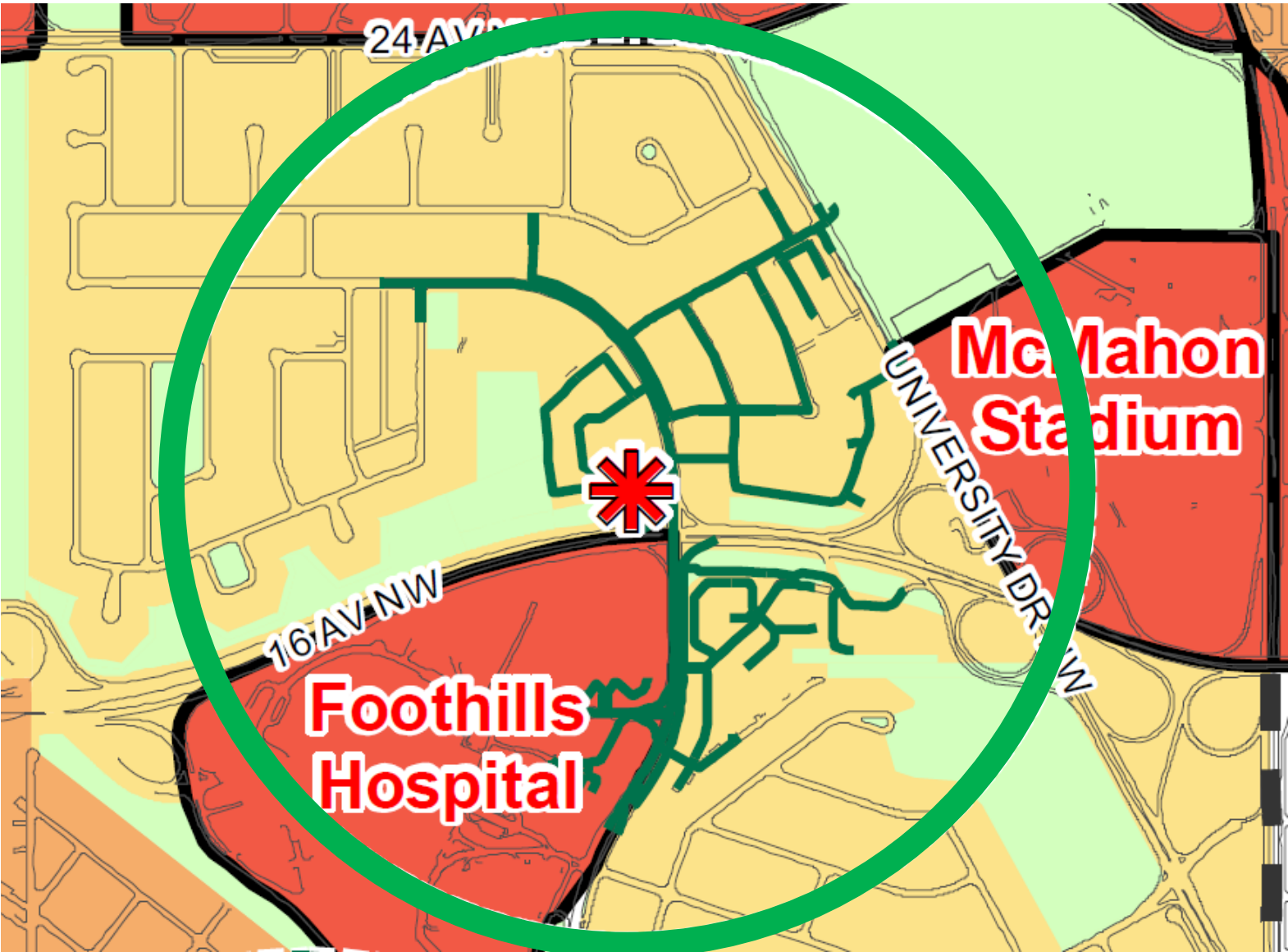


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Agenda Item #13: M-2013-008





# • Land Use

## – Staff heard:

- Too much density
- Medical creep
- Importance of local services
- Support for residential and assisted living
- Safety concerns re: hotel



# • Land Use

## – ARP includes:

- Cap on medical clinic use
- No net loss of retail
- At least 225 dwelling units
- Density thresholds with TIA update/review requirements
- Hotel and licensed uses to be reviewed by CPS and CBE

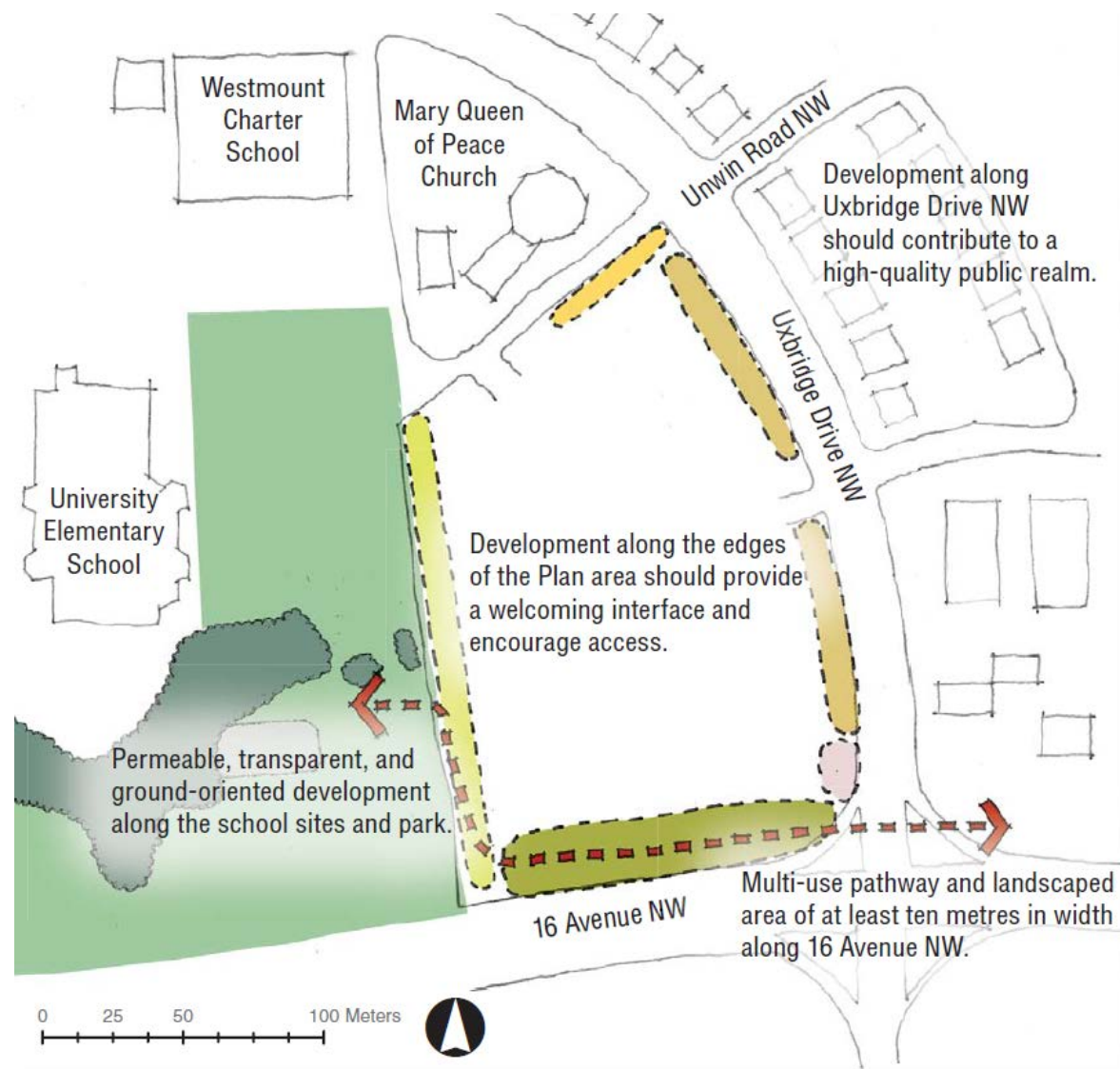




# • Public Realm

## – Staff heard:

- Municipal Reserve Lands
- Character of Uxbridge Dr
- Frontage along park & school
- Inadequacy of northern laneway



# • Public Realm

## – ARP includes:

- Central open space, with minimum sizes
- >10m for continuous pathway and landscaping along 16 Avenue
- Incorporation of part or all of the MR lands





- Public Realm

- ARP includes:

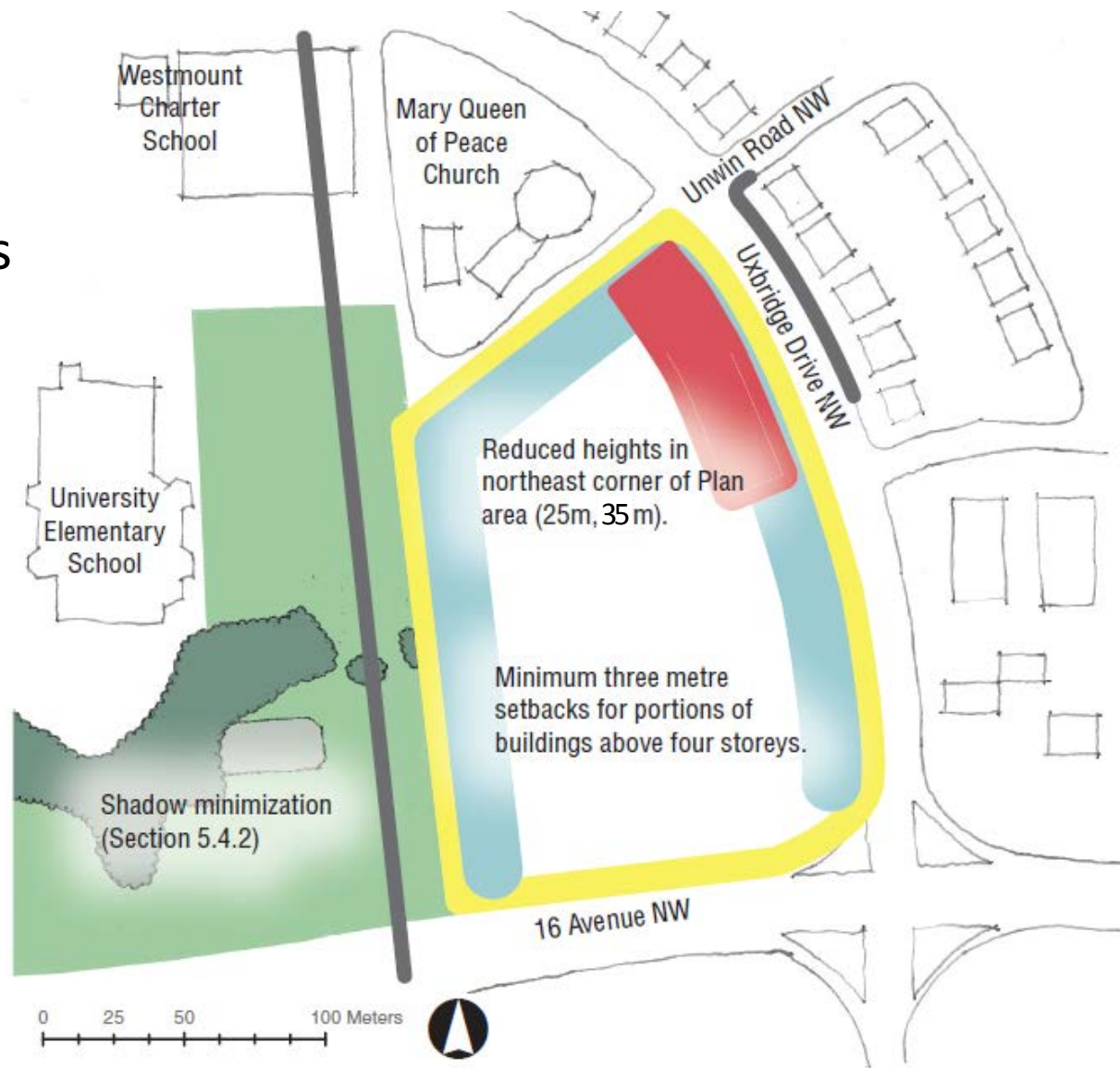
- Uxbridge Drive as a Complete Street, with fewer driveways
    - At-grade development that addresses the school site and parks
    - Extension of Unwin Road with development oriented to the new street



# • Form & Massing

## – Staff heard:

- Height: concerns above two, four, or six storeys
- Shadowing on the school sites
- Transitions to the north, east, & west
- Scale relative to the local area

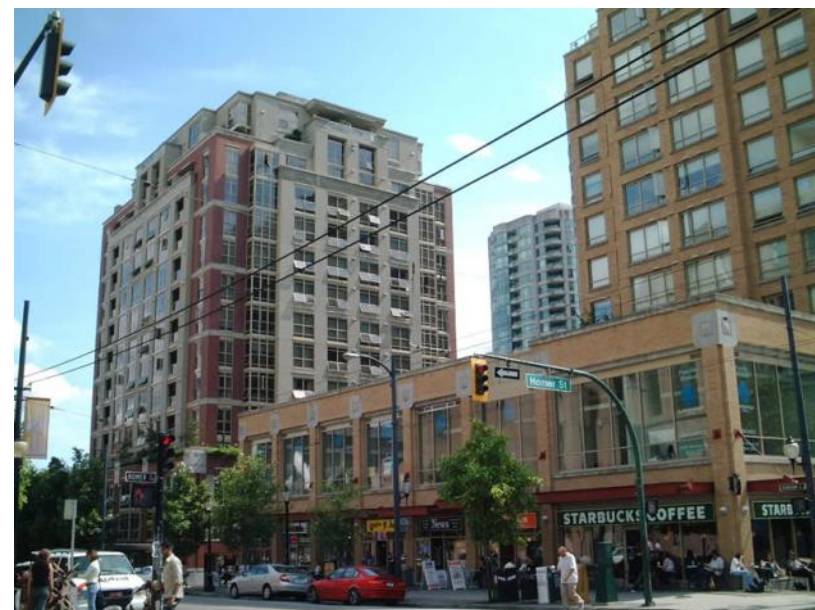




# • Form & Massing

## – ARP includes:

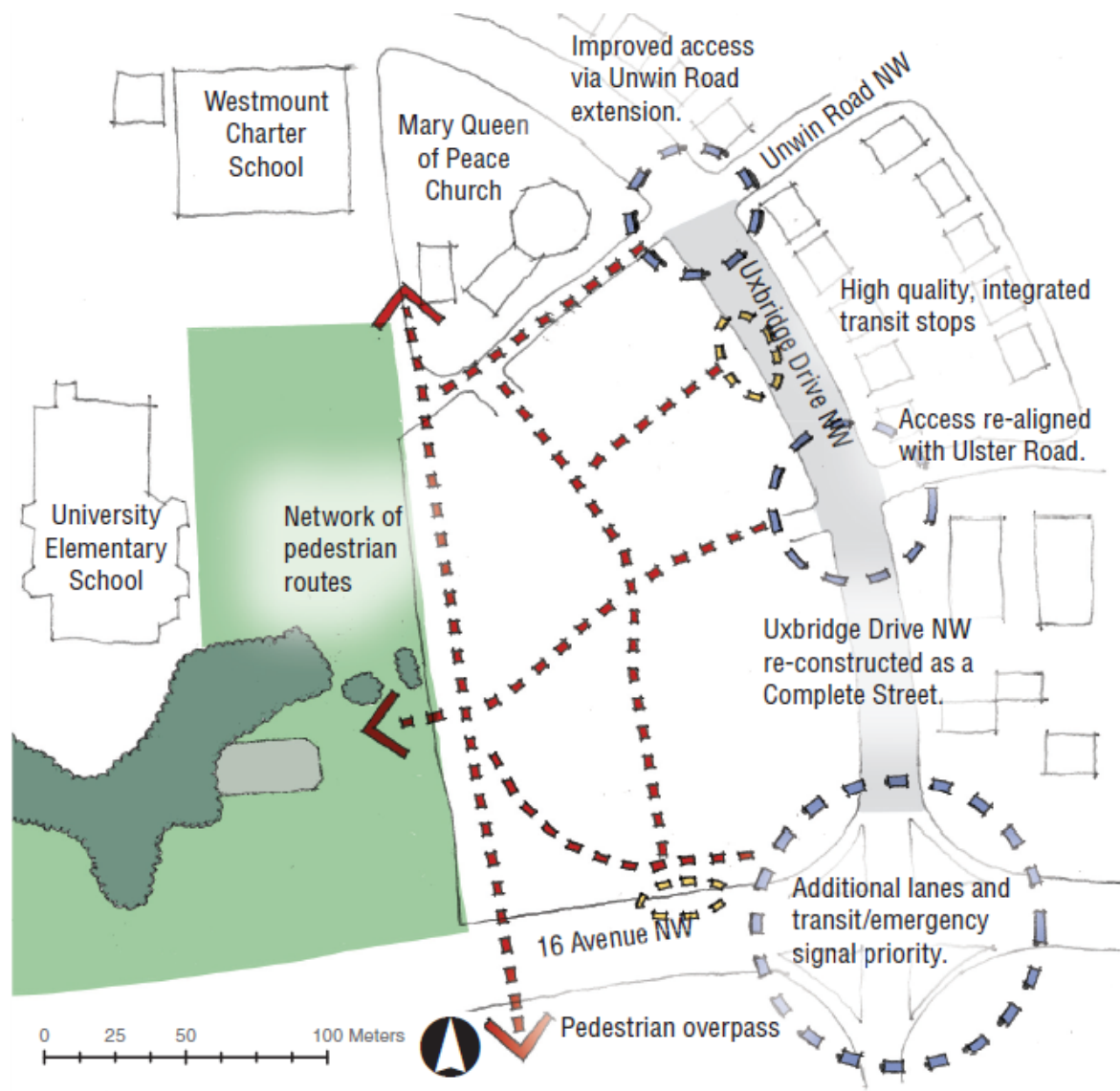
- Shadow controls on the school sites
- Height transition in the northeast corner of the Plan area
- Stepbacks above four storeys
- Frontage design to encourage smaller storefronts and at-grade dwelling units



# • Transportation

## – Staff heard:

- Volumes on Uxbridge Drive
- Concerns at 16 Avenue NW
- Safety & comfort for walking & cycling
- Connections to AND through the site
- Transit service





# • Transportation

## – ARP includes:

- Uxbridge Drive Complete Streets
- 16 Avenue intersection:
  - New lanes
  - Signal priority
- 16 Avenue ped overpass
- Streets and pathways
  - Pedestrian-first
  - Network of choices
  - Public access
- Transit stops
- Parking access and design



- **Transportation**
  - Staff identified required infrastructure:

Investment	Responsibility
Uxbridge Drive NW complete streets retrofit (16 Avenue NW to Unwin Road NW, including intersections allowing access at Unwin Road NW and Ulster Road NW), including right-of-way	Landowner/City
Northern laneway conversion into Unwin Road NW extension, including right-of-way	Landowner
Minor modifications to Unwin Road NW at Usher Road NW and University Drive NW	Landowner
16 Avenue NW at Uxbridge Drive NW / 29 Street NW	
EB dual left turn lanes	Landowner
SB dual left turn lanes, including right-of-way	Landowner
WB right turn lane	Landowner
WB dual left turn lanes	City
NB dual left turn lanes	City
Transit and EMS signal pre-emption and priority	Landowners/City
Deep stormwater utility relocation (including right-of-way or easement if required)	Landowner
Infrastructure for Primary Transit level service on 16 Avenue NW	City
Transit enhancements as identified through RouteAhead and the NW Hub Transit Service Review	City
Pedestrian overpass across 16 Avenue NW	Landowners/City
16 Avenue NW: Additional EB and WB through lanes	City



# Highlights

- Engagement:
  - Diversity of methods, building on past projects
  - Hundreds of comments and questions
- ARP intent:
  - Direct master planning through DP process
  - Guarantee a mix of uses, require a high quality public realm
  - Identify major infrastructure requirements
  - Direct growth under current land use designation

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THE CITY OF  
CALGARY  
LAND USE PLANNING & POLICY