

Stadium Shopping Centre | Area Redevelopment Plan

South Shaganappi

What is the purpose of today's meeting?

Welcome

to tonight's Information Session on the proposed Stadium Shopping Centre Area Redevelopment Plan!

Today we are here to show you the proposed Stadium Shopping Centre Area Redevelopment Plan.

The Plan will be considered by City Council on Tuesday July 22, 2013.

Please feel free to speak to any City staff at this event if you have questions as you move through the room.



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What is an area redevelopment plan?

Area redevelopment plans are one of the tools that The City uses to regulate development. They set high-level requirements that future development will have to meet and outline how the goals of Calgary's Municipal Development Plan and other planning policies will be applied to a specific site or area.

These plans generally include rules about:

- Where certain sizes and types of buildings should be located.
- Where amenity space and other public infrastructure should be located.
- How the land can be used in a general sense (i.e. commercial, residential, retail, etc).
- What improvements to infrastructure are needed to accommodate any changes.
- What aspects of the area should be preserved or rehabilitated, and what parts should be redeveloped.

Area redevelopment plans must reflect several things:



Area redevelopment plans have to balance the needs and desires of many different stakeholders. City Council – in consultation with the citizens of Calgary — has made policies, plans and bylaws that set the direction for development.

When applying these Council directions, City staff then have to balance the needs and rights of landowners with the desires of the surrounding community. And of course, plans must also be technically feasible.

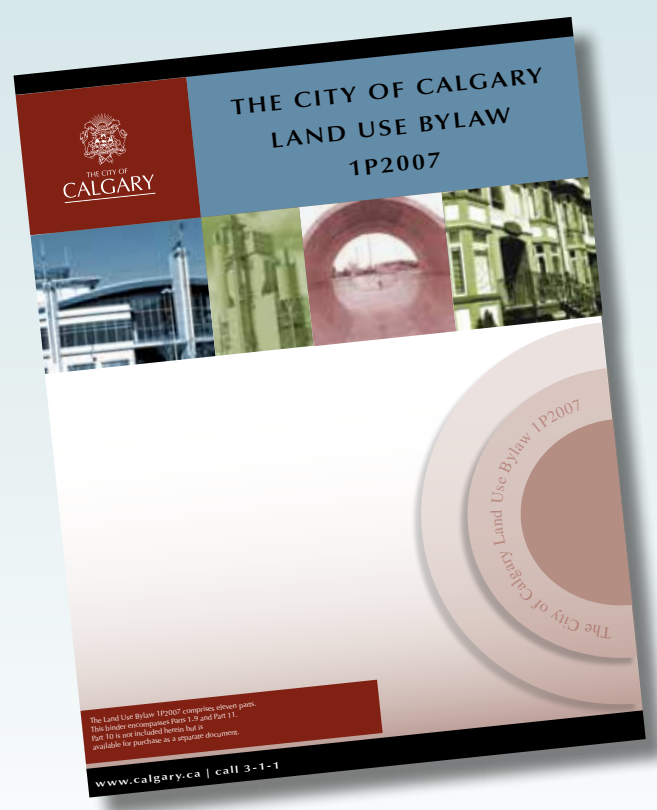
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How did we get here?

Council decisions:

There have been some major decisions made by City Council that have set some of the major directions for the proposed Stadium Shopping Centre Area Structure Plan.



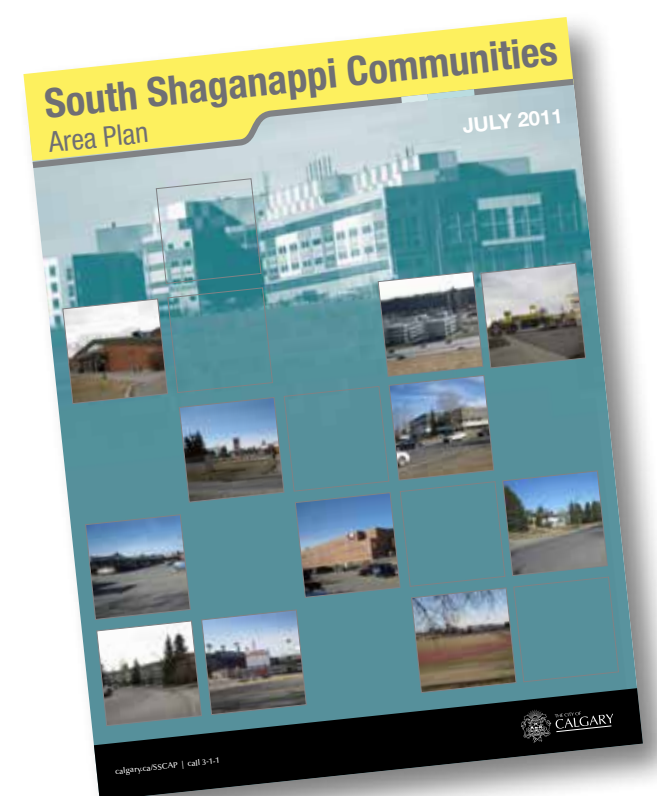
Land Use Bylaw 1P2007 (approved 2007)

Zoning for Stadium Shopping Centre maintained the same maximum height and density that has been allowed since before 1970.



Municipal Development Plan and Calgary Transportation Plan (approved 2009)

Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth and development to create a more compact and sustainable city.



South Shaganappi Communities Area Plan (approved 2011)

Based on the Municipal Development Plan, Calgary Transportation Plan, and consultations with the South Shaganappi communities, this plan describes the vision for development in the region and directs City staff to work with the existing zoning of Stadium Shopping Centre when considering future development.

Public engagement:

The City and landowner have both collected input from the community and that input is summarized on these boards under the “what we heard” section. Input was collected through:

- Meetings with the South Shaganappi Area Development Committee.
- Monthly updates to the South Shaganappi Area Strategic Planning Group.
- Meetings with nearby major landowners and School Councils.
- Two community workshops held by the landowner (February & December 2011).
- Three public meetings with nearby residents held by The City (February & March 2013).
- Online comments, on-site comment boards and private correspondence from public.

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What is the overall vision for Calgary's growth?

The Municipal Development Plan and Calgary Transportation Plan guide everything that The City does around development and infrastructure.

Municipal Development Plan:

The Municipal Development Plan aims to:

- Foster a prosperous economy by attracting people and business, and ensuring municipal finances are sustainable.
- Build a more compact city to reduce infrastructure costs, give people more transportation options and build communities that have everything residents need.
- Create great communities with a diversity of housing options, local job opportunities, distinct character and vibrant public places.
- Practice good urban design to make Calgary a more liveable, attractive, memorable and functional city.

- Develop a well-connected city where citizens have multiple options for how they will get around.
- Conserve, protect and restore the natural environment.
- Strategically manage growth and change to achieve the best outcomes possible within The City's financial limits.

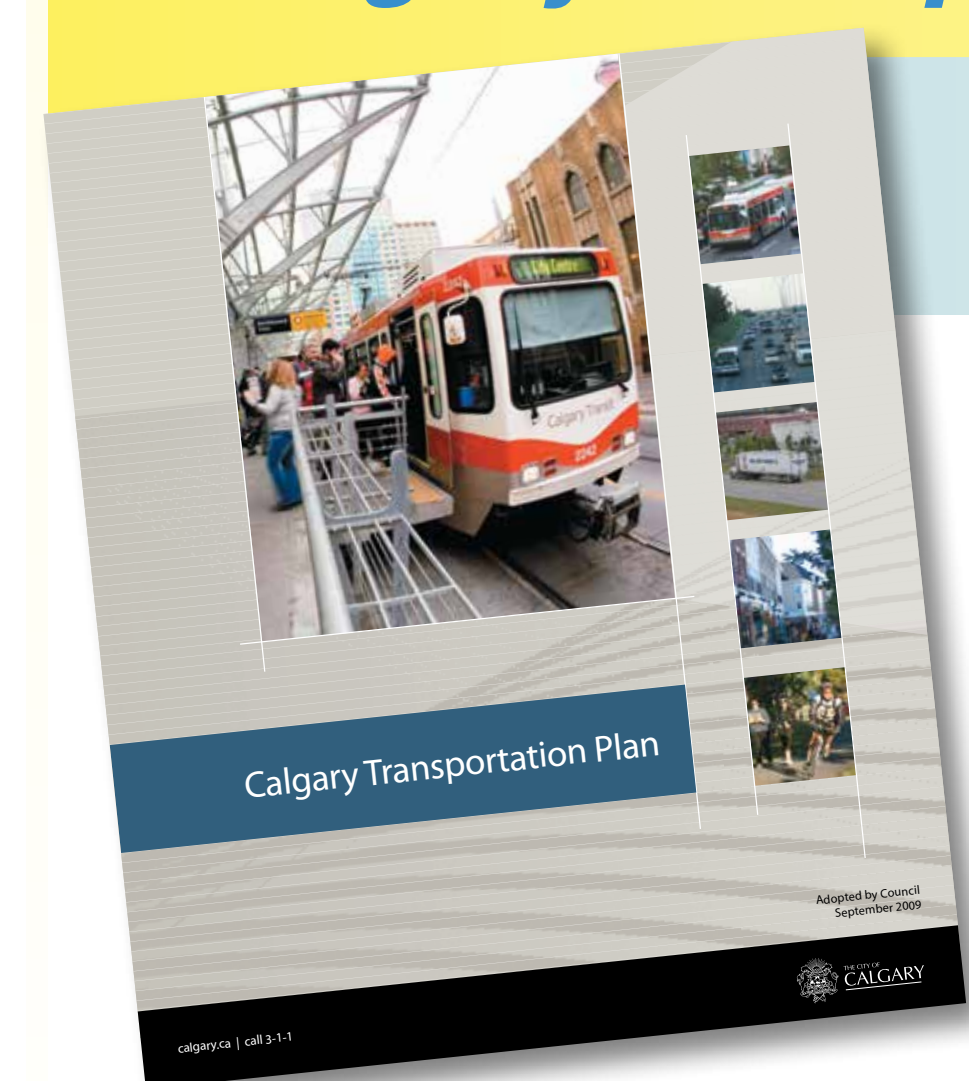


Calgary Transportation Plan:

The Calgary Transportation Plan aims to:

- Align transportation planning and infrastructure investment with goals of the Municipal Development Plan.
- Promote the safety of Calgarians as they move around the city.
- Provide affordable transportation options that anyone can access.
- Make it possible for more people to choose transit, walking and biking as their preferred mode of transportation.

- Promote economic development by ensuring the efficient movement of workers and goods.
- Advance environmental sustainability.
- Ensure transportation infrastructure is well managed.



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Proposed Land Use Policies

The proposed area redevelopment plan has several requirements about what can be built on the site.

Site must have a mix of land uses:

- Assisted living and ground floor residential units are encouraged.
- Retail, restaurants and services should go on the ground floor of buildings with office, residential or other uses above.
- There must be at least the same amount of retail/restaurant space as currently exists on the site, and no less than 225 residential units.

Limits to land uses allowed by zoning:

- Not all the land uses allowed under the Stadium Shopping Centre’s current zoning will be permitted (please see the full list on the next panel).

Parking:

- Parking spots provided have to meet same minimum requirements as any other development and can only be reduced if landowner proves fewer car trips are occurring.
- Short-term surface parking should be provided in front of buildings but not as one large lot, and preference is for underground or structured parking.

What we heard on this issue:

- University Heights community feels density and maximum height of current zoning too great.
- Safety of school children must be protected, especially when considering hotel.
- Existing mix of businesses should be kept with a few key additions.
- Community and businesses concerned that there will not be enough parking on site.

What we did with that information:

- City Council directed City staff to keep existing zoning (which includes height and density), however the community’s desire for lower density and height has been heard and will be expressed to Council when proposed area redevelopment plan is presented.
- Calgary Police were consulted on possible hotel, offices and residences near school and must be consulted again when a detailed proposal is submitted by landowner.
- Will be no loss of retail space, however lease agreements are private matter and City cannot require landowner to lease to any particular business.
- Landowner will be required to provide adequate parking, including some surface stalls.



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Proposed Land Use Policies

Under the Stadium Shopping Centre’s current zoning, all the land uses that are allowed are discretionary when being put in a new building. This means The City can evaluate any proposed development and require that the landowner show it is a good fit for the site before approving it.

The community would also be able to appeal any development permits issued for these land uses.

Land uses allowed on site:

- Maximum height of 46 metres (14 storeys) and maximum floor area ratio of 3.0, which means the total square footage of all the buildings combined can be up to 3 times the total square footage of the property (or 799,220 square feet).
- Specific land uses can include:

Artist’s Studio	Protective and Emergency Service	Liquor Store
Accessory Food Service	Restaurant: Food Service Only – Medium	Live Work Unit
Amusement Arcade	Restaurant: Food Service Only – Small	Market – Minor
Catering Service – Minor	Retail and Consumer Service	Outdoor Café
Computer Games Facility	Service Organization	Parking Lot – Structure
Convenience Food Store	Specialty Food Store	Performing Arts Centre
Counselling Service	Supermarket	Place of Worship – Small
Financial Institution	Take Out Food Service	Post-secondary Learning Institution
Fitness Centre	Veterinary Clinic Auto Service – Minor	Power Generation Facility – Medium
Health Services Laboratory – With Clients	Billiard Parlor	Radio and Television Studio
Home Based Child Care – Class 1	Child Care Service	Restaurant: Food Service Only – Large
Information and Service Provider	Cinema	Restaurant: Licensed – Large
Instructional Facility	Conference and Event Facility	Restaurant: Licensed – Medium
Library	Dinner Theatre	Restaurant: Licensed – Small
Medical Clinic	Drinking Establishment – Small	Seasonal Sales Area
Museum	Drinking Establishment – Medium	Social Organization
Office	Dwelling Unit	Utility Building
Pawn Shop	Funeral Home	Vehicle Rental – Minor
Pet Care Service	Home Occupation – Class 2	Vehicle Sales - Minor
Power Generation Facility – Small	Hotel	
Print Centre	Indoor Recreation Facility	



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Proposed Property Edge Policies

Each edge of the property has different requirements proposed.

Along Uxbridge Drive:

- The street should be pedestrian-friendly and inviting (following City's Complete Streets policy).
- Buildings should be ground oriented, with entrances to each unit or store facing the street and windows into any office space along ground floor.
- Buildings along Uxbridge Drive should be placed and designed to allow people to see in and out of the site, and to allow people to get in and out of the site easily.



Along the north alley:

- Alley must be upgraded into extension of Unwin Road to allow better site access.
- Upgraded alley must be one of the two main gateways into site, allowing vehicle access while creating a pleasant aesthetic feel.
- Section of the upgraded alley between Uxbridge and new site entrance should be an active street (i.e. entrances and windows facing the sidewalk) that improves look and feel of site entrance.
- Buildings along edge should be placed and designed to allow people to see in and out of the site, and to allow people to get in and out of the site easily.



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Each edge of the property has different requirements proposed.

Schoolyard and park:

- Should improve border between site and park space on the west through things like attractive landscaping and development that overlooks parks.
- Design of development should improve safety of park space by making it possible for more people to see what is happening at all times of day.
- Must provide for privacy of residential units while encouraging use and stewardship of park space.
- Commercial units should be designed to ensure street level is inviting from both park space and inside of site.
- Buildings along edge should be placed and designed to allow people to see in and out of the site, and to allow people to get in and out of the site easily.



Along 16th Avenue:

- Must provide a high-quality transit stop that can support the future Primary Transit Network service along 16th Avenue.
- Should include multi-use pathway with landscaped area approximately 10 metres wide that runs from Uxbridge Drive to parks and pathways west of site, connects all 16th Avenue crossings, and connects to site entrances.
- Buildings along edge should be placed and designed to allow people to see in and out of the site, and to allow people to get in and out of the site easily.



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Proposed Property Edge Policies

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What we heard on this issue:

- Safety of school children is one of the top priorities for community.
- Traffic along Uxbridge Drive gets backed up when transit buses stop.
- Vehicles entering and leaving Stadium Shopping Centre slow traffic along Uxbridge Drive.
- Pathway connection along 16th needs to be kept.

What we did with that information:

- Calgary Police were consulted on possible hotel, offices and residences near school.
- Calgary Police must be consulted again when a detailed proposal is submitted by landowner.
- Transit access to the site will be improved and the site accesses from Uxbridge will be aligned with Unwin Road and Ulster Road, reducing the overall number of driveways.
- Pathway along 16th Avenue will be improved and enhanced.

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Proposed Open Space Policies

The proposed area redevelopment has the following requirements about open space:

Along 16th Avenue:

- Municipal reserve along 16th Avenue should be converted to protected park space and moved into the site to provide safer, more usable, and more pleasant space.
- Edge of 16th Avenue should include multi-use pathway with landscaped area at least 10 metres wide that runs from Uxbridge Drive to parks and pathways west of site, connects all 16th Avenue crossings, and connects to site entrances.



Throughout the site:

- A central open space should be created to serve as a community gathering space.
- Open spaces should create a connected network throughout the site that connects to nearby parks.
- Internal streets and pathways should be safe and comfortable places for people.

What we heard on this issue:

- Community members do not want to lose any green space.
- Community members want green space to be more useful and inviting.
- Many members of the community do not want the green space moved from beside 16th Avenue.
- Pathway connection along 16th needs to be kept.

What we did with that information:

- City will require any open space incorporated into the site to be fully replaced somewhere else on site as protected park space (current municipal reserve is not protected as green space).
- City will require internal streets and pathways to be designed for safety and comfort.
- Park space is being moved to create a safer and more comfortable gathering space that is protected from the negative impacts of 16th Avenue.
- Pathway along 16th Avenue will be completed and improved.

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Proposed Building Design Policies

The proposed area redevelopment plan has several requirements for buildings on the site.

Reducing the impact of tall buildings:

- Buildings taller than 6 storeys should be located and designed to minimize shadows on open space and minimize effect on wind conditions.
- Buildings (or the portions of buildings) over 6 storeys must be at least 20 metres apart.
- Portions of buildings that are higher than 4 storeys must be set back by at least 3 metres over at least 2/3 of the façade.
- Shadow impact assessment must be completed for any proposed buildings over 3 storeys in height to demonstrate that parks and open spaces will not be negatively impacted during peak hours.



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Proposed Building Design Policies

The proposed area redevelopment plan has several requirements for buildings on the site.

Buildings must be street-oriented:

- Residential buildings should provide private entrances to each ground floor unit and windows looking out on the street or sidewalk.
- Retail stores on ground floor must have entrance from street or sidewalk.
- Residential entrances and commercial entrances must be easy to differentiate on mixed use buildings.
- Street level development must be pedestrian-friendly and parking, loading zones, service areas, and utilities should be designed to support positive pedestrian experience.



What we heard on this issue:

- Community values sunlight in parks and open space.
- Community feels tall buildings do not fit character of neighbourhood.

What we did with that information:

- Required shadow impact assessments for tall buildings show park and open space will have sunlight during peak hours.
- Created standards for step back and spacing between tall buildings to allow sun penetration.
- Located tallest buildings along 16th Avenue and shorter buildings on sides closer to community.

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Proposed Transportation Policies

The proposed area redevelopment plan has several requirements for buildings on the site.

Streets should be safe and comfortable

- Uxbridge Drive should be more pedestrian and cyclist friendly.
- The intersection at Ulster Road should have a roundabout and the intersection at Unwin Road should have a roundabout or signals.

Streets and pathways should allow easy access to and through the site

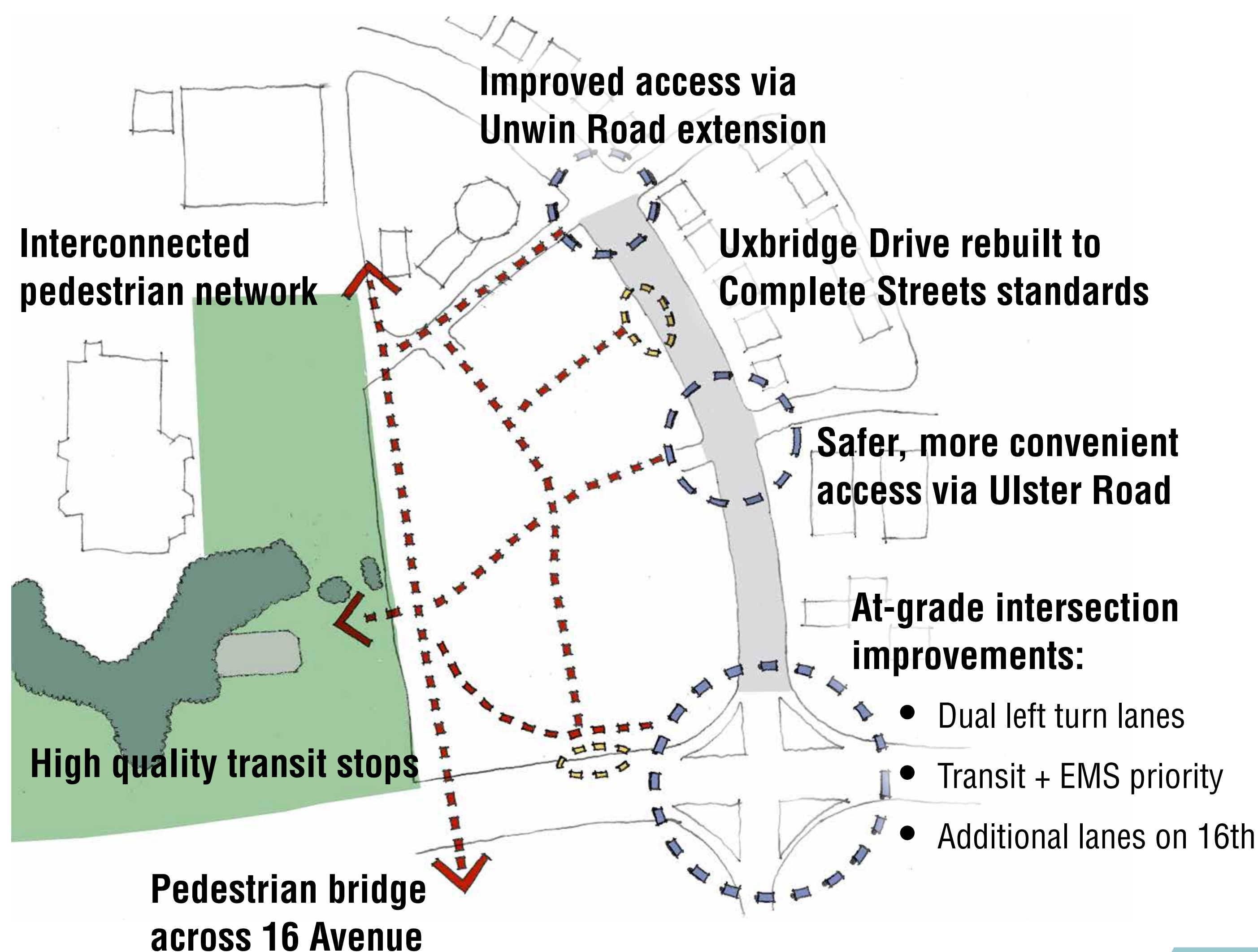
- Internal streets and pathways should make it easy to walk or cycle across the site
- Vehicle access to the site will be lined up with Unwin and Ulster Roads, reducing the number of intersections along Uxbridge Drive.

Transit access should be improved

- Improved transit stop on Uxbridge Drive and new stop on 16 Avenue
- Transit stops should be inviting and integrated into the design of the site

16 Avenue Intersection

- Required improvements will include dual left turn lanes, additional through lanes, and signal priority for emergency vehicles and transit
- An overpass for pedestrians and cyclists across 16 Avenue will be required



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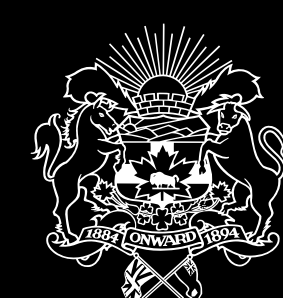
What's New?

There have been some changes to the proposed area redevelopment plan since the last open house. Key changes are described below; see www.calgary.ca/stadium for a full list.

Key Changes

- Medical clinic uses have been capped at 11,148 square metres (119,996 square feet) of floor area.
- A new policy has been added to require infrastructure upgrades before any additional density is added.
- The density limits have been finalized:
 - » Retail and consumer service: 8,138 square metres (87,597 square feet)
 - » Eating and drinking: 2,676 square metres (28,804 square feet)
 - » Residential: 372 dwelling units, assisted living dwelling units, or live work units
 - » Office: 28,428 square metres (305,996 square feet)
 - » Hotel: 240 guest rooms
- Minimum size requirements have been added for a central open space
- Building height limits have been reduced in the north east corner of the site to 25 and 35 metres (7 and 10 storeys)
- Additional shadow minimization has been added along Uxbridge Drive between Unwin and Ulster Roads
- Durable materials will be required on building façades
- A roundabout will be required at the intersection of Uxbridge Drive and Ulster Road in order to allow for continued access to the Tim Horton's and Shell station
- Vehicle access to the site will not be allowed via the laneway between the Westmount Charter School and the Mary Queen of Peace church
- Improvements to the intersection of Unwin Road and University Drive will be required
- Parking structures will not be permitted to front directly onto Uxbridge Drive or any central open space
- A requirement for continued and ongoing community engagement through the development permit and master planning process has been added
- More detailed requirements have been added relating to the phasing of infrastructure investments identified in the plan
- A further analysis and actions section has been added to the plan to identify community-wide transportation concerns
- A glossary has been added to define certain technical and planning terminology

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Calgary Planning Commission and City Council

The proposed area redevelopment plan was presented to the Calgary Planning Commission on June 6, 2013 and will be presented to City Council on July 22, 2013.

Calgary Planning Commission

- Staff presented the proposed area redevelopment plan and a report on the project to the Calgary Planning Commission
- Calgary Planning Commission discussed correspondence from the University Heights Community Association, the Foothills Mennonite Church, and members of the public, but the Calgary Planning Commission decided not to include this correspondence in the report
- Calgary Planning Commission recommended that Council amend the plan, to add a new policy under Section 5.4.4: “Building Design and Architecture” by adding a new subsection “6” to read “With regards to building heights and massing, consideration should be given to providing a variety of building form types. An appropriate proportional relationship to floor plate size and building heights should be considered.”
- Calgary Planning Commission unanimously recommended that Council approve the proposed area redevelopment plan

City Council

- City Council will be holding a public hearing on the plan on July 22. There are three ways you can express your opinion to Council before it makes its decision:
 - » Contact your Alderman directly. Contact information can be found at www.calgary.ca/aldermen
 - » Submit your opinion to all of Council in writing by 10:00am on July 11, using one of these methods:
 1. In person: Temporary Office of the City Clerk, 4th Floor 1212 31 Avenue NE
 2. By mail: Temporary Office of the City Clerk, The City of Calgary
4th Floor, 1212 - 31 Avenue NE, Calgary, Alberta T2E 7S8
 3. By email: cityclerk@calgary.ca
 - » Speak to Council in person at the public hearing on Monday July 22. The hearing starts at 9:30am, however the Stadium Shopping Centre Area Redevelopment Plan is one of several items on the agenda and might not be discussed until later in the day.
 - » More information on participating at a public hearing is available at <http://www.calgary.ca/CA/city-clerks/Pages/Get-Involved-with-City-Council.aspx>

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What is next?

In response to community concerns about this process moving too quickly, The City discussed potential new timelines with the landowner, Alderman Hodges, affected City staff, and representatives from the University Heights Community Association.

Please take a handout before leaving today. These handouts explain how you can continue to have your say on the proposed plan by communicating with City Council.

Thank you for coming today!

Timeline

Open house to review draft policies
May 14, 2013

City reviews your comments and makes necessary changes to policies
May 15 – 26, 2013

Calgary Planning Commission reviews proposed plan
June 6, 2013

WE ARE HERE
Public information session to show final proposed plan
July 3, 2013

City Council Public Hearing
July 22, 2013

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