

2036 Uralta Rd N.W
Calgary AB T2N 4B4
June 3/13

RECEIVED

2013 JUN -6 P 1:23

CPC2013-088

Public Submission 1

Dear ~~Sup~~
THE CITY OF CALGARY
CITY CLERK'S

I have attended all meetings re the Stadium Shopping center renewal and have been concerned that the residents of our area of University Heights have not been heard or heeded. Nobody objects to renewal but the present plan is too large for this site with particular regard to present & future traffic problems. While traffic has been studied it is already a distinct concern and will be much worse after development. Proposed road changes at 17th bridge and 16th Ave must be resolved prior to such construction - also transit proposals are in the unknown future. Future development at the West Campus and proposed new Cancer center will increase our local

population greatly.

School bus and car pick up from the Charter school and elementary school already impedes traffic on Vxbridge.

We do not see a need for a hotel as there is Motel Village, Village Inn and the university hotel nearby.

The present plan does not adequately address the cut through traffic on University Heights which is already a problem.

I trust that the present plan as proposed by the developer will be totally re-considered at least until the traffic situation is resolved.

Thank you for your consideration of these concerns.

Yours truly

W L Brooks TD FACS(C)

Albrecht, Linda

From: Peter Khu [khu7@yahoo.com]
Sent: 2013 July 01 10:58 AM
To: Albrecht, Linda
Subject: Stadium Shopping Centre Submissions to Council

CPC2013-088
Public Submission 2

ARB Rec'd
JUL 22 2013

Dear Sir/madam:

The Stadium Shopping Centre ARP is scheduled for a public hearing for July 22nd. However, we have been informed by our Alderman that old city hall will be closed for several weeks and the old City Clerk's office will be closed; it is unclear how public comments can be included for this council hearing.

Can you please provide the ways that concerned citizens can have their comments included for this public hearing: In Person, by Mail and by Email.

The University Heights Community Association has been telling the public the following:

Submissions can be made using one of these methods:

In Person:

Municipal Building, 3rd Floor Service Counter (Reopening July 2, 2013)
800 Macleod Tr. S.E.
Calgary, Alberta, Canada
8 am - 4: 30 pm.

By Mail:

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

By e-mail: cityclerk@calgary.ca

Please confirm.

Regards,

Peter Khu, President
University Heights Community Association

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Submission about my concerns re: Stadium Shopping Centre ARP
Date: 2013 July 03 8:23:30 AM

CPC2013-088
Public Submission 3

From: Valerie Nemeth [mailto:valanemeth@gmail.com]
Sent: 2013 July 02 8:26 PM
To: Williams, Debbie D. (City Clerk's); Albrecht, Linda; Aldermanic Office Contact
Subject: Submission about my concerns re: Stadium Shopping Centre ARP

Hello everyone

These are the concerns about the Area Redevelopment Plan that I intended to state to the Calgary City Council through the City Clerk's office via email and they are:

- (1) Established businesses - How they could possibly "scatter to the winds like dandelion seeds" the very minute the development permit is applied for or even just the very minute construction is announced, since I don't imagine they would want to stick around during the construction process.

- (2) The sort of development proposal the Area Redevelopment Plan may lead to - Whether or not my suspicions about how the developer may have wanted the Area Redevelopment Plan since they thought such a plan would lead to a proposal that is "written in stone" and that the community may NOT BE ABLE TO DO VERY MUCH ABOUT would prove to be correct.

- (3) The Area Redevelopment Plan itself - Whether or not someone such as the University Heights Community Association could seek to have amendments made to the Area Redevelopment Plan at a later date if they considered the original plan to be unacceptable.

Thank you again for your consideration of my concerns. - Valerie Nemeth

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Proposed Stadium Shopping Centre Re-Development
Date: 2013 July 03 10:24:43 AM

CPC2013-088
Public Submission 4

From: Carol Prowse [<mailto:cprowse@shaw.ca>]
Sent: 2013 July 03 9:58 AM
To: Albrecht, Linda
Subject: Fwd: Proposed Stadium Shopping Centre Re-Development

I am re-sending this email as I understand that some of the University Heights communication was not received/accepted by the Calgary Planning Commission on June 6th and therefore Council did not have the opportunity to hear the voice of the community. I trust that this time our voice will be heard.

Respectfully,
Carol Prowse

On 2013-06-04, at 8:40 AM, Carol Prowse wrote:

My husband and I have been residents of University Heights for almost 24 years. We raised our two children in this friendly, family-oriented community. We are a small community that is surrounded by both old and new institutions, including the U of C, The McMahon and Foothills Stadiums, the Foothills Hospital Medical Centre and its expansion, the Alberta Children's Hospital, Ronald McDonald House, and the Child Development Centre. I understand that there is also a proposal for the Tom Baker Centre to be expanded as well as the Foothills Stadium. We are, for all intents and purposes, a very small community island in the midst of a number of very large institutions. These institutions create noise (many summer evenings are disrupted by the loud public address system of the McMahon Stadium) and many traffic woes created by people parking on the streets for the University, McMahon Stadium football games, and by vehicles cutting through the neighborhood to access the University, Market Mall and the two hospitals. While I admit there is a need to update the current Stadium Shopping Centre, which is home to many of the wonderful businesses that our family and many families in the community frequently use, I am extremely concerned about the scope and scale of the redevelopment that is being proposed. I understand that the current proposal would involve 800,000 sq. ft. of residential, commercial and office space! This is unfathomable and totally inappropriate for such a small space. A more moderate "Garrison Woods" type of development would be welcome.

I would like to state emphatically that I am not opposed to the re-development of the shopping centre but I am **very** opposed to the building of a 14 storey hotel, and the high density residential and business development that is being proposed. The increased traffic that will emanate from this development is also a huge concern for all residents. As well, I am concerned about the safety within our community. There are two schools in our community and increased traffic will potentially pose a hazard to the students.

Additionally, I am concerned that there will be safety issues surrounding a hotel in a residential area. There are currently a number of motels in Motel Village which is a mere 5 minute drive and an easy walk from the Foothills Hospital.

I know the members of the University Heights Community Association have been working tirelessly with representatives from the developer and the city to come to a compromise solution for the re-development plan. There have also been numerous meetings that members of our community have attended. I want to ensure that our voices are heard, and not just heard, but listened to in a way that brings about a workable compromise for all parties involved so that University Heights can continue to be a desirable community to live in.

Thank you so much for your consideration.

Respectfully,
Carol Prowse

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Homeowner's letter re Stadium Mall redevelopment -- for July 22 2013 meeting
Date: 2013 July 03 1:54:32 PM
Attachments: [UHCA Lit City Council July 22 mtg.doc](#)

CPC2013-088
Public Submission 5

From: Pj Kome [<mailto:penney.kome@gmail.com>]
Sent: 2013 July 03 1:51 PM
To: Albrecht, Linda
Cc: president@uhccalgary.org; Hodges, Dale; Farrell, Druh
Subject: Homeowner's letter re Stadium Mall redevelopment -- for July 22 2013 meeting

Dear City Councillors;

My husband and I hope that you are well. Attached and below please find our letter addressing the process and proposal for approving redevelopment at Stadium Mall, 16th Ave and 29th St NW. We have some serious concerns, for which we look to Council to provide redress.

Thanks for your time and attention.

Yours truly,

Penney Kome and (per) Bob Pond

Penney Kome and Bob Pond
2319 Uxbridge Dr NW, Calgary AB T2N 3Z7 403-282-0638
penney.kome@gmail.com, <http://penueykome.ca> <http://sgnews.ca>

July 3 2013

City Council
City of Calgary
City Hall

To Calgary City Council;

We are writing to request that City Council insist that City Planning and Western Securities respond immediately to major concerns about the Stadium Mall redevelopment, as expressed by the University Heights Community Association, and also explain specifically to local residents exactly the dimensions and expected population of their proposed project.

In addition, we urge the Planning Commission to consider the proposal in the overall context of institutions expanding in the immediate 10-block area including: Tom Baker Cancer Centre expansion, University of Calgary expansion around the Hospital for Sick Children and 32nd Avenue Northwest, and McMahon Stadium expansion. Any one of those developments is likely to bring thousands more people to our neighbourhood weekly, if not daily.

As longtime residents, we concur with the results of the UHCA survey, which found three-quarters of residents opposed to any density greater than C-1 for the Stadium redevelopment, and 97 percent opposed to any building higher than six stories.

Like building on a flood plain

We urge that Council limit density on this site to C-1 despite its historical zoning as C-2. Furthermore we suggest that trying to estimate density on any commercial district in this area is like trying to build on a flood plain, because of frequent activities at McMahon Stadium and the athletic fields, and the big and little baseball parks behind them. Stampeders' football games already swamp the whole area with floods of excited sports fans and their cars. Music fans also spill out of McMahon into the surrounding neighbourhood, doubling density in areas like Stadium mall, and leaving their trash on our lawns. And of course, proposed developments at Foothills Hospital, University of Calgary and McMahon Stadium will bring still more people.

Helicopter flight paths

Building height is a huge issue here, not just because being on the heights makes us vulnerable to strong winds, but also because University Heights is perhaps the only neighbourhood in Calgary to be buzzed daily by helicopters – the STARS ambulances, going to Foothills and to Sick Children's Hospitals. The HAWCS helicopter also visits often. That chop-chop noise overhead has become as familiar to us as to the denizens of Los Angeles. Even though the neighbourhood is not supposed to be on the STARS route, we have personally observed the cherry-red bird over houses, many times – and we've ducked involuntarily when it flew low over the Boardwalk apartments or University School, on approach to Foothills Hospital.

Surplus of medical offices already

We find the notion of building more medical office space at the Stadium Mall location somewhat bizarre, given that the medical building kitty-corner across 16th Avenue seems to have "For Lease" signs all the time. Also, Foothills Hospital has rebuilt and intends to continue rebuilding extensively, creating more office space right on campus. Similarly, we're appalled to learn that "discretionary uses" might include a hotel. The University has the Hotel Alma now, and of course the Motel Village hotels are just a few blocks away from us. The Savoury Lounge replacement is already four stories tall.

Transit deficient, not transit oriented

Ah, some might say, but you would not care to walk from Stadium Mall to Motel Village along Highway One, especially in inclement weather. We agree – and for that very reason, we wonder how in the world the Calgary Transit Oriented Development Plan is deemed to include University Heights. Transit runs in a big loop around UH, but not through it. In fact, we lost two bus stops a couple years ago, and regular commuters want them back. Now the nearest bus stop is a brisk ten-minute walk from our house; the nearest LRT station is at least twenty minutes. This ain't the Brentwood Mall, where transit is literally at the doorstep.

This is a closed subdivision, with only four exits, of which two are restricted. Traffic piles up quickly on University Drive as well as on 16th Avenue, at rush hours and during concerts or football games – or when a bus pauses to load or unload passengers. We've seen Foothills ambulances have trouble getting through. A left turn from 16th already takes three or four lights at rush hour. The right turn off 16th Avenue onto Uxbridge is a horror at any time,

Penney Kome and Bob Pond
2319 Uxbridge Dr NW, Calgary AB T2N 3Z7 403-282-0638
penney.kome@gmail.com, <http://penneykome.ca> <http://sqnews.ca>

July 5 2013

City Council
City of Calgary
City Hall

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Not just another road

Sixteenth Avenue is also Highway One – and therein lies a tale. Sixteenth Avenue is not just another commercial strip. First, it’s a major foot highway to the reserves west of Calgary, as a few months’ observation will attest. Second, it’s a **Dangerous Goods Route**, which places both Foothills and probably Sick Children’s and Colonel Belcher Hospitals at risk in case of a hazardous spill – not to mention any new buildings alongside the route.

Nor does it make any practical sense to obliterate the 16th Avenue municipal reserve to add a third lane and exit at the mall site, especially with the highway dividing before the next exit. Rather, the third lane is likely to create a bottleneck of frustrated motorists trying to reach Shaganappi Trail. The road is confusing enough already, with all the entrances and exits. We count nine intersections or ramps, from 19th St (already a scene of frequent accidents) to the Bowness exit. Hey gang, how fast can you weave in traffic? Moreover, an exit that connected to the existing back alley would be likely to infringe on school playing fields.

A vital, welcoming space for visiting athletes and conference-goers

University Heights may seem to be a privileged enclave, but we are a vital part of a vibrant city,

with two showcase schools known for their diverse student populations and innovative teaching techniques, and a playground that attracts families from across Calgary. Hospital workers and university visitors explore our safe streets on foot and on wheels, enjoying our gardens and park areas. So do national and international athletes training at the Olympic Oval, like Chantal Petitclerc, whom I saw training here years before she won five Olympic medals.

A residential island among institutions

In University Heights, we live on a residential island surrounded by institutions, always at risk of being swallowed. Yet our gardens and greenery add beauty and breathability to the urban scene.

Please respect our wish for human scale development, and restrict density so that any development remains in human scale, appropriate to a Neighbourhood Activity Centre, not a Major Activity Centre.

Thanks for your time and attention,

Yours truly,

Penney Kome

Robert S Pond

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium shopping centre redevelopment
Date: 2013 July 04 8:33:11 AM
Importance: High

CPC2013-088
Public Submission 6

-----Original Message-----

From: Jonathan Lytton [<mailto:jlytton@ucalgary.ca>]
Sent: 2013 July 03 9:51 PM
To: Albrecht, Linda
Cc: Hodges, Dale; president@uhcocalgary.org
Subject: Stadium shopping centre redevelopment
Importance: High

To whom it concerns:

I am a University Height resident and, while I have not attended any of the meetings due to work commitments, I have read over all the documents on the calgary/ca/stadium site (particularly the developers pre-application discussion document, as well as the final ARP and the traffic report & response). In principle, I am supportive of plans to revitalize Stadium shopping centre. I think we can all benefit from this if we are allowed to provide constructive input that will impact the process. I think it is VERY important that all sides engage in a constructive and open dialog and that, particularly the city, is willing to listen and modify plans according to well reasoned input. Development that is of an appropriate human scale that benefits and blends in with the existing neighbourhood would be highly attractive, and a plan that specifically incorporates these concepts would be welcomed.

Although there is a lot to like about the plans found in the discussion document and ARP, there are also a very large number of uncertainties due to the vague nature of these plans. Positives include moving the green space along 16th (where it is currently effectively useless) to a location within the complex that would allow it to be used positively and effectively as an attractive public space; engaging and expanding the park space adjacent to the school; providing a matrix of pedestrian friendly streets and pathways that connect well; making a street-friendly complex with ground floor retail space that would be attractive to community residents; improving pedestrian traffic flow through the site; improving the periphery of the site where it interacts with adjacent community features; adding moderate scale residential housing that would expand and diversify the community.

However, there are also some serious concerns. Most prominent of these is the density of use. The current plans are very vague on this. Moderate scale (3-4 story residential units overtop of ground floor retail) is entirely appropriate, and could be very attractive. Consider what has been done in the Marda Loop and Garrison Woods areas. If full fit-out of 10+story medical and business offices and a hotel are built, this would be completely out of character with the neighbourhood and would bring an unsustainable level of traffic to the area. It is abundantly clear from current congestion at peak times that a substantial increase in traffic could not be accommodated into and out of this site, due to poor flow along Uxbridge drive (one of only three entry points into UH community) and, more importantly, the 16th Ave/29th St interchange. It is unreasonable to model the Stadium site on a high density residential community beside a public transit corridor when effective public transportation support to this site is poor and (mostly) far away. Thus I think we can anticipate that increased traffic flow and volume will be an insurmountable obstacle to high density use. A detailed traffic (and transportation) plan that includes careful modelling of anticipated increase in traffic is an important step for which I can currently find no information. A concrete commitment from the city to improve transport to the site might also be an important aspect of the process. Appropriate modelling might allow an estimate for the maximum overall capacity of the site. However, I am skeptical that this issue will, or even can, be addressed adequately.

Consequently I would propose that the density of use be scaled back significantly by limiting the

residential units to 3 or 4 stories, limiting medical or business office allocations, and minimizing or eliminating the hotel plans (limited number of executive type suite accommodation units?). If the density of occupancy is tuned down and a good balance of tenants incorporated, then I think most of the overarching themes found in the discussion and ARP documents do have merit. If we can modify and adjust these ideas then I think we can probably come up with a terrific plan that will make all reasonable people happy. However, that plan would need to specify much more detail of design and occupancy, as well as traffic and transit options, so one could appreciate what the final redevelopment would look like before such a plan should be approved.

-Jonathan Lytton
2347 Uxbridge Drive NW
Calgary, AB T2N 3Z8
(403) 282-0995

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium redevelopment
Date: 2013 July 04 8:40:31 AM

CPC2013-088
Public Submission 7

I may have already sent this to you, not sure so I may be sending it to you for a second time
Theresa Smith

Department Clerk
City Clerk's Office

From: Sandra Sobko [mailto:ssobko@shaw.ca]
Sent: 2013 July 03 5:51 PM
To: Albrecht, Linda
Cc: president@uhcocalgary.org; Hodges, Dale; Farrell, Druh
Subject: RE: Stadium redevelopment

I understand that none of my letters that were submitted to the City Planning Department were presented at Calgary Planning Commission and therefore were not automatically sent to council.

I find this fact alone disturbing.

I would like to reiterate my comments and included them below.

Thank you,
Bruce Seifred,
403-288-0608
E-mail ssobko@shaw.ca

From: "Sandra Sobko" <ssobko@shaw.ca>
Subject: Stadium development
Date: 16 May, 2013 8:38:22 PM MDT
To: <Stadium@calgary.ca>
Cc: <dale.hodges@calgary.ca>, <druh.farrell@calgary.ca>, <president@uhcocalgary.org>

Sirs,

I have been following this development for some time and have a few comments based on the recent information from the city.

1. Traffic issues have not been dealt with. Particularly offensive is the vague way future Transit plans are supposed to help the obvious congestion problems of the development.
2. Safety is also not dealt with. With respect to a hotel immediately adjacent to an elementary and a mid/high school we are left with vague references about speaking with Police (what about the many other sources of information like social agencies or the schools in the vicinity?)

3. Traffic safety is also not dealt with. The city's comment that traffic will increase regardless of the development is disingenuous at best.

4. Parking is to be reduced when the developer makes a case that other methods of transport are available is ridiculous – parking is already a problem and throwing a mini-market mall on the site will not make things better.

More disturbing is that the City is clearly taking the side of the developer. I was under the misapprehension that the City was supposed to be neutral. The City planners have been embarrassingly biased in their pro-developer stance both at the public meetings and their released information.

The community has made it abundantly clear that it is not any development they disapprove of, just a development that will surely damage the community by its completely inappropriate scope. At one point the City boasted that one of their guiding principles was that the development had "to have a positive impact on the community." What happened to that?

The community has made its feelings about better directions for a development on the site and these have not been seriously addressed.

The City planners should be embarrassed of their role in this inappropriate development. I thought behavior like this only took place in Montreal.

Bruce Seifred
May 16 2013

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Redevelopment of Stadium Shopping centre in University Heights
Date: 2013 July 05 8:08:39 AM

CPC2013-088
Public Submission 8

-----Original Message-----

From: Alison Murray [<mailto:amurray@ucalgary.ca>]
Sent: 2013 July 04 9:27 PM
To: Albrecht, Linda
Subject: Redevelopment of Stadium Shopping centre in University Heights

To the City of Calgary Planners,

I am a resident of University Heights. I support redevelopment of our local shopping centre but I am very concerned about the current plans for the following reasons:

1. Zoning allows for buildings which can be 14 stories high. Our neighbourhood is already flanked by high buildings on the southern edge (new Heritage Medical Centre Buildings and Foothills Parking garages).
2. There is no adequate plan for increased traffic. Our neighbourhood really only has two entry points. It is already difficult to enter our neighbourhood during rush hour if you are coming east along 16th ave due to the number of cars which are waiting to turn left onto Uxbridge Dr NW. We need a clear plan on how to handle traffic, if the density is going to be increased.
3. We need clarity on what commercial enterprises will be in the new shopping centre...will we still have a butcher, a bakery, a fish store...retail businesses which encourage walking in our community and make it more liveable?

I trust that the city will consider the concerns of our community.

Thank you

Alison Murray
resident at 2023 Urbana Rd NW

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Development Stadium Centre
Date: 2013 July 05 3:10:38 PM

CPC2013-088
Public Submission 9

From: Ron Law [<mailto:lawron@shaw.ca>]
Sent: 2013 July 05 2:58 PM
To: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Farrell, Druh; president@uhccalgary.org
Subject: FW: Development Stadium Centre

My wife and I request that the attached e-mail be forwarded to City Council members. We are disturbed and alarmed that our comments and those of 40 -50 other submissions from Calgary and University Heights residents were not forwarded by the Calgary Planning Department to the Calgary Planning Commission and even worse that the Calgary Planning Commission refused on flimsy and questionable grounds not to consider the lengthy and well reasoned submission by the University Heights Community Association.

Barb & Ron Law

From: Ron Law [<mailto:lawron@shaw.ca>]
Sent: May-18-13 10:41 AM
To: 'stadium@calgary.ca'; 'president@uhccalgary.org'; 'dale.hodges@calgary.ca'; 'druh.farrell@calgary.ca'; 'naheed.nenshi@calgary.ca'
Subject: Development Stadium Centre

My wife and I want to express our concerns about the excessively fast tracking of the proposed development of the Stadium Centre, not just as long term residents of University Heights but as citizens of Calgary. Draft ARP maybe available May 17th with community feedback by May 23th which includes a long week-end!!!

Despite a number of open houses there is very little concrete information provided to citizens of the surrounding communities.

1 TRAFFIC & PARKING

The true impact of the additional traffic from the site, the impeding development of the Tom Baker facilities, and the proposed University West Campus massive development has not been addressed in a meaningful way. Proposed dual turns at 29th street and 16th avenue while desirable are only band-aid solutions to an intersection that transportation studies show is already at capacity. Quite aside from access problems to University Heights there is the critical need for unimpeded emergency vehicle access to the Foothills Hospital and the issue of already existing major traffic tie-ups on the Trans Canada highway at this intersection.

2 DENSITY

At this stage the Community still has no knowledge as to what is actually planned for the site. Fourteen story hotel?! How many other high rise buildings? It is unreasonable to expect reasoned comments and suggestions without information.

3 GREEN SPACE

The community already is far below City of Calgary standards for percentage of green area. We don't believe a park like area inside a large commercial development provides useable space

for residents.

ADDITIONAL COMMENTS

While it is understandable there is a need to further develop the site we find it offensive for the City of Calgary Planning Department to portray the development as providing any new benefits to community residents. In fact it is inevitable that we will lose access to existing facilities that we already enjoy and are the envy of many other communities in the city. Secondly while encouragement of more bicycling is desirable to suggest that is a solution to traffic concerns is naive in a city of hills and a climate where we can experience snow and severe cold conditions six to eight months a year.

Barb & Ron Law

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Response to July 3, 2013 Community Letter regarding Stadium Shopping Centre Redevelopment
Date: 2013 July 08 8:34:05 AM

CPC2013-088
Public Submission 10

From: amelia falk [mailto:ajfalkvet@hotmail.com]
Sent: 2013 July 06 3:59 PM
To: stadium@westsec.ca
Cc: Albrecht, Linda; Hodges, Dale; Farrell, Druh; Peter Khu UHCA President
Subject: Response to July 3, 2013 Community Letter regarding Stadium Shopping Centre Redevelopment

Dear Mike Brescia and Ryan O'Connor,

As an an educated well-informed resident of University Heights I find your recent letter to the Community extremely presumptive and condescending! If your goal was to put Community Members minds at ease about the impending redevelopment of Stadium Shopping Centre then you have certainly NOT succeeded.

Despite the numerous grammatical errors in your letter I have been able to read between the lines. You have made me aware that I have not been speaking out strongly enough in regards to this matter. After reading your letter, I feel as though your intent is to bully residents into doing things your way. I am afraid you have another thing coming.

I cannot speak on behalf of others (as you have presumed to do in your letter), however I expect you will be seeing more University Heights Community Members than ever at the upcoming Council hearings.

Regards,

Dr. Amelia Falk
Resident of University Heights

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre ARP
Date: 2013 July 09 9:10:36 AM

CPC2013-088
Public Submission 11

-----Original Message-----

From: MIKE QUINN [<mailto:bertquinn@shaw.ca>]
Sent: 2013 July 08 5:52 PM
To: Albrecht, Linda
Cc: Hodges, Dale; president@uhcacalgary.org
Subject: Stadium Shopping Centre ARP

I am writing to express my concerns regarding the proposed development of the Stadium Shopping Centre.

I have been a resident of University Heights for over twenty five years and am concerned at how the proposed development will affect my neighbourhood and quality of life. I am not anti-development and recognize the need to redevelop the site. My issue is with the size of the proposed development, the impact on traffic in the area and the change in the nature of the site from Neighbourhood Activity Centre to a Major Activity Centre.

This area of the city has gone through a number of changes in the time that I have been a resident, many of which have strained the infrastructure, which has not kept up to the growth of the Foothills Hospital, the ACH and the University. Getting in and out of our neighbourhood has become increasingly difficult and time consuming. The intersection at 24th Street and Crowchild has become overcrowded, especially since the opening of the ACH. A few years ago the first redevelopment proposal was rejected, hopefully in part because of the expected impact on traffic. Since then there has been no upgrades to the road system, so how can a larger plan be approved now? It also appears to me that the TIA has identified many areas of concern which do not seem to have been considered. In addition to this today we received a report on the West Campus lands which will only put more strain on the community.

I am surprised that a development of the size proposed project for this site but I am astounded that it would get this far when the only access is via a small residential road. Traffic sometimes backs up now and the mall is a fraction of the size of the proposed project. The infrastructure is just not extensive enough.

I understand that this is also considered to be a TOD but the nearest LRT station is a kilometre away and the bus routes are not that frequent. I also realize that the city would like to increase density but I believe that our area is already more dense than most other established communities in Calgary.

I believe that there are a number of flaws in this proposal and hope that the City does not allow it to proceed.

Regards

Mike Quinn
2411 Udell Rd NW
403-282-5250

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Centre Development
Date: 2013 July 09 10:09:14 AM

CPC2013-088
Public Submission 12

From: Val Warner [<mailto:valwalkandtalk@gmail.com>]
Sent: 2013 July 09 9:31 AM
To: Albrecht, Linda
Cc: president@uhccalgary.org
Subject: Stadium Shopping Centre Development

I have been a resident of U.H. for 25 years after living in Ottawa (where I was born), Churchill Manitoba, Winnipeg, San Diego, Madison Wisconsin, Kansas, and Toronto. I have even lived in Lahaina, Hawaii for over one year. Of all of these places Calgary is by far my favourite. For many, many years I have told people "I live on the best street, in the best city, in the best province, in the best country in the world". If that isn't civic pride, I don't know what is!

All of that is about to change for me and hundreds of other loyal residents of University Heights if the developers continue to have more sway over city council than our community when it comes to redevelopment of Stadium Shopping Centre. I am saddened by our almost unanimous voice on this issue being ignored. We have spoken up in the form of endless letters, surveys, meetings, phone calls, news bulletins and many of us are becoming demoralized and angry.

If University Heights residents don't have a collective impact on decision making (being one of the most stable communities in the city in terms how long families live here) then what is the hope for other communities to be heard when they are fighting to preserve their quality of life?

My civic pride is becoming shakey, and I would not only like it restored, but to prevent other citizens from being ignored and dismissed when decisions are made by the city that affect their communities as well.

Please give University Heights residents a fair hearing when this issue is on the table to be discussed.

Sincerely,

Val Warner
3615 Underhill Dr. NW

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Redevelopment
Date: 2013 July 09 10:28:46 AM
Attachments: [20130605113537.pdf](#)

CPC2013-088
Public Submission 13

From: Foothills Mennonite Church [<mailto:foothillsmennonite@nucleus.com>]
Sent: 2013 July 09 9:38 AM
To: Albrecht, Linda
Subject: Stadium Shopping Centre Redevelopment

Please find attached a letter from Foothills Mennonite Church regarding the Stadium Shopping Center Redevelopment Plan.



Foothills Mennonite Church

2115 Urbana Rd. NW; Calgary, AB T2N 4B9
T: (403) 289-7172 F: (403) 210-2209
E: foothillsmennonite@nucleus.com
Rev. Douglas Klassen = Senior Pastor
Chad Miller = Associate Pastor

June 5, 2013

Dear Calgary Planning Commission

In 1965 a sod turning ceremony was held at 2115 Urbana Road by a small group of people who desired to build a church in a residential community. The people of Foothills Mennonite Church (FMC) did not want to build a large campus in an industrial area, rather they wanted to be part of a neighbourhood so that they could be both a resource and a blessing for it. Today, roughly 500 people consider our church to be a place where they belong.

The Board of Trustees of FMC has a limited understanding of proposed development for the Stadium Shopping Centre (SSC), but we believe we know enough to see its incongruence with the University Heights neighbourhood. While there is little doubt that the SSC is in need of redevelopment, it appears to us that the redevelopment that is being proposed is geared more for the facilities south of 16th Ave. than for the residents of University Heights where the SSC is located. The proposal of the pedestrian bridge to cross 16th Ave. confirms this for us.

We strongly urge the Calgary Planning Commission to rethink what is being proposed. Among the many concerns we have, we feel that, even with enhanced transit service, traffic flow will be a major concern as it already is now at certain times of the day. We do not believe that roundabouts or signalized intersections will be able to manage traffic flow effectively.

What is more, we feel that the proposed development will change the nature of this neighbourhood. Residents of this community have seen the SSC as a meeting place for this neighbourhood. 5.5.1 3A of the ARP states that there is an aim to "create a strong sense that the public is welcome to the inner areas of the Plan". The way this is worded tells us that the proposed development will serve other/new interests, but the public should still feel welcome.

Would the Calgary Planning Commission please take into consideration the needs and desires of the University Heights residents and place those ahead of the plans for development? Moderate development is favoured by a large majority of the residents. Engaging in a collaborative process with the University Heights residents would benefit the City, the developer and all those who call University Heights home.

Respectfully,
Gerald Enns, Board Chair

Rev. Doug Klassen, Pastor

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Please do not approve the SSC ARP at July 22 City Council Hearing
Date: 2013 July 09 11:45:49 AM

CPC2013-088
Public Submission 14

-----Original Message-----

From: jrowse [<mailto:jrowse@telus.net>]
Sent: 2013 July 09 11:30 AM
To: Albrecht, Linda
Cc: president@uhcacalgary.org
Subject: Please do not approve the SSC ARP at July 22 City Council Hearing

From: John and Mili Rowse, residents of University Heights (3236 Uplands Place NW)

Dear Member of City Council:

We request that the Stadium Shopping Centre (SSC) Area Redevelopment Plan (ARP), on the agenda for the July 22 City Council Hearing, NOT be approved.

Our reasons for this request are:

(1) In terms of typical key uses and estimated intensity of redevelopment, the ARP is written for a Major Activity Centre (MAC) as defined by the Municipal Development Plan (MDP). SSC is classified as a Neighbourhood Activity Centre (NAC) and the allowed redevelopment is far beyond what is appropriate for a NAC.

(2) The public consultations between City planners and the residents of University Heights (UH), and their representative community association (UHCA), do not conform to the community participation requirements of the MDP and are unacceptable. The claimed public participation in and collaboration of UH residents by City planners in the preparation of the ARP is false.

(3) The likely traffic congestion accompanying redevelopment allowed by the ARP greatly concerns UH residents. In addition, development is planned for all of the MACs which completely surround UH and will congest UH streets still further. These other developments have not been analyzed satisfactorily in the Traffic Impact Assessment (TIA), prepared to support the ARP. UHCA analysis of the TIA also finds numerous deficiencies, which remain unaddressed. Consequently, the TIA is not adequate to support the ARP.

(4) The vast majority of UH residents, as revealed by their emailed comments to the City, by an opinion survey conducted by the UHCA, and their decisions at a UHCA general meeting in April (attended by over 100 persons) and subsequent general meetings, strongly object to the extent and kinds of redevelopment allowed by the ARP.

Overall, among many other UH residents, we believe that the views of UH residents on SSC redevelopment have been given virtually no consideration in the TIA and the SSC ARP and we request that the ARP not be approved by City Council.

Thank you for your consideration.

--John and Mili Rowse

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Planned Development
Date: 2013 July 09 2:17:21 PM
Attachments: [Your Worship.docx](#)

CPC2013-088
Public Submission 15

From: Albrecht, Linda
Sent: 2013 July 09 2:11 PM
To: Smith, Theresa L.
Subject: FW: Stadium Shopping Centre Planned Development

From: Alan Murray [<mailto:ma-murray@shaw.ca>]
Sent: 2013 July 09 2:08 PM
To: Albrecht, Linda
Cc: president@uhcocalgary.org; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; Farrell, Druh; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, P  ter
Subject: Stadium Shopping Centre Planned Development

Dear Mr Clerk and and Respected Aldermen,
Please find attached my submission to Council's upcoming deliberation on the above topic
Sincerely
Alan Murray

3515 Utah Drive NW

July 9th 2013

Your Worship,

Re Proposed Stadium Shopping Centre Re Development

My family are long term residents of University Heights, a community of about 450 homes, the oldest of which is around 50 years old. The neighbourhood is well established with a mix of retirees and young families linked through a vibrant Community Association. The last census put the median age at 60. From the various Community meetings I have attended on the above topic I believe there is a clear consensus towards a renewal of the neighbourhood shopping centre in a measured way.

As I am sure you are aware, the Community is surrounded on all sides by facilities that are much needed and frequently enjoyed by our fellow citizens, including the Foothills and Alberta Children's Hospital complex, the University, McMahon Stadium, Father Bauer Arena and the Foothills Athletic Park. I am told we have upwards of 40,000 people coming into the area every weekday to study, work or receive treatment. The former Van Horne school is now used as a Charter school drawing 95% of its student base from across the city. The excellent University Elementary school is perfect for the children of mature students attending the University. All these visitors are welcome and add to the vitality of our Community. We are nevertheless now at a threshold level of tolerance in terms of vehicle movement in and out of the Community. The proposed re development will do nothing to assuage this issue rather it will be compounded if the densification suggested in the ARP is allowed to proceed. Replacing an existing foot print with another that has the potential to increase the floor area by a factor of 12 is staggering to contemplate. It is also, in my view, not reflective of maintaining a Neighbourhood Activity Centre.

As a former Chief Engineer of the National Energy Board I have taken part in many Facility Application processes, well founded in principles of Natural Justice. These have required extensive and meaningful community engagement and sought to make minimum use of guesswork. What I have seen to date, of the traffic studies and the **informative** rather than consultative process at SCC, frankly leave me scratching my head.

As Council you have many difficult issues on your plate, SCC maybe is a mere bagatelle, it is however the first major planned densification project NOT serviced by an LRT station or appropriate transit facilities. Planning is not akin to playing dominoes, one can get in front, I urge you to be pro- active when evaluating the merits/demerits and consequences, of this ARP and be mindful of the other MAJOR developments "in the works "at Foothills and the University West campus. The intersection of 29th Street and 16th Avenue is currently a hiatus and begs for a resolution prior to any development at SCC.

Sincerely ,

Dr Alan Murray P Eng. FASME.

cc. Members of Council; President UHCA

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Centre Redevelopment
Date: 2013 July 09 3:14:06 PM

CPC2013-088
Public Submission 16

-----Original Message-----

From: Jean Moore [<mailto:jmmoore@ucalgary.ca>]

Sent: 2013 July 09 2:33 PM

To: Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; richard.pootman@calgary.ca; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; peter.demong@calgary.cas; Peter Khu; Albrecht, Linda
Subject: Stadium Shopping Centre Redevelopment

Re: Stadium Shopping Centre (SSC) Redevelopment

We have been residents of University Heights since 1966. We love this community and are anxious about the proposal for redevelopment of the SSC. Our reasons for this concern are:

1. **TRAFFIC** - the traffic at present near the SSC is quite hazardous. Try making a left turn into Horton's between 3:30 - 5:30 pm and find out for yourself. Imagine what it will be like with 500 people living or working in the redeveloped SSC. We understand that the City plans to widen 16th Avenue and make other changes to improve the traffic flow, but these changes are projected for the 2030s! We live on Underhill Dr and are also concerned about cut-through traffic - at this time the restrictions regarding turns from and onto 24th Ave decrease this cut-through traffic, although some vehicles disregard the signage; however, with the great increase in traffic from a very dense SCC, the cut-through traffic is bound to increase.
2. **DENSITY** - University Heights is a small community surrounded by two hospitals, the University of Calgary and numerous sporting facilities. What we don't need is redevelopment on a par with the square footage of Market Mall - a 14-story hotel, medical offices in 8-10 story buildings. I agree with the city's attempts to create higher density in the inner city communities, but the city should also show consideration for the integrity of existing communities and the impact such density will have on our neighbourhood.
3. **CONSULTATION WITH THE CITY AND DEVELOPER**
 - (1) **CITY** - we attended two meetings with the City representatives. We had joint discussions regarding what we would like to see in the redeveloped area - the city representatives making careful note of our suggestions (which were pretty similar amongst the UH attendees - no high-rise hotel, other building not over 5-6 stories, a mixture of residences and offices over retail, restaurants, etc.) These meetings were a complete waste of time for us and money for the City. Why does the City even bother to pretend we have any influence on the planned ARP - because WE OBVIOUSLY DO NOT!
 - (2) **DEVELOPER** - although an employee of Western Securities was at our meetings with the City, they made no presentation nor answered questions. We received a letter yesterday from Western Securities which basically said that zoning allowed them to build 800,000 square feet on SCC and there was nothing we can do about it. The letter went on to say

that there would be consultations with the community, but don't expect those meetings to influence the development plans.

Thank you for reading about our concerns regarding the proposed ARP for Stadium Shopping Centre. We hope you will take our concerns seriously when examining the ARP to be presented to the City on July 22.

Wayne & Jean Moore
3415 Underhill Dr NW
University Heights community

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: ARP for Stadium Shopping CentreCityClerk
Date: 2013 July 09 3:25:52 PM
Attachments: [Doc1.docx](#)

CPC2013-088
Public Submission 17

From: Jane MacDonald [mailto:janemacdonald@shaw.ca]
Sent: 2013 July 09 3:14 PM
To: Albrecht, Linda
Cc: Peter Khu
Subject: ARP for Stadium Shopping CentreCityClerk

Area Renewal Plan for University Heights and Stadium Shopping Centre

I am writing to give my views as a resident of University Heights about the proposed ARP for Stadium Shopping Centre. I feel that as a community we have not been heard and any comments, letters etc have been completely ignored. I know that consultation means that you take ideas from all involved and that you may not get your way but to be completely ignored is unconscionable.

As we tried to gather our facts and to get community input we were given a date by the city planning department to have all information submitted. This was done before the date but we were later informed that the date given to us was the wrong date. Because our submission was late the Calgary Planning Commission refused to accept our submission. This is totally unfair as we followed the guidelines that were given and then rebuked because of an error by your own department. In further conversation with one of the city planners at the open house in St. Andrews, I was told by that planner that he had given the community incorrect instructions and that we should have sent the submission to him to be included in his report to the planning commission. Instead he told the UH association to send their report directly to the planning commission. This tells me as a citizen that the planning department really did not want to hear from those of us that live in the community. However they certainly seem to be listening to the developer.

Stadium Shopping Centre is classified as a Neighborhood Activity Centre. I am for development but was hoping for a much more moderate scale than is currently allowed under the C-C2 designation that has been given to this piece of property. As the community most directly affected by this redevelopment I have grave concerns over what the ARP is suggesting that the developer can do.

I am concerned about a number of issues. Although Western Securities has stated that they have consulted I would question with what degree. I was first asked to attend an invitation only meeting November 2011 where the presentation seemed to suggest that redevelopment would be much like what has occurred in Garrison Woods. When I think of Garrison Woods I think of mainly residential lower storied housing with retail at ground level. We were led to believe that would be the case at SSC.

Your chief planner Roland Stanley came to our community for a walk about. He told those of us gathered for the walk that we should not worry about the designation of C-C2. He told us to dream and to articulate what we would like to see on the shopping centre site. We have done that but it would seem those are hollow words and we do have to worry that this designation is not appropriate for the size of the site. The ARP gives full license to the developer to develop to the fullest extent. That is not part of my "dream".

At our community meetings the panels that were presented were of 3-4 story buildings. What we see in the ARP is many storied buildings with the majority being of a medical/commercial nature. Over half the site looks to be designated as an employment extension of the Foothills Medical Centre. This means people from outside the area would be coming to work and leave at the end of the day contributing to the already congested area of 16th Ave. and Uxbridge Drive NW. As a NAC I feel that the redevelopment should contribute to the quality of life in this neighborhood. It is the heart of the neighborhood as we do not have a community centre but use the stores and restaurants that are currently there.

I am hoping that council will take into consideration that we are a unique community surrounded by major activity centers. To the south is the Foothills Medical Centre and the proposed Tom Baker Centre that will be built in the NE corner of that property. To the west is the Children's Hospital, the Ronald McDonald House and the proposed West Campus Development. To the north is the University of Calgary. To the east is the Foothills Athletic Complex and McMahon Stadium and the new Fieldhouse that will be housed there. We are surrounded by institutions and as such are experiencing increased traffic, speeders, cut through traffic and many other traffic related issues. We do not need another MAC located at SSC especially when it is designated as a NAC. The ARP needs to be more directive towards the developer telling Western Securities what they should do .

In summary my neighbors and I are in favor of redevelopment but not to the scale that would be allowed under the ARP. There needs to be some amendments that would limit the scope of this development. We see a residential area with similar services that we now enjoy. The municipal reserve land is to be incorporated into the development. We see this land as staying where it is to be the start of a pathway system that would connect with the West Campus Development and would allow citizens to bike or walk from that corner over to the corner of Shaganappi Trail and 32nd Ave. NW.

The ARP does not take into consideration the future building of all these other structures that will soon add to the density of this area. Low level residential housing as in Garrison Woods would be the preferred model. My concern is around the following:

1. Traffic
2. Failed intersections and cut trough traffic
3. Required infrastructure being built first before the development. Does the city have the money for this?
4. Density of the proposal
5. Too much space being used for buildings
6. Too much space devoted to commercial offices and medical offices
7. Height of buildings
8. Hotel – why when we have motel village and Alma at the University of Calgary
9. Shadowing
10. The swap of the municipal reserve land to the interior of the development
11. Consultation and rushed process – whose side is the planning department on? I thought they were supposed to be impartial.

I hope as a council that you will take these considerations and the input from the community association and other residents into account when considering the ARP for SSC.

Sincerely

Jane MacDonald

3347 Upton Place NW

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre
Date: 2013 July 09 3:28:21 PM

CPC2013-088
Public Submission 18

From: Michael McCowan [mailto:mmccowan@hotmail.com]
Sent: 2013 July 09 3:18 PM
To: Albrecht, Linda; president@uhcacalgary.org; fygainer@shaw.ca
Subject: Stadium Shopping Centre

The residents of University Heights envisioned an area redevelopment plan for Stadium Shopping Centre that would enhance the community by designing a project of moderate density, acknowledging traffic issues in the neighbourhood and respecting citizen concerns.

To date, none of these concerns have been adequately addressed. Commercial interests have overshadowed residential priorities. Stadium Shopping Centre is a "neighbourhood activity centre" as defined by section 53.3 of the MDP act. The MDP intent is to support and forward residential interests. Now of alarming concern is that the proposed project is 83% the size of market mall on 20% of the land area- with a lack of infrastructure to accommodate the expected traffic increases. Accidents will spike, children at the surrounding schools will be exposed to greater risk and quality of life will be seriously compromised. Consider that the access to the site is one side of one residential road-750 jobs on 2.4 hectares- versus 260 jobs on 160 acres of the west Campus site.

Traffic concerns regarding the current proposal are without precedent for this size of development. The transportation Impact assessment is seriously flawed by using the standard assumptions of city wide traffic studies and by using the regional macro model sensitive to our unique traffic situation. The TTA accepted a 7 year old study which unreliably reveals few and brief traffic studies during LOW flow traffic. The intersection of 16th Avenue and Uxbridge Drive used for access into University Heights is a serious and growing concern which has not been realistically examined. To state that traffic will be less than a standard development of this size because of transit is unacceptable. This site is not on an LRT line while Bus Rapid transit is not an option as a route does not serve this area.

The unique location of University Heights have not been addressed. We are more densely developed than 125/150 of Calgary's established communities. This small community is already surrounded by heavy and hectic traffic from 16th avenue to shagannapi trail to crowchild trail-the foothills hospital, the childrens hospital and the University of Calgary- Increasingly, expansion and redevelopment is impacting these existing institutions bringing ever more cars and congestion to an already stressed infrastructure. Tom Baker, Foothills Hospital and McMahon stadium are all undergoing or are about to be undergoing significant expansion. School Buses choke our exit arteries while party revelers from concerts and football games damage our property.

We deserve a development that respects our neighbourhood integrity, our quality/way of life and enhances our resale values. Our demographics is made up primarily of 60 year old plus who are probably the original or second home owners. Unique home owners with unique needs. accordingly, we want 50% of the Centre defined "residential", we want clear

definition on hotel size and we certainly want a realistic traffic volume and impact study. We are opposed to the project size and scope which will be a lasting blight on the community, diminished property values; representing a wealth loss and increased difficulty in selling.

From: [Williams, Debbie D. \(City Clerk's\)](mailto:Williams,Debbie.D@cityofcalgary.ca)
To: [Coulombe, Chantal](mailto:Coulombe,Chantal@cityofcalgary.ca)
Subject: FW: Concerns about the "established businesses" at the Stadium Shopping Centre
Date: 2013 July 10 7:49:57 AM

From: Valerie Nemeth [mailto:valanemeth@gmail.com]
Sent: 2013 July 09 4:38 PM
To: Albrecht, Linda; Williams, Debbie D. (City Clerk's); Aldermanic Office Contact
Subject: Concerns about the "established businesses" at the Stadium Shopping Centre

Dear Mr. Mayor and members of the Calgary City Council,

As for why we are concerned about the "established businesses" with respect to the Stadium Shopping Centre Area Redevelopment Plan, let us count the ways:

1. It would undermine the good relationship with the "established businesses" at the Stadium Shopping Centre that the members of the community have that was built up for years.
2. Considering how the Stadium Shopping Centre has some rather unique businesses, a cat lover's specialty shop in particular in addition to other businesses such as the Bon Ton Meat Market and Bilingsgate Fish Market, any redevelopment would take away a part of that which makes University Heights a rather unique community.
3. Community residents would be unable to shop within their community during the two - three years the Stadium Shopping Centre site remained a construction zone.
4. The owners of the established businesses may or may not be hard pressed to find new locations to relocate to if the redevelopment of the Stadium Shopping Centre ever happens.

This is a list of concerns I imagine people may have concerning the "established businesses" at the Stadium Shopping Centre and I ask that you feel free to add to this list.

Thanks again. - Valerie Nemeth

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Business Owner point of View
Date: 2013 July 10 7:51:52 AM

CPC2013-088
Public Submission 20

From: Joanne [mailto:joanne_henry@shaw.ca]
Sent: 2013 July 10 2:01 AM
To: Albrecht, Linda; dalehodes@calgary.ca
Subject: Stadium Business Owner point of View

Submission to City Council re: proposed redevelopment of Stadium Shopping Centre

I own and operate THE CAT HOUSE, a cat specialty retail store located in the Stadium Shopping Centre that has been in business for 22 years. In the 13 years we have been tenants here, this is third redevelopment proposal that the landlord has brought forward for consideration. This time the proposed redevelopment is the largest ever.

I have attended several public meetings about this issue, including one where city staff and landlord representatives were present. It was a very interesting process where we broke in to groups and each table worked with building blocks to suggest their ideas for the size and shape of the project. Some very good concepts came out of this process. It showed how willing the community was to work with the developer to come up with a cooperative, acceptable result. It demonstrated to me how the community is looking forward to some aspects of the redevelopment, just not to the maximum size that the landlord is proposing.

From what I've observed one of the biggest concerns the community has is the traffic. How can a small residential street like Uxbridge Drive handle all this increased traffic when it is already so busy? If traffic is lined up to even get in to the parking lot, I worry that some customers will simply go elsewhere to avoid the inconvenience. With large projects planned on all four sides of our shopping centre, and it being the prime location that it is, I can understand why the landlord wants to build to the maximum size. However, the reality of the traffic, even with the proposed road improvements, should not be ignored.

Another concern that I observe is accessibility. If the project is built to the maximum size, most parking will be underground and most likely will require paying a fee. As a business owner this worries me because it would make coming to my store more expensive and more time consuming. Also, we sell large items that are not easily carried long distances.

I've spoken to many of the current business owners and here are some of their questions and concerns:

-They would appreciate being given right of first refusal re: the proposed new retail space. Also, will there be any protection from drastic rent increases?

-With so much uncertainty about all the proposed construction, commercial tenants would like reassurance that the landlord will keep us informed about decisions that will affect our businesses.

- If we are expected to remain open while construction takes place in phases, will there be any consideration, or compensation, if our sales drop drastically because of poor access during a lengthy construction period?

Most of the business owners, myself included, are looking forward to the redevelopment but with concerns for the future of our businesses at this location. We hope that whatever is built will be accepted and supported by the community that has helped support us through the years.

I hope that the landlord will collaborate with the residents of University Heights to come up with a plan that is acceptable to all involved. It may mean that the planning process takes more time but it would result in long lasting cooperation and harmony.

- Joanne Wegiel THE CAT HOUSE

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Centre Redevelopment
Date: 2013 July 10 7:57:26 AM

CPC2013-088
Public Submission 21

From: Allen Hope [mailto:stadiumhope@gmail.com]

Sent: 2013 July 09 10:41 PM

To: Albrecht, Linda

Cc: dale.hoges@calgary.ca; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; andre.chanot@calgary.ca; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; president@uhcacalgary.org

Subject: Stadium Shopping Centre Redevelopment

To whom it may concern,

I am a tenant of The Stadium Shopping Centre, I would like the city council to please listen to our concerns of an Area Redevelopment Plan:

- 1: We are having enough surface parking , short term parking and free parking. We do not need anymore underground paid parking.**
- 2: Excessive traffic: with the little strip small like this we have to deal with a traffic everyday what if the Stadium Shopping Centre development is done (12 times bigger) could you imagine how bad the traffic is going to be?**
- 3: We are a business owner in one of the businesses in the Stadium Shopping Centre, we are working so hard to support our family, our young children, we are paying tax to support our city, our province and our government. We are working 12 hours or more and 7days a week. During the redevelopment we are going out of business, how is our family and our young children going to survive?**
- 4: After the redevelopment is finished we would like to know if the landlord is still going to keep us in the lease of this Stadium Shopping Centre? Could the city, the government protect our business from unrealistic or exorbitant rent increases?**
- 5: I would like the city to support our tenant during phases of construction to compensate for our lost sales due to difficulty in customers accessing the site.**

Since the day I know the redevelopment in the Stadium Shopping Centre in the progress I could not sleep anymore, I woke up in the middle of the night every night thinking about the future of my young children, my family and

my business, and etc., I couldn't sleep anymore . I have to forget what is going on with an Area Redevelopment Plan for now. Today I have hope for my letter is a message to the Mayor of the City of Calgary, to the council of the city of Calgary, to whom it may concern about this redevelopment, and etc., Please Stop this massive Redevelopment, we do not need 14 stories in height, underground paid parking, 240 room hotel, and etc., Please STOP IT, please help us to support our family. I would like to say thanks to all. I am so sorry, I can not give out my name because the landlord know they will not let me stay in the Stadium Shopping Centre anymore.

Sincerely,

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Concerns about the "established businesses" at the Stadium Shopping Centre
Date: 2013 July 10 9:31:12 AM

CPC2013-088
Public Submission 22

From: Valerie Nemeth [<mailto:valanemeth@gmail.com>]
Sent: 2013 July 09 4:38 PM
To: Albrecht, Linda; Williams, Debbie D. (City Clerk's); Aldermanic Office Contact
Subject: Concerns about the "established businesses" at the Stadium Shopping Centre

Dear Mr. Mayor and members of the Calgary City Council,

As for why we are concerned about the "established businesses" with respect to the Stadium Shopping Centre Area Redevelopment Plan, let us count the ways:

1. It would undermine the good relationship with the "established businesses" at the Stadium Shopping Centre that the members of the community have that was built up for years.
2. Considering how the Stadium Shopping Centre has some rather unique businesses, a cat lover's specialty shop in particular in addition to other businesses such as the Bon Ton Meat Market and Bilingsgate Fish Market, any redevelopment would take away a part of that which makes University Heights a rather unique community.
3. Community residents would be unable to shop within their community during the two - three years the Stadium Shopping Centre site remained a construction zone.
4. The owners of the established businesses may or may not be hard pressed to find new locations to relocate to if the redevelopment of the Stadium Shopping Centre ever happens.

This is a list of concerns I imagine people may have concerning the "established businesses" at the Stadium Shopping Centre and I ask that you feel free to add to this list.

Thanks again. - Valerie Nemeth

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Center Area Redevelopment Plan (ARP) Bylaw 40P2013
Date: 2013 July 10 9:31:48 AM
Importance: High

CPC2013-088
Public Submission 23

From: Elisabeth Bettie Davison [mailto:eadavison@shaw.ca]
Sent: 2013 July 09 7:08 PM
To: Albrecht, Linda
Subject: Stadium Shopping Center Area Redevelopment Plan (ARP) Bylaw 40P2013
Importance: High

From: Elisabeth (Bettie) Davison [mailto:eadavison@shaw.ca]

To the City Clerk - This is a time sensitive Email. Would you please provide a copy thereof to the Mayor and each Aldermen to be received by them prior to the close of their respective offices no later than July 10th, 2013. Thank you.

Elisabeth Davison

To:

His Worship Mayor Naheed Nenshi	
Alderman Dale Hodges	Alderman Gord Lowe
Alderman Jim Stevenson	Alderman Gael MacLeod
Alderman Ray Jones	Alderman Richard Pootmans
Alderman Druh Farrell	Alderman John Mar
Alderman Gian-Carlo Carra	Alderman Andre Chabot
Alderman Brian Pincott	Alderman Shane Keating
Alderman Diane Colley-Urquhart	Alderman Peter Demong

Ladies and Gentlemen: I am writing to each of you with respect to my concerns regarding the proposed Stadium Shopping Centre Area Redevelopment Plan (ARP Bylaw 40P2013) to be heard by Council on Monday, July 22, 2013.

I live at 3104 Utah Drive N.W., have lived at that address since 1967, and my property is approximately one-half block due west of the Stadium Shopping Centre (SSC). I am a concerned citizen and taxpayer as the proposed ARP will very much directly affect me and my neighborhood, and sets an ominous precedent for all small **neighborhood** shopping malls in established communities in Calgary.

I am NOT opposed to redeveloping SSC, but I am opposed to the enormous and massive development set out by the developer, Western Securities (WS) which, if approved by Council, will create not a Neighborhood Activity Centre of local businesses patronized mainly by the residents of University Heights and to a degree by our neighbours in St. Andrews Heights and Parkdale, but will

create an immense commercial business location likened to a mini down-town with up to 14 storey high rise structures allowed, some two stories higher than the Foothills Hospital, with high density and resultant more traffic gridlock and congestion than is already present. This SCC redevelopment, as proposed, is not community sensitive and is a commercial institution development.

The density limits proposed for this small 2.48 hectare of land are huge – almost 800,000 square feet of structures (80% of Market Mall floor area on about 20% of the land area) and consist of:

- 87,597 square feet of retail (there is presently about 64,000 sq. ft of retail on the site)
- 305,996 sq. ft of office space (medical and office buildings - height unknown)
- 28,804 sq. ft of eating and drinking (these spaces currently on site are included in the present 64,000 sq. ft of retail)
- A 240 room hotel (square footage and height unknown)
- 372 of various types of dwelling units (again square footage and height of space unknown)

All of this will generate a great deal of traffic, especially at peak hours when employees are coming and leaving their workplaces which times coincide with shift changes at the Foothills and Childrens' Hospitals and the end of day classes at the University of Calgary, and the ARP does not address this – using a 2006 City census where the 2012 census should now be available and if not completed, then the 2011 census should be updated, and a Transportation Impact Assessment relying generally on 7 year old old data. I repeat – this is not community sensitive!

In reading the proposed ARP, it fails to adequately deal with increased traffic resulting from this high density commercial development. There is already considerable congestion at Unwin road, which leads to Uxbridge Drive, which leads to the intersection of 29th St and 16th Ave N, a major intersection being a vital roadway to the Foothills Hospital, and there is complete gridlock to and after a football game at McMahon Stadium making it extremely difficult to access emergency vehicles to the hospital site, and more congestion to be added when the proposed 10,000 seat stadium at the Foothills Athletic Park is operational.

Western Securities, in their ARP submission, state that much infrastructure will be required to accommodate their development, some of which is :

- (1) A rebuilding of Unwin Road to allow for access into SCC by extending the laneway between the north side of the current SCC site and the Polish Catholic Church to the standards of a street. I have been advised by the City Planning Department that the land required to widen this lane will come from SCC's property. Is WS donating this land to the City for the required widening? Or, as this will be a City street, will the City, with taxpayers' dollars, be purchasing this extra land from WS and if so, what is the cost and why should the taxpayer be on the hook to pay for a developer's project ?
- (2) Uxbridge Drive to be rebuilt to complete street standards. Is this the entire Uxbridge Drive or just from 29th St. NW to Unwin Road?

- (3) Roundabouts (disliked by most motorists and I recollect roundabouts being removed in Edmonton) or traffic lights at Unwin and Ulster Roads;
- (4) A pedestrian and cyclist overpass across 16th Avenue;
- (5) Intersection improvements on 16th Avenue for dual left turn lanes – presumably for allowing turns for access to 29th St. and the Foothills Hospital and to Uxbridge Drive.

Many of the proposed transportation policies set out in the ARP refer to “should” or “may” instead of “must, and therefore these policies are so nebulous and vague that WS is not bound to implement these conditions.

Also, who is to pay for these huge infrastructures that will be required for the benefit of WS? I trust the citizens of Calgary will not be required to foot this cost for the benefit of WS.

University Heights is a small community (425 single family residences), but we are nestled between two of the highest employment areas in the City, namely the Foothills Hospital to the South and to the North, the expanding University of Calgary and its West Campus development (22,000 more population). Adding to the squeeze is the Childrens’ Hospital to the West and to the East, McMahon Stadium and the Foothills Athletic Park consisting of a baseball field, hockey arena, swimming pool and indoor tennis courts. To add an 800,000 square foot predominately employment centre to the small area of SCC, is too excessive and any redevelopment must be scaled down in density, building height and types of uses to reflect a quality neighborhood shopping centre and not a major commercial entity.

A discretionary usage for this site is a hotel – proposed to be 240 rooms (height and square footage not set out in the ARP) to be built at the corner of Uxbridge Drive and 16th Avenue. There are two large schools and school playgrounds abutting SCC property – an elementary school to grade 6, and a charter school grades 5 to 12. A hotel at this site is not a proper use and I am not aware of any hotel in Calgary being so near to a school. Nor is a hotel a proper use in any residential community. Hotel customers are transients - they do not add anything to the character of resident community habitation.

The ARP boundary is set to include municipal reserve lands to be swapped by the City to privately owned lands by WS in the SCC. There is a considerable difference between usage of public green spaces and usage of bits and pieces of green space within the confines of SCC’s proposed development, a private holding. This small strip of municipal reserve lands must be maintained as City lands as eventually that will be required for an upgrade/widening of 16th Avenue.

In summary, the development as set out in the ARP is too massive for the site and must be scaled down to reflect a neighborhood centre rather than a mini-down town commercial site.

Mobility issues preclude me from attending and speaking at the upcoming Hearing, but I do want my concerns voiced, and I thank you for your attention to this matter.

Respectfully submitted,

Elisabeth Davison

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Redevelopment Plan
Date: 2013 July 10 9:34:32 AM

CPC2013-088
Public Submission 24

From: Wayne Bamber [<mailto:vibamber@shaw.ca>]
Sent: 2013 July 09 9:53 PM
To: Albrecht, Linda
Cc: president@uhccalgary.org
Subject: Stadium Shopping Centre Redevelopment Plan

City of Calgary Mayor and Council Members,

As long-time residents of University Heights we are deeply concerned about the proposed plans for redeveloping the Stadium Shopping Centre. We are not against reasonable redevelopment in this area, but we are strongly opposed to the massive increase in density proposed by Western Securities, which will lead to an unacceptable increase in traffic without the necessary infrastructure in place (e.g., the 29th St./16th Ave. interchange, no LRT service, no appreciable bus service). This goes against the city's plans to decrease the use of private vehicles and promote the use of public transportation. We feel that the overwhelming degree of commercial development suggested by Western Securities, rather than residential densification, will adversely affect the quality of life in our community.

We were most upset to hear that the President of our Community Association was falsely accused of causing undue stress among the community residents in regards to the Stadium Shopping Centre redevelopment plan. This is entirely untrue, as he merely acted responsibly on our behalf, providing us with up-to-date, accurate information which we did not previously have. He has our full vote of confidence.

We request that the Council address our concerns regarding the impending changes to our community.

Wayne and Violet Bamber
46-year residents of University Heights

vibamber@shaw.ca

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Letter of July 3, 2013 to All University Heights Residents
Date: 2013 July 10 9:37:33 AM

CPC2013-088
Public Submission 25

From: Danelle Greebe [mailto:greebe@telus.net]
Sent: 2013 July 09 8:24 PM
To: stadium@westsec.ca
Cc: president@uhcacalgary.org; Bliek, Desmond; Farrell, Druh; Albrecht, Linda; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: Letter of July 3, 2013 to All University Heights Residents

Dear Mike Brescia and Ryan O'Connor:

Thank you for your letter outlining the next steps in the ARP process, communications and community engagement.

You mention that you wish to "preserve community" within your letter and that you are "excited to work collaboratively" with the community. You have heard from many of us indicating that a hotel and multi story hotel, office or apartment building is not what we want to "preserve community" within University Heights. We are not naive in that we understand that development is necessary, densification is desired and that the Stadium shopping centre can be improved. We just don't want the extent of development that you have indicated in your plans. There are traffic issues, access issues and there are two schools adjacent to the site.

I appreciate that you want to "keep us in the know", but are you listening to the citizens of University Heights? Are you "in the know" relative to their concerns, and most importantly will you address them?

Regards,
Danelle Greebe
3139 Upper Place NW
Calgary, AB T2N 4H2
greebe@telus.net

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: University Heights - Stadium Shopping Centre proposed development (ARP)
Date: 2013 July 10 9:39:39 AM

CPC2013-088
Public Submission 26

From: Rick Radulski [<mailto:rickrad777@gmail.com>]

Sent: 2013 July 09 8:19 PM

To: Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; Albrecht, Linda; Office of the Mayor

Cc: president@uhccalgary.org

Subject: Fwd: University Heights - Stadium Shopping Centre proposed development (ARP)

To: Dale Hodges, the rest of City Council and the Mayor

As a resident of 25 years in this district I want to voice my objection to this and any further development in my district or near this district. The summary of concerns by the University Heights Residents re the proposed ARP provides all the data and statistics as to why this ARP is inappropriate for our district

Dale...As a long standing and elected alderman I'm sure you know and appreciate the sensitivity of this issue to all residents and their objections to it. As I see it, since you were elected by residents in this district, it is your chief responsibility to work for these residents as hard as you can to convince, cajole, lobby, etc. your fellow council members, and the mayor, not to back this redevelopment project. We would like you to protect this neighborhood re its quality and current density - that's what makes it an attractive place to live! Isn't that what city planners should be trying to achieve? This obsession with "building up" and so-called "more efficient use of existing infrastructure" must be curtailed!

The Mayor and City Council

I don't want this development to take place and I know a substantial majority of residents take that same stance.

We have already experienced significant development west of the district (Children's Hospital and other support buildings), south of the district re the many additions to the Foothills Hospital and proposed development of the University West Campus area plus all of the development (three "high rises" that I am aware of) along Crowchild Trail...the last thing we need is more development right in the district i.e. the Stadium Shopping Centre. All of this development has put real pressure on the existing infrastructure re district access, safety of our children, more traffic, etc.

I don't want my neighborhood to become more congested than it is already.

I don't want my access to my residence further restricted and complicated by more development, traffic and people congestion.

I don't want any large buildings in my district - we have enough of those at the University and at the Foothills Hospital!

I don't want private developers or city planners, for that matter, determining how my district is developed (I was shocked to find out how the city planners are paid....from the application fees submitted by the developers...which is in my opinion a conflict of interest). I have also been advised that the city planners treat the developers as the customers and residents (taxpayers) of the city as the adversary - if this is true I think they have it backwards.

I still maintain everyone in City Hall works for all of the taxpayers, including the residents of University Heights. And all of you should be working to protect our interests!

We want livable districts not havens for more development!

Rick Radulski

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Submissions to council re Stadium Shopping Centre -ARP
Date: 2013 July 10 9:43:52 AM
Attachments: [Letter to Council July 9, 2013 Stadium SC-ARP.pdf](#)

CPC2013-088
Public Submission 27

From: Gordon Church [<mailto:gt.church@shaw.ca>]
Sent: 2013 July 09 4:45 PM
To: Albrecht, Linda
Cc: Hodges, Dale; Farrell, Druh; president@uhccalgary.org
Subject: Submissions to council re Stadium Shopping Centre -ARP

Please find attached our submissions to council regarding the proposed Area Redevelopment Plan for the Stadium Shopping Centre.

STADIUM SHOPPING CENTRE

AREA REDEVELOPMENT PLAN

Submission: to Council (The City of Calgary)

Submitted by: Gordon and Deirdre Church

We have lived and raised our family in University Heights being residents for 30 years. We are extremely disappointed and concerned about the proposed ARP. We found it to be vague, inappropriate and erroneous. It saddens us that Stadium Shopping Centre (SSC), which has been the core and heart of our community, will be replaced by an overwhelming development, that is 12.5 times larger and which will be completely out of place in context with our community and the surrounding infrastructure.

The MDP identifies SSC as a Neighbourhood Activity Centre (NAC). The MDP identifies 3 scales of Activity Centres with the Neighbourhood Activity Centre as having the least density to the Major Activity Centre (MAC) which has the highest density. The proposed ARP development reclassifies the SSC site as a large MAC with the exception of being located along the Primary Transit Network. The development in the proposed ARP needs to be downsized and redirected to be identified as a NAC, which fits with the cities plan of establishing the SSC as a Neighbourhood Activity Centre.

University Heights is very unique, it is the only residential community in the City completely surrounded by Major Activity Centres, the U of C campus to the north, Alberta Children's Hospital and West campus to the west, Foothills Medical Centre to the south and to the east McMahon Stadium and Foothills Athletic Park. These MAC's generate large traffic volumes throughout the area, but the congestion is acutely noticeable at the intersection of 16 Avenue and Uxbridge Dr. It is via this intersection that most of the traffic will gain access to the proposed Development, the only entrance/exit being off of Uxbridge Dr. which is classified as a residential street. To compound the problem as well as the development of SSC there are other very large major developments planned for the area. Directly across 16th avenue is the expansion of the Tom Baker Cancer Centre, and there is the massive planned development on West Campus Lands and the new Foothills Fieldhouse at the U of C.

One of the phrases we have continually heard is that this will be a "mixed-use development" and therefore will have less impact on the adjacent transportation network. We do not understand this as the proposed development is primarily commercial and not residential, and the traffic will be competing with the traffic from the other MAC's in the immediate vicinity the Foothills Medical Centre, the Children's Hospital and the University of Calgary.

Submission: to Council, Stadium Shopping Centre –ARP

Submitted by: Gordon and Deirdre Church

We have continually heard that SSC is a Transit Oriented Development (TOD) and therefore will generate significantly less traffic. This is completely erroneous. The SSC redevelopment is not a Transit Oriented Development. The nearest LRT station is Banff Trail which is a good 20 minute hike via a circuitous route. The SSC and area is serviced only by basic bus service. Upgrading the transit system to qualify the development as a TOD is one of the Infrastructure Investments listed in section 6.2 of the ARP. The last three Infrastructure Investments listed in section 6.2 includes; (1) the Transit Upgrades, (2) Pedestrian overpass across 16 Avenue, and (3) widening 16 Avenue East Bound and West Bound through lanes to 6 lanes from 4 lanes, which will require widening of the overpasses at University Drive, Crowchild Trail and Shagganappi. Obviously, just these three investments will require significant amounts of dollars around the vicinity of \$200 million. The Transit Impact Assessment states that with “the planned improvements and transit enhancements in place the transportation network can accommodate redevelopment of stadium Shopping Centre to a higher density mixed-use site”. Major time and dollars must be spent on Infrastructure Developments **before** the Proposed ARP is even feasible in order to not have a major impact on the surrounding communities.

We would like to see the SSC proposed redevelopment scaled back to be a project more in context to the surrounding residential community and surrounding infrastructure. Direction needs to be taken from the MDP, and development of SSC planned as a Neighbourhood Activity Centre. We believe with community-inclusive collaborative planning a town centre can be created to service the needs of the residential community plus the needs of the surrounding institutions.

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: University Heights ARP for Stadium Shopping Centre - Concerns
Date: 2013 July 10 9:44:50 AM

CPC2013-088
Public Submission 28

From: Danelle Greebe [<mailto:greebe@telus.net>]
Sent: 2013 July 09 7:52 PM
To: Albrecht, Linda
Cc: president@uhcalgary.org; Farrell, Druh; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: University Heights ARP for Stadium Shopping Centre - Concerns

Attention: City Clerk

I am concerned that we as a community (University Heights) have had to resort to hiring a lawyer to help us reach a more desirable plan from the developers from Western Securities. Would **Mayor Nenshi** really want citizens spending money on this issue? This is money that could have gone to flood relief, our time spent writing letters could have been spent volunteering.

Why isn't the city representing the citizens and helping them in their wishes to retain some of the neighborhood character that they have helped build? The idea of working together with the developer was a good one. Why isn't it happening?

This letter outlines my concerns regarding the proposed redevelopment of the Stadium Shopping Centre in North West Calgary.

- a. It is understood that the wish for densification is around residential structures and NOT hotel structures.
- b. A 14 story hotel structure is not acceptable for this land use. The area is a residential neighborhood with a small strip mall. The change to include a massive hotel structure in the area is too great. Development along the lines of Garrison Woods is a more palatable change to this established neighborhood.
- c. The accessibility to the area will be compromised. As it exists now, the access is difficult from University Drive and from 16th Avenue NW. There are often long line ups, especially around school drop off and pick up times.
- d. The proposed entire development is equal to 83 % of Market Mall on 20% of the land area of Market Mall. Is this really appropriate for the area?
- e. There are two schools within walking distance and within view of this proposed hotel. Is this appropriate to have a hotel next to a school?

Please address the issues of:

- Traffic (congested)
- Massing (14 storeys!)

- Access (congested)
- Transit (very limited)

Please listen to your citizens. We are not against development, we just want responsible, reasonable development.

Thank you,

Danelle Greebe
403-283-2233

3139 Upper Place NW
Calgary, AB T2N 4H2

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Centre development
Date: 2013 July 10 9:45:53 AM

CPC2013-088
Public Submission 29

From: Bob Dewar [mailto:westerg@shaw.ca]
Sent: 2013 July 10 8:36 AM
To: Albrecht, Linda
Cc: Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; gael.macdonald@calgary.ca; Executive Assistant Ward 5; 'druh.farrell'
Subject: Re: Stadium Shopping Centre development

City Clerk,
City of Calgary,

Re: Stadium Shopping Centre development

I am writing concerning the proposed development at the Stadium Shopping Centre (SSC). As you may be aware many of the citizens of University Heights are upset at the development under consideration for the SSC. In particular, I am concerned about the increased traffic in our community that will inevitable result if the current plans are implemented. Based on the information we have been provided from City planners and the developer it is clear that they have underestimated the traffic impact on our community. The predicted traffic increase was apparently (we were told) based on a model which took into account data from traffic counters spread throughout the city. While this may be appropriate for most situations in Calgary we feel it is inappropriate to apply such a model to the SSC development. We are unique in that we are surrounded by major activities centres on all four sides, and Canada's national highway (the TransCanada) runs adjacent to the community, with very heavy traffic volumes and noise). In addition, Tim Horton's and the gas station at the corner of Uxbridge and 16th Ave. generate a great deal of traffic. The other difficulty with estimates of the traffic impact is that a sample of traffic in the community was taken in mid-February several years ago. This would in no way be representative of traffic flow in the area, as it was taken at the wrong time of year (many fewer pedestrians and cyclists are out in mid-winter in the area of the SSC and vehicle traffic is likely to be somewhat less then). Since the traffic sample was taken in 2006 there has been considerable increase in development in the surrounding area – opening of the Children's hospital, expansion of the Foothills Medical Centre and the University. It is evident that a traffic sample in our community done in 2006 is meaningless.

Another concern is the proposal to have a large hotel on the property. While the City may not be able to specify the types of businesses that can go into the SSC, we have to wonder why a hotel is needed there when there are many hotels/motels within a kilometre east, as well as more a few kilometres west of the location, along 16th Ave. N W.

@calgary.ca

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Centre development
Date: 2013 July 10 10:05:28 AM

CPC2013-088
Public Submission 30

From: Bob Dewar [mailto:westerg@shaw.ca]
Sent: 2013 July 10 9:02 AM
To: Albrecht, Linda; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; Executive Assistant Ward 5; druh.farrell; MacLeod, Gael; richard.pottmans@calgary.ca; john.marr@calgary.ca; giancarlo@calgary.ca; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; President@uhccalgary.org
Subject: Stadium Shopping Centre development

City Clerk,
City of Calgary,

Re: Stadium Shopping Centre development

I am writing concerning the proposed development at the Stadium Shopping Centre (SSC). As you may be aware many of the citizens of University Heights are upset at the development under consideration for the SSC. In particular, I am concerned about the increased traffic in our community that will inevitably result if the current plans are implemented. Based on the information we have been provided from City planners and the developer it is clear that they have underestimated the traffic impact on our community. The predicted traffic increase was apparently (we were told) based on a model which took into account data from traffic counters spread throughout the city. While this may be appropriate for most situations in Calgary we feel it is inappropriate to apply such a model to the SSC development. We are unique in that we are surrounded by major activities centres on all four sides, and Canada's national highway (the TransCanada) runs adjacent to the community, with very heavy traffic volumes and noise. In addition, Tim Horton's and the gas station at the corner of Uxbridge and 16th Ave. generate a great deal of traffic. The other difficulty with estimates of the traffic impact is that a sample of traffic in the community was taken in mid-February several years ago. This would in no way be representative of current traffic flow in the area, as it was taken at the wrong time of year. Many fewer pedestrians and cyclists are out in mid-winter in the area of the SSC and vehicle traffic is likely to be somewhat different then. Since the traffic sample was taken in 2006 there has been a considerable increase in development in the surrounding areas – opening of the Children's hospital, expansions at the Foothills Medical Centre and the University. It is evident that a traffic sample in our community done in 2006 is meaningless.

Another concern is the proposal to have a large hotel on the property. While the City may not be able to specify the types of businesses that can go into the SSC, we have to wonder why a hotel is needed there when there are many hotels/motels within a kilometre east, as well as more a few kilometres west of the location, along 16th Ave. N W. Similarly we wonder why there is a need for

more medical offices/clinics when there are such facilities across the street.

Please consider opposing the development of SSC as currently proposed.

Thank you.

Sincerely,

Robert Dewar

3355 Upton PL N W

Calgary, AB, T2N 4G9

Phone: 403/284-1398

Email: westerg@shaw.ca

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Business Owner point of View
Date: 2013 July 10 1:12:52 PM

CPC2013-088
Public Submission 31

From: Joanne [mailto:joanne_henry@shaw.ca]
Sent: 2013 July 10 11:06 AM
To: Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; gian~carlo.carra@calgary.ca; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: Fwd: Stadium Business Owner point of View

Submission to City Council re: proposed redevelopment of Stadium Shopping Centre

I own and operate THE CAT HOUSE, a cat specialty retail store located in the Stadium Shopping Centre that has been in business for 22 years. In the 13 years we have been tenants here, this is third redevelopment proposal that the landlord has brought forward for consideration. This time the proposed redevelopment is the largest ever.

I have attended several public meetings about this issue, including one where city staff and landlord representatives were present. It was a very interesting process where we broke in to groups and each table worked with building blocks to suggest their ideas for the size and shape of the project. Some very good concepts came out of this process. It showed how willing the community was to work with the developer to come up with a cooperative, acceptable result. It demonstrated to me how the community is looking forward to some aspects of the redevelopment, just not to the maximum size that the landlord is proposing.

From what I've observed one of the biggest concerns the community has is the traffic. How can a small residential street like Uxbridge Drive handle all this increased traffic when it is already so busy? If traffic is lined up to even get in to the parking lot, I worry that some customers will simply go elsewhere to avoid the inconvenience. With large projects planned on all four sides of our shopping centre, and it being the prime location that it is, I can understand why the landlord wants to build to the maximum size. However, the reality of the traffic, even with the proposed road improvements, should not be ignored.

Another concern that I observe is accessibility. If the project is built to the maximum size, most parking will be underground and most likely will require paying a fee. As a business owner this worries me because it would make coming to my store more expensive and more time consuming. Also, we sell large items that are not easily carried long distances.

I've spoken to many of the current business owners and here are some of their questions and concerns:

- They would appreciate being given right of first refusal re: the proposed new retail space. Also, will there be any protection from drastic rent increases?

- With so much uncertainty about all the proposed construction, commercial tenants would like reassurance that the landlord will keep us informed about decisions that will affect our businesses.

- If we are expected to remain open while construction takes place in phases, will there be any consideration, or compensation, if our sales drop drastically because of poor access during a lengthy construction period?

Most of the business owners, myself included, are looking forward to the redevelopment but with concerns for the future of our businesses at this location. We hope that whatever is built will be accepted and supported by the community that has helped support us through the years.

I hope that the landlord will collaborate with the residents of University Heights to come up with a plan that is acceptable to all involved. It may mean that the planning process takes more time but it would result in long lasting cooperation and harmony.

- Joanne Wegiel THE CAT HOUSE

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: ARP Review
Date: 2013 July 10 3:11:10 PM

CPC2013-088
Public Submission 32

From: Alun and Patricia Williams [mailto:alunsito@hotmail.com]
Sent: 2013 July 10 2:47 PM
To: Albrecht, Linda
Cc: dalehodes@calgary.ca
Subject: ARP Review

Alun W. Williams
2024 Ursenbach Road NW
Calgary AB T2N 4B6
July 10, 2013

Office of the City Clerk (#8007)
The City of Calgary
e-mail: CityClerk@calgary.ca

Re: Area Development Plan (ARP)
for the Stadium Shopping Centre (SCC)
Comments for Council Public Hearing

I do a lot of walking - much of it around the University, the Children's Hospital and the Foothills Medical Centre - to name a few of the landmarks near University Heights. I know these areas like the back of my hand. I've seen how fast things have changed around here over the many years I've lived here - not always for the better, I'm afraid. I'm now more wary of the potential downside of an unsatisfactory ARP review, and remind myself that it will be us, the residents of University Heights, who will have to face the brunt of the consequences from the ARP review should our concerns not be addressed satisfactorily and the ARP is not revised accordingly.

The biggest impact affecting the residents of this neighborhood, over the long haul, will be those resulting from the significant increase in traffic volume and intensity. The peak-hour traffic in this area along the streets converging at the 16th Avenue NW intersection is already more than the streets were designed for, in particular turning lanes. Uxbridge Drive, running adjacent to the SCC, is a big contributor to the problem. Pedestrians need to be on the lookout at all times for vehicles entering or exiting the only two access points to SCC. Even greater risks occur when overeager drivers make fast left turns leaving the Shell/Tim Hortons exit and then dart over to the west side of Uxbridge Drive. These drivers also compete for same lanes with vehicles leaving the southern exit of the SCC. There are

many occasions when the situation becomes a bedlam. The traffic intensity at the intersection of Uxbridge Drive and Unwin Road has also substantially increased by the recent arrival of the Westmount Charter School to University Heights. There is little wonder the UH Community is so deeply concerned by the prospect that things may get much, much worse if the ARP, in its present form, is approved by the City Council.

It is difficult to conceive of a project, of the size and densification allowed under the ARP, can ever be considered a good fit for a small, quiet neighborhood like University Heights. It is totally out of character. Furthermore, poorly thought out decisions resulting from an inadequate, fast-tracked ARP review, would have disastrous, possibly irreversible, long-term consequences for our community. I believe we should protect the good things that make our community a desirable place in which to live. Future generations will thank us for this, and will also applaud the efforts of those in Council sharing the community values we cherish, and who act accordingly. Getting on the same page would improve communication with other stakeholders after the approval of the ARP and would avoid the possibility of tedious, time consuming challenges in the future. I look forward to the upcoming ARP Council hearing, and trust it will deal with the concerns of the University Heights community with fairness and transparency.

From: [Executive Assistant Ward 8](#)
To: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Redevelopment
Date: 2013 July 11 9:50:50 AM

CPC2013-088
Public Submission 33

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Josh Traptow

Executive Assistant, Alderman John Mar – Ward 8
Office of the Alderman, The City of Calgary
PO Box 2100, Stn M | Mail code #8001B | Calgary, AB T2P 3M5
T 403.268.1627 | M 403.990.5590 | E EAWARD8@calgary.ca | W calgary.ca/ward8

Please note that any person outside of city staff meeting with Alderman Mar will have their name published to the Aldermanic Office website effective July 1, 2013.

From:
Sent: 2013 July 09 10:41 PM
To: Albrecht, Linda
Cc: dale.hoges@calgary.ca; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; andre.chanot@calgary.ca; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; president@uhccalgary.org
Subject: Stadium Shopping Centre Redevelopment

To whom it may concern,

I am a tenant of The Stadium Shopping Centre, I would like the city council to please listen to our concerns of an Area Redevelopment Plan:

- 1: We are having enough surface parking , short term parking and free parking. We do not need anymore underground paid parking.**
- 2: Excessive traffic: with the little strip small like this we have to deal with a traffic everyday what if the Stadium Shopping Centre development is done (12 times bigger) could you imagine how bad the traffic is going to be?**
- 3: We are a business owner in one of the businesses in the Stadium Shopping Centre, we are working so hard to support our family, our young children, we are paying tax to support our city, our province and our government. We are working 12 hours or more and 7days a week. During the redevelopment we are going out of business, how is our family and our young children going to survive?**
- 4: After the redevelopment is finished we would like to know if the landlord is still going to keep us in the lease of this Stadium Shopping Centre? Could**

the city, the government protect our business from unrealistic or exorbitant rent increases?

5: I would like the city to support our tenant during phases of construction to compensate for our lost sales due to difficulty in customers accessing the site.

Since the day I know the redevelopment in the Stadium Shopping Centre in the progress I could not sleep anymore, I woke up in the middle of the night every night thinking about the future of my young children, my family and my business, and etc., I couldn't sleep anymore . I have to forget what is going on with an Area Redevelopment Plan for now. Today I have hope for my letter is a message to the Mayor of the City of Calgary, to the council of the city of Calgary, to whom it may concern about this redevelopment, and etc., Please Stop this massive Redevelopment, we do not need 14 stories in height, underground paid parking, 240 room hotel, and etc., Please STOP IT, please help us to support our family. I would like to say thanks to all. I am so sorry, I can not give out my name because the landlord know they will not let me stay in the Stadium Shopping Centre anymore.

Sincerely,

From: [Smith, Theresa L.](#)
To: [Dubetz, Jeannie](#)
Cc: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre
Date: 2013 July 10 1:58:47 PM
Attachments: [UnivPl.,Letter 001.jpg](#)

CPC2013-088
Public Submission 34

-----Original Message-----

From: wayne davis [<mailto:wdavies@ucalgary.ca>]
Sent: 2013 July 10 1:04 PM
To: Albrecht, Linda
Subject: Stadium Shopping Centre

Please find enclosed a letter that describes my objection to the proposed ARP for the Stadium Shopping Centre that has been supported by several neighbours .
W.K.D. Davies, 2924, University Heights, N.W

To : The City of Calgary Clerk

July 9th 2013

RE: Area Redevelopment Plan for Stadium Shopping Centre, N.W

We oppose the Area Redevelopment Plan (ARP) which provides the basis for the redevelopment of the Stadium Shopping Centre (SSC).

1) DENSITY. The ARP will allow too much development on this small site which is adjacent to one of Calgary's major traffic arteries. Although we accept the current city policy of increasing density in the city to reduce sprawl, it is inappropriate to plan for such high densities on only 2.48 acres. This will increase traffic congestion on the neighbouring roads, Uxbridge and Unwin, and lead to more traffic delays on the Trans Canada. Although the Transport Impact Assessment (TIP), paid for by the developer, envisages new lanes on the Trans Canada and extra turning lanes no funding is in place to ensure they will be built and will be adequate to carry the extra load. Approval of any ARP should not occur until adequate infrastructure is in place to cope with the increased traffic. In any case these improvements will not alleviate the existing congestion on these roads. There is also a real danger that the scale of this development would impede safe access to the Foothills Hospital and medical complex, an area expected to increase in employment by 58% by 2039.

2) CONSULTATION. The developer and city have not engaged in meaningful consultation with the residents of the community. No review has been provided by the planning department of the various comments raised by community members, so it appears our legitimate concerns have been ignored. Further, no empirical evidence to justify either the *scale* of this development, or the *balance* of different land uses, has ever been presented, let alone discussed. Instead residents at the meetings were encouraged to discuss design issues and comment on what shops they would like. This approach deflected attention from the many key issues, especially congestion and densification.

3) POLICY. The ARP does not appear to conform to city policy. The City Municipal Plan classifies this site as a Neighbourhood Activity Centre. The development allowed by the ARP would destroy the neighbourhood character of the existing node. There are few meaningful references to issues such as sustainability in the document. The deficiency of recreational space in this area, especially for the neighbouring complex of over 600 apartments, is just ignored.

The ARP does not acknowledge the fact that University Heights area has already experienced a high level of increased density over the past two decades. To create a plan that would allow even more density - and mainly of commercial activity - on such a small and critical site, is both unfair and even dangerous, given the need for safe access along the Trans Canada and to the Foothills Hospital. The ARP should be rejected, as being a Transit Orientated Development type project, but *without* the mass transit. The city and especially this area have changed since the current CC-2 zoning was applied to the SSC site, so the existing zoning is now inappropriate. More reasonable plans should be drawn up for a medium scale development of the site which would be in keeping with a neighbourhood character and would not negatively impact surrounding areas.

W. and F. Davies, 2924, University Place, N.W.

W. Davies
F. Davies

R. and B. Davies, 2912, University Place, N.W.

R. & B. Davies

R. and A. Albright, 2940, University Place, N.W.

R. & A. Albright

C and C, Davies, 2916, University Place, N.W.

C. & C. Davies

J. and J. Andruik, 2932, University Place, N.W.

J. & J. Andruik
2928 University Pl N.W.

Kathy Koole *H. Koole*
Jayce Andruik

B. and F. Gillespie, 2920 University Place, N.W.

Bruce Gillespie

From: [Executive Assistant Ward 8](#)
To: [Coulombe, Chantal](#)
Subject: FW: Area Renewal Plan for Stadium Shopping Centre
Date: 2013 July 11 9:52:27 AM
Attachments: [Area Renewal Plan for University Heights and Stadium Shopping Centre.docx](#)

CPC2013-088
Public Submission 35

From: Jane MacDonald [mailto:janemacdonald@shaw.ca]
Sent: 2013 July 10 2:25 PM
To: ;
Subject: Area Renewal Plan for Stadium Shopping Centre

Please take a moment to read my comments re: this upcoming issue at your council meeting scheduled for July 22,2013. We have some grave concerns. Thanks for your time.

Jane MacDonald
3347 Upton Place NW

Area Renewal Plan for University Heights and Stadium Shopping Centre

I am writing to give my views as a resident of University Heights about the proposed ARP for Stadium Shopping Centre. I feel that as a community we have not been heard and any comments, letters etc have been completely ignored. I know that consultation means that you take ideas from all involved and that you may not get your way but to be completely ignored is unconscionable.

As we tried to gather our facts and to get community input we were given a date by the city planning department to have all information submitted. This was done before the date but we were later informed that the date given to us was the wrong date. Because our submission was late the Calgary Planning Commission refused to accept our submission. This is totally unfair as we followed the guidelines that were given and then rebuked because of an error by your own department. In further conversation with one of the city planners at the open house in St. Andrews, I was told by that planner that he had given the community incorrect instructions and that we should have sent the submission to him to be included in his report to the planning commission. Instead he told the UH association to send their report directly to the planning commission. This tells me as a citizen that the planning department really did not want to hear from those of us that live in the community. However they certainly seem to be listening to the developer.

Stadium Shopping Centre is classified as a Neighborhood Activity Centre. I am for development but was hoping for a much more moderate scale than is currently allowed under the C-C2 designation that has been given to this piece of property. As the community most directly affected by this redevelopment I have grave concerns over what the ARP is suggesting that the developer can do.

I am concerned about a number of issues. Although Western Securities has stated that they have consulted I would question with what degree. I was first asked to attend an invitation only meeting November 2011 where the presentation seemed to suggest that redevelopment would be much like what has occurred in Garrison Woods. When I think of Garrison Woods I think of mainly residential lower storied housing with retail at ground level. We were led to believe that would be the case at SSC.

Your chief planner Roland Stanley came to our community for a walk about. He told those of us gathered for the walk that we should not worry about the designation of C-C2. He told us to dream and to articulate what we would like to see on the shopping centre site. We have done that but it would seem those are hollow words and we do have to worry that this designation is not appropriate for the size of the site. The ARP gives full license to the developer to develop to the fullest extent. That is not part of my "dream".

At our community meetings the panels that were presented were of 3-4 story buildings. What we see in the ARP is many storied buildings with the majority being of a medical/commercial nature. Over half the site looks to be designated as an employment extension of the Foothills Medical Centre. This means people from outside the area would be coming to work and leave at the end of the day contributing to the already congested area of 16th Ave. and Uxbridge Drive NW. As a NAC I feel that the redevelopment should contribute to the quality of life in this neighborhood. It is the heart of the neighborhood as we do not have a community centre but use the stores and restaurants that are currently there.

I am hoping that council will take into consideration that we are a unique community surrounded by major activity centers. To the south is the Foothills Medical Centre and the proposed Tom Baker Centre that will be built in the NE corner of that property. To the west is the Children's Hospital, the Ronald McDonald House and the proposed West Campus Development. To the north is the University of Calgary. To the east is the Foothills Athletic Complex and McMahon Stadium and the new Fieldhouse that will be housed there. We are surrounded by institutions and as such are experiencing increased traffic, speeders, cut through traffic and many other traffic related issues. We do not need another MAC located at SSC especially when it is designated as a NAC. The ARP needs to be more directive towards the developer telling Western Securities what they should do .

In summary my neighbors and I are in favor of redevelopment but not to the scale that would be allowed under the ARP. There needs to be some amendments that would limit the scope of this development. We see a residential area with similar services that we now enjoy. The municipal reserve land is to be incorporated into the development. We see this land as staying where it is to be the start of a pathway system that would connect with the West Campus Development and would allow citizens to bike or walk from that corner over to the corner of Shaganappi Trail and 32nd Ave. NW.

The ARP does not take into consideration the future building of all these other structures that will soon add to the density of this area. Low level residential housing as in Garrison Woods would be the preferred model. My concern is around the following:

1. Traffic
2. Failed intersections and cut through traffic
3. Required infrastructure being built first before the development. Does the city have the money for this?
4. Density of the proposal
5. Too much space being used for buildings
6. Too much space devoted to commercial offices and medical offices
7. Height of buildings
8. Hotel – why when we have motel village and Alma at the University of Calgary
9. Shadowing
10. The swap of the municipal reserve land to the interior of the development
11. Consultation and rushed process – whose side is the planning department on? I thought they were supposed to be impartial.

I hope as a council that you will take these considerations and the input from the community association and other residents into account when considering the ARP for SSC.

Sincerely

Jane MacDonald

3347 Upton Place NW

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: Stadium Shopping Mall ARP comments
Date: 2013 July 10 4:02:54 PM

CPC2013-088
Public Submission 36

From: Auger, Patty [<mailto:plauger@collinsbarrow.com>]
Sent: 2013 July 10 3:46 PM
To: Albrecht, Linda; 'president@uhccalgary.org'
Cc: Hodges, Dale; Farrell, Druh
Subject: FW: Stadium Shopping Mall ARP comments

To whom it may concern,

Please find attached my concerns previously raised over the ARP and that I understand were not recognized in presentation to the Calgary Planning Commission, despite having received comments back from Mr. Desmond Blied, City Planner. Although Mr. Blied responded to my email, I do not believe it adequately addressed the concerns raised over the proposed ARP.

Sincerely,
Patty Auger
University Heights resident

From: Auger, Patty [<mailto:plauger@collinsbarrow.com>]
Sent: 2013 May 23 11:55 PM
To: Stadium ARP
Cc: Hodges, Dale; Farrell, Druh; Office of the Mayor; president@uhccalgary.ca
Subject: Stadium Shopping Mall ARP comments

To whom it may concern,

I am writing to express my disappointment and concerns over the draft ARP that was circulated.

Overall i feel the plan did not take any of the stakeholders other than the developer into account. i am a community member of University Heights along with my husband, two preschool children and teenage nephew. in reviewing the plan, the biggest areas of concern to me are the safety of our community and all those who visit and the impact on traffic.

Specifically, the proposed density involves bringing significant volumes of people into our community and into an area which borders where young children play and learn. This includes both a proposed hotel and residences that mean higher volumes of people directly beside where our children come to play and learn.

The overall safety of everyone is compounded by the obvious traffic issues that will result. The ARP refers to a traffic study that supports the density proposed which I find hard to believe. As someone who travels in and out of this community daily by vehicle and occasionally on foot, it is already difficult to get in and out of the current stadium mall. The ARP indicates that there will remain only two entrances / exits from the mall yet increase the

capacity what appears to be about 8 times. The ARP also refers to improvements for pedestrians at the entrance points to the mall. To me this would seem to compound the traffic congestion that is sure to result - assuming the measures include lights or other devices to slow traffic.

In addition, the end of the report refers to the addition of dual turn lanes in all directions including into our community. This again compounds the traffic issue as the volume of cars coming into a small space spanning one block in a short time is multiplied exponentially. This is already a congested area with cars trying to get in and out of the adjacent property which contains a gas station and very busy Tim Hortons restaurant.

I'm also somewhat confused by 1.6.1.6 which indicates that no parking - grade is allowed. Where will the reams of people coming to this development park? Or will the community bear the brunt of people parking along the residential streets in order to avoid paying for parking (similar to what they already do during events at McMahon stadium - it will just be more often and further into the community.

As it approaching the timeline to file, I will close off with a final request to again consider the traffic impact and safety on all those that will be Impacted by this development.

Sincerely,

Patty Auger, CA, CFP
403-209-8302

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

From: Smith, Theresa L.
To: Dubetz, Jeannie
Cc: Coulombe, Chantal
Subject: FW: URGENT - Please Respond - re: Stadium Shopping Centre Proposed re-development
Date: 2013 July 10 4:03:52 PM

CPC2013-088
Public Submission 37

From: Nancy Loraas [mailto:nancy@gonextlevel.ca]
Sent: 2013 July 10 3:48 PM
To: Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Druh Farrell; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Shane Keeting; Colley-Urquhart, Diane; Demong, Peter; Albrecht, Linda
Cc: Peter Khu; Peter Khu
Subject: Re: URGENT - Please Respond - re: Stadium Shopping Centre Proposed re-development

Hello,

I have lived in University Heights for over 25 years. I chose this home and community for many reasons including ease of access to 16th Avenue especially to go west; ease of access to downtown and the quiet family oriented neighbourhood. I particularly was attracted to this community for the quiet neighbourhood it was and the green space. The quiet is rapidly going away and the green space has and will continue to diminish.

I am writing today to express my absolute disgust for the process by which the proposed re-development of the Stadium Shopping Centre has been handled. Moreover, I want to express my complete disagreement with the proposed development. I am a business woman and definitely understand that the developer wants to make changes. What I can't understand, as a business woman with integrity, is how under-handed the dealings with the developer appear to be and most important, how the city is not standing up for this community!!!

First, on process. I am a seasoned facilitator and mediator. I have worked through many tough conversations, particularly in the oil and gas field. The most important aspect is the process. There must be a forum for the voices of this community to be truly heard AND considered. We must know that the planners are looking at and responding to our concerns. In any process of this nature, all parties will make adjustments. In this situation there has not been an adequate process for us to present our view points and even less of an attempt to consider the numerous valid points that we are raising. This community wants to work with the city and developer not against them. In order to do so, there must be a process that allows this to happen. I am pleading with you along with this long established community, to stop pushing this development through and listen and react to what we are saying. We are not suggesting that we get "our way" outright but rather look at what matters to **all** stakeholders and create the optimal solution.

Second, on the proposed design, things have gotten right out of hand. The existing Stadium Mall has been a hub of this neighbourhood for as long as I can remember. The proposed plan turns it away from the community and completely focuses on serving people from outside the community NOT us at all. This proposed plan brings hundreds of people from outside our neighbourhood to work and do business

in this small space. This is absolutely ridiculous. My three children went to the University Elementary School. I would not have wanted them to attend a school where there was so much commercial activity backing on what should be a safe zone for kids.

When you look at the density of what is being proposed it is beyond comprehension. The Stadium Shopping Centre is a Neighbourhood Activity Centre under the MDP S. 3.3. In case you have not looked up or forgotten what this means an NAC is defined by the city as "appropriate sites to accommodate moderate intensification over time, with uses and development scales appropriate to the local context and community needs." The proposed ARP allows for an extraordinarily massive Major Activity Centre (MAC) with a scale far beyond what an NAC envisions. In case you haven't read the proposal, it plans for about 1250% more developed floor area than the existing SSC development of 64,000 sq ft consisting of only 1 story retail and restaurant units. **This is the point you really must hear it is equal to 83% of Market Mall floor area on 20% of the land area! Are you kidding us?** It is larger than the proposed 58 story new Telus Tower and 280% more intense (750 jobs and pop/ha) on the very small MAC. surrounded SSC site than the density (260 jobs and pop/ha) for development on the large 160 acre West Campus site! This is absolutely ludicrous! This type of density is not in alignment with "appropriate development." The infrastructure is not there to support it. It will totally change the face of this community.

Residents of this community already experience **SIGNIFICANT traffic delays** with the school traffic and the current business traffic around the SSC as it stands now. It would be impossible to easily access our community with the density that is being proposed. We already deal with people outside of this community using a route through this residential neighbourhood to access 16th Ave, the current mall and hospital. Can you imagine what traffic in our district will look like with an additional 1,800 2,000 people working here not to mention the additional traffic using the proposed commercial services? Please note that the traffic studies used in the work up of this proposal are very outdated. You need to do a traffic study once school is back in in the fall. Doing one in the summer is not a fair sample.

Another point the is missed is that unlike the development over near the Brentwood Mall, SSC is NOT on the C-train and is accessed only by one bus route. It is not high on the priority list by Calgary Transit for increased service.

Third in the city's own definition of an NAC, it says that development must be taken in context. What this means is that you cannot approve this development without looking at development plans around University Heights. There are on-going plans for expansion at the Foothills Hospital site. There are HUGE plans for expansion on the West Campus resulting in increased density. If the SSC proposal goes ahead under its current form, it will exponentially increase density beyond what can be managed.

Fourth – Land use swap - incorporation of Greenspace

You have heard from our community association that a land swap does not work in the best interests of the community or the public. It unfairly favors the developer. Putting public space in a private development sets a very dangerous precedent. The community unanimously supported the view that the municipal reserve in front of the Keg-Redwater Grill-Wendy's (Block 159JK) be retained in place and

converted to a gateway park.

The community's vision is to create a linear park that extends from University Avenue to West Campus along 16th Ave that can be enjoyed by future generations of residents and visitors to University Heights, including Hospital workers. The land would connect to the West Campus lands and enhance the City and community goals of connectivity and enhanced pedestrian, and bicycle modes of transportation. Moving the community's greenspace, even on the basis of a land swap, would constitute an appropriation similar to land acquired for road widening. The land is not owned by the developer and public land should not be mixed up with private property as this would blur the lines of ownership, control and access.

I am pleading, begging the city to find its own back bone and stand up **to** the developer and stand up **for** the community. I want to re-iterate that we are not saying no to any development, we want to reach an agreement on a development that preserves our community safety and accessibility and allows the developer to achieve some return as well.

Let's go back to a thoughtful, democratic process. Taking time now will enable all of us to ensure this community remains a safe family oriented place to live.

Regards,

Nancy Loraas MBA, PCC

Nancy@GoNextLevel.ca

www.GoNextLevel.ca

(403) 220-9655 (877) 220-9633 Fax (403) 289-1527

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: University Heights ARP
Date: 2013 July 11 8:09:18 AM

CPC2013-088
Public Submission 38

-----Original Message-----

From: desmond [<mailto:allendaw@nucleus.com>]
Sent: 2013 July 10 5:44 PM
To: Albrecht, Linda; Peter Khu; "Mayor Nenshi themayor"@calgary.ca; Hodges, Dale
Subject: University Heights ARP

Attention: City Clerk
for City Council

I have lived in University Heights since 1966, my family grew up here, and attended school and University here.

At the first open community meeting about the proposed re-development of the Stadium Shopping Centre I became very concerned, and the subsequent meetings, and information I gathered by the way, have not relieved my misgivings.

Many others will have commented on these subjects, so I will list the points of greatest concern.

1) Traffic density and bottlenecks.
(Not ameliorated since a previous development proposal)

2) Existing zoning - CC2 - Query:
Why was it established at all?
CC1 would be appropriate to the size of the area, and complies with the guidelines.

3) Building density and height
proposed. About 800,000 square feet of floor space as opposed to approx. 64,000 sq. ft.

4) Non-adherence to the city's
plan for residential densification, encouraging walk-to jobs, avoiding more car visits.
Hotel and large
medical- and business-office buildings bring cars and people from out of the district

5) Loss of present amenities in
the shopping centre at least during construction (two years?), some permanently.

I have been informed
by the owner of a large business that it will not be able to stay, due to loss of surface parking.

6) The "consultation" process.
This has been distinguished by an almost total lack of exact information (i.e. drawn
plans) from the
developers. Densities have been listed, but not shown visually. It is

difficult to discuss a

blank page.

7) Possibly the worst factor. No regard seems to have been paid to the enormous surge in building and people density,

in the recent past and immediate future, in the areas immediately surrounding University Heights. Not to mention

the long-time presence of the University, the Foothills Hospital and McMahon Stadium, bringing thousands more to the district.

Thank you for your attention.

Elizabeth L.F.Allen

403 282 7543
3135 Upper Place NW
Calgary AB T2N 4H2

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Stadium Shopping Center Development
Date: 2013 July 11 8:12:04 AM

CPC2013-088
Public Submission 39

From: Jim Langbein [<mailto:jrlangbein@shaw.ca>]
Sent: 2013 July 10 6:59 PM
To: Albrecht, Linda
Cc: dale.hodges@calgary.ca; president@uhccalgary.org
Subject: Stadium Shopping Center Development

RE: STADIUM SHOPPING CENTRE DEVLEOPMENT

We request that City Council reject this proposal as it currently stands and recommend the Developer work collaboratively with the adjacent communities on a development plan that is reasonable and one that all parties can benefit from such as a Neighbourhood Activity Centre.

Our major concerns are as follows:

Major Activity Centre versus Neighbourhood Activity Centre

Initial meetings led us to believe that the development would be a reasonable "Neighbourhood Activity Centre" in the same context as the Garrison Woods Development. However, what the Developer is proposing is a "Major Activity Centre" with a potential 14 storey office building and hotel. In our opinion, this does not meet the requirements of a "Neighbourhood Activity Center".

Access into the Community

The current access in and out of the community can barely keep up with the current demand let alone the stress that the New Cancer Clinic, FIFO Soccer Stadium, University Residence and the West Campus will put on our road system. This is doubly concerning given the City has no plans or funding for improving access along 16th Avenue NW.

Calgary Planning Commission

We are extremely concerned that the University Heights Community Association and residents were never given a chance to express their concerns or provide their comments to the Calgary Planning Commission. How is that possible? Apparently all it takes is for a City Employee to provide a volunteer organization the wrong date for a submission by exactly one day and a Calgary Planning Commission who does not care to hear the voice of the residents. Despite the 1 day error in submission dates being explained as due to an error by the City, the Commission still refused to allow our concerns to be addressed.

Municipal Reserve Land:

We understand that the current plan is for the Developer to take the current reserve land and in return, give the community a useless narrow strip of land along 29th Street and in the center of the development. The municipal land with its trees and pathway should be kept "as is" for use by all and the Developer should be required to build within its current foot print.

Jim Langbein and Ronda Wallace
University Heights Community Association Residents

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Re Stadium Shopping Centre
Date: 2013 July 11 8:22:06 AM
Attachments: [Letter re Stadium Shopping Ctr.pdf](#)

CPC2013-088
Public Submission 40

-----Original Message-----

From: Mary McDonald [<mailto:mmcdona@ucalgary.ca>]
Sent: 2013 July 10 7:48 PM
To: Albrecht, Linda
Subject: Re Stadium Shopping Centre

Dear Sir,

Please see the attached letter re the Area Redevelopment Plan for the Stadium Shopping Centre.

Best wishes,
Mary McDonald

--

Dr. Mary McDonald
Department of Archaeology
University of Calgary
Calgary, AB Canada T2N 1N4
Tel: (403) 220 6018
Fax: (403) 282 9567

To: The City of Calgary Clerk.

July 9, 2013

Re: Area Redevelopment Plan for the Stadium Shopping centre, N.W.

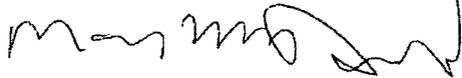
As a resident of one of the apartment buildings in University Heights, I would like to express my opposition to the Area Redevelopment Plan (ARP) for the Stadium Shopping Centre.

While one can accept the current city policy of increasing city density to reduce sprawl, the ARP simply calls for too high a level of density on a small (2.48 acre) site. The ARP proposes a massive project – a multi-storey structure of ca. 750,000 sq. ft., including, in the latest version, ca. 370 apartment units, a 240 room hotel, over 400,000 sq. ft. of office space, plus expanded retail and restaurant uses. Also, of course, thousands of new parking stalls would be required. Development on this scale would result in much increased pressure on local facilities such as schools and recreational areas, and a massive amount of added traffic congestion on local streets, even if extra lanes are added to the Trans Canada.

University Heights and its immediate surroundings has already undergone considerable high-density development in recent decades, with the expansion of the Foothills Hospital-University Medical Complex, the Alberta Children's Hospital, the Foothills Professional Building, a new medical lab, nursing homes and many apartment units. And in the near future, it will be beset on all sides by new development projects: the proposed Cancer Centre, the West Campus Development Project, and the proposed re-development of the Foothills Athletic Park.

In light of all this, the ARP should be rejected, and more reasonable plans drawn up for a medium-scale development more in keeping with the nature of University Heights and its surroundings.

Yours,



M.M.A McDonald
7-2006 Urquhart Road N.W.
Calgary

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: ARP Stadium Shopping Center for Council Meeting July 22, 2013.
Date: 2013 July 11 8:24:06 AM
Attachments: [July 10 BLG.docx](#)
[ATT00001.htm](#)

CPC2013-088
Public Submission 41

From: Eveline Goodall [mailto:ewgoodall@gmail.com]
Sent: 2013 July 10 8:06 PM
To: Albrecht, Linda
Cc: Hodges, Dale; president@uhcacalgary.org
Subject: ARP Stadium Shopping Center for Council Meeting July 22, 2013.

July 10, 2013.

Your Honour and Aldermen and Alderwomen,

Re ARP Stadium Shopping Center

For consideration at Council Meeting July 22, 2013.

I have been a resident of University Heights for 39 years, and have followed the various proposed plans for re-developing the district for the past many years. I believe I have a vested interest in the proposal being discussed for redevelopment of the Stadium Shopping Centre.

My greatest concern lies with the redevelopment proposal (ARP). This conflicts with the Municipal Development Plan (MDP) of the City of Calgary and does not meet the primary purpose of the Plan, ie, residential densification, making more efficient use of infrastructure, etc. Rather, the proposed redevelopment plan is a massive commercial center on a small footprint with huge traffic congestion and offers a minimal residential component. This plan can only lead to a significant increase in the number people accessing the district with no benefit to the community as contemplated in the Municipal Development Plan. Moreover, because of the lack of public transportation facilities, the vehicle traffic can only increase in response to the additional medical office and business visits. Surely, this is not the objective of the MDP.

In summary, I request that the proposal as submitted be rejected and that the Developer and the City Planners be instructed to work with the community to arrive at a redevelopment proposal that is compatible with the community's wants and needs. I am not opposed to development :I just want and I believe my small community wants something that reflects a compromise of the needs of the community as well as more reasonable wants of the developer.

Bruce L Goodall
3335 Upton Place NW
Calgary AB.
T2N 4G9

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: ARP for Stadium Shopping Center; Council Meeting July 22, 2013
Date: 2013 July 11 8:14:12 AM
Attachments: [July 10.docx](#)
[ATT00001.htm](#)

CPC2013-088
Public Submission 42

From: Eveline Goodall [mailto:ewgoodall@gmail.com]
Sent: 2013 July 10 7:01 PM
To: Albrecht, Linda
Cc: Hodges, Dale
Subject: ARP for Stadium Shopping Center; Council Meeting July 22, 2013

Please distribute the following letter to all City Council members for the July 22, 2013 Council meeting.

July 10, 2013

Your Honour and Aldermen and Alderwomen

Re ARP for Stadium Shopping Center

I write as a thirty nine year resident of University Heights to protest the plan before for you today for radical expansion of the Stadium Shopping Centre owned by Western Securities.

Stadium Shopping Center is a Neighbourhood Activity Centre as defined in the Municipal Development Plan. As such Stadium Shopping Center is considered an "appropriate site for moderate intensification over time, with uses and development scales appropriate to the local context and community needs." The intent as I understand it is that the intensification focuses primarily on residential intensification.

The proposed ARP allows for densification which is primarily commercial and not in any way moderate. On a site of 2.48 ha the potential exists for 800,000 sq. ft. of development which could include large office and medical buildings as well as a 14 story hotel. This does not fit within the guidelines for Neighbourhood Activity Centre under the Municipal Development Plan.

Wedged between the Foothills Hospital, the University of Calgary, Foothills Athletic Park and McMahon Stadium and the New Childrens' Hospital, University Heights is a small community of 400 homes. Access to the Stadium Shopping Center is only through the residential streets of University Heights. There are only four entrances to the community. With a projection of 2000 parking spaces, the burden on the community becomes evident. Cut through traffic is inevitable as well as clogged intersection at all points, particularly the 16Ave and 29St/Uxbridge Drive intersection, which is the main entrance to Foothills Hospital.

I am not opposed to moderate development of the site with appropriate consideration being given to the very difficult traffic issues.

I respectfully request the Council defer their decision and direct the City Administration to develop a plan that is more realistic and sensitive to the needs of this small community.

Your sincerely,

Eveline W Goodall
3335Upton pl NW,
Calgary, Ab
T2N 4G9

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Proposed development on the Stadium Shopping Centre site
Date: 2013 July 11 8:26:13 AM

CPC2013-088
Public Submission 43

-----Original Message-----

From: Rachel Schmidt [<mailto:rschmid@ucalgary.ca>]
Sent: 2013 July 10 10:39 PM
To: Albrecht, Linda
Cc: president@uhcacalgary.or
Subject: Proposed development on the Stadium Shopping Centre site

Honorable Members of Council,
Thank you for allowing me to express my opposition to the development of the Stadium Shopping Centre as currently proposed by Western Securities.

One of the reasons I am opposed to the proposal is that it would eliminate the unique retail services currently provided not only to the residents of University Heights, but also to those of surrounding communities. As the proposal now stands, it would be difficult, if not impossible, for the current retail businesses that occupy the shopping centre to remain in business there. As almost all of them are locally owned, and many of them occupy unique market niches (BonTon Meat Market, Billingsgate Seafood Market, The Cat House, etc.), they rely on the ample, low-cost parking and the easy access this parking provides to attract their customer base. The proposed multi-story highrise with underground parking for a fee would effectively put them out of business.

In addition, the Stadium Shopping Centre with its retail-oriented stores (as opposed to the proposed medical clinics) serves the students at the University of Calgary who are in residence. As a professor at the University and the Graduate Program Director for my department, I know that most of these students do not have cars, and depend for many of their retail services on Stadium Shopping Centre. It is important to take into account that the shopping centre serves university students in residence as well as those who live in nearby apartments. Whereas the developer seems to have focused on Foothills Hospital and its patients and staff there, it does not seem that they have taken into account the needs of some members of the university community.

I am also a long-time resident of University Heights, and appreciate the way that the businesses at Stadium Shopping Centre truly have created a community centre. I would like to see a development plan that would allow for them to continue to do business there as well as allow for other unique, locally-owned businesses to enter along with reasonable residential growth. The area has the potential to become a unique destination for shopping, similar to Kensington or Marda Loop. It could even be a sort of "university town" given the proximity to the hospitals and the U of C main campus.

The consultation process with the community was not very thorough. If it had been more complete and dynamic, more original, vibrant plans might have surfaced. We have a chance here to do something creative, and not just build another tall building. Let's not lose it.

Sincerely,
Dr. Rachel Schmidt
2260 Uxbridge Dr. NW

CPC2013-088
Public Submission 44

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Undisclosed infrastructure upgrade costs associated with Stadium Shopping Centre Redevelopment- WHO WILL BE LEFT HOLDING THE BAG?
Date: 2013 July 11 8:27:00 AM

-----Original Message-----

From: NANCY SLAGORSKY [<mailto:nslagorsky@shaw.ca>]
Sent: 2013 July 10 10:43 PM
To: Albrecht, Linda
Cc: Hodges, Dale; president@uhcacalgary.org
Subject: Undisclosed infrastructure upgrade costs associated with Stadium Shopping Centre Redevelopment- WHO WILL BE LEFT HOLDING THE BAG?

To the mayor and members of city council,

Regarding the unprecedented upgrade of activity to the site of the Stadium Shopping Centre, I believe that it is critical for the city Planning Dept. to assess and disclose the associated costs of this development to the city and taxpayers. Not to address infrastructure issues regarding sewer capacity, traffic corridor capacity and public transit, where and how large increases in electrical/water can be provided- both presently and for the future- could be construed as irresponsible. Large projects including university land development, cancer centre development, field house development and this shopping centre are occurring concurrently and in this same small area of northwest Calgary. Prudence (or good planning) may suggest that increased needs of these projects be considered together- as all are connected by these needs.

Also, it would seem critical for the Calgary city coffers (and the tax payers who are providing the dollars to fill those coffers) to understand what portion of these costs for above developments they are responsible for. Why is this not disclosed? The absence of such transparency suggests that something is hidden. What if the infrastructure upgrading so needed by Western Securities in their redevelopment is hushed until the planning for the new Cancer Centre is firmed up? Could it be that once the city/province commits money for that expense, then Western Securities will 'ride on their coat-tails'? Certainly it would be beneficial to consider both projects together (as they are across the street from one another), however, would it not be just for Western Securities to pay substantially into the cost of such infrastructure improvements when one considers the size of their project? The public purse should no longer be used to ease the costs for private developers- it is not affordable to subsidize their projects for their increased profits.

Even before the emergency situation caused by the recent flooding occurred, many supporting issues for the shopping centre upgrading, for example Bus Rapid Transit on 16th Ave. NW, were not being realistically considered by City Council for the near future. Clearly, this is not a priority for our councillors and should not be used as support for the scale of development. Post-flood, where will additional money be found for uncovered costs due to a developer's dream? Where will the money come from to prevent the City Centre from being closed down again? Who will pay to reroute the train and dangerous cargo to the outskirts of the city? A rainy day fund would have been helpful.

It is understandable that the Planning Committee oversees many projects and the variety of prospective costs to the city. These costs must be known and evaluated in the city's budget. As a taxpayer, I believe that we have the right to these disclosures and to know that the city will be using the 'economies of scale' to economize in its provisions of service to us, the citizens. Also, it is important that the city's liabilities regarding infrastructure upgrade costs to facilitate private projects are available to the public. It is not sustainable to either subsidize developers in some way (for their private gain) or to overextend the city's borrowing capacity.

The property size of Western Securities is not large and should not have undue leverage in its wish to develop their dream concept. Their plan does not address city's desired concept of 'densification'- its

focus is on commercial development, not residential. Fast-forwarding their application through the city's planning system allows assumptions; costs, Municipal Development Plan, and common sense to be over-run. Over-building in an area not planned to be serviced by C-train nor bus rapid transit doesn't help anyone but the developer. Moderation may be the viable option- and it will be less costly.

Thank-you for your consideration,
Nancy Slagorsky, resident in University Heights, citizen of Calgary.

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Proposed Development
Date: 2013 July 11 8:27:29 AM
Attachments: [University Heights --City Council letter-July 2013.doc](#)

CPC2013-088
Public Submission 45

From: Lee [mailto:lweatherill@shaw.ca]

Sent: 2013 July 10 10:57 PM

To: Albrecht, Linda

Cc: Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter

Subject: Stadium Shopping Centre Proposed Development

Dear City Clerk;

Please submit my attached letter to be counted and submitted to Council for the upcoming Council hearing July 22/23/24, 2013. Thank you.

Regards,
Lee Weatherill

Phone: 403-282-9531

Cell: 403-540-8642

Brian & Lee Weatherill
3131 Upper Place NW
Calgary, AB T2N 4H2

July 10, 2013

Dear Mayor Nenshi and Aldermen of Council;
(Office of the City Clerk, The City of Calgary)

I am writing you as a concerned resident of University Heights with regards to the proposed re-development of Stadium Shopping Centre.

I am in favour of the refurbishment of this important shopping/community-centre however for the well being of both University Heights and surrounding communities. I believe that a development with a moderate plan would be in the best interest of all concerned including the City of Calgary as a whole. Retail outlets, restaurants, and some residential development would serve the University students, apartment dwellers and families as a whole within this community more appropriately.

I am very concerned with first with the *consultation process*—there seems to me to be numerous deviations from the city established development plans for Calgary established in 2005 and 2009. Secondly, the *city traffic assessment process* to my way of thinking is also slightly flawed. A traffic assessment was made with what looked to me with only the development of the Stadium Shopping Mall in mind. It has come to my attention that a number of other building projects are slated to occur directly surrounding our community. To the north, new student residents are going to be torn down and rebuilt larger; to the east, the West Campus is looking to develop office towers, retail and residential housing buildings; to the south, a new Cancer Centre is to be erected and to the east a FIFA Soccer Stadium is to be built to hold up to 11,000 spectators. All of this development will have greater traffic impact than what the Stadium Shopping Centre will inflict. Has this been properly assessed? In light of all of this proposed development I feel that the traffic studies done to date have not been true to the impact onto the community and resources of the City of Calgary in upgrading the city roads and overpass infrastructure.

My hopes are that my concerns for University Heights and surrounding area will be seriously taken into consideration by the City Council in the upcoming hearing process on July 22, 2013.

Yours truly,

Lee Weatherill
University Heights Resident

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Proposed ARP for Stadium Shopping Centre
Date: 2013 July 11 8:28:39 AM
Attachments: [StadiumShoppingCentreARP.docx](#)

CPC2013-088
Public Submission 46

From: Eugene Sembrat [<mailto:sembrat@telus.net>]
Sent: 2013 July 10 11:19 PM
To: Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; richard.pootman@calgary.ca; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; peter.demong@calgary.ca; 'Peter Khu'; Albrecht, Linda
Subject: Proposed ARP for Stadium Shopping Centre

Please find attached our submissions to council regarding the proposed redevelopment plan for Stadium Shopping Centre.

Thank you,

Leona and Eugene Sembrat

Re: Stadium Shopping Centre ARP

Submitted by: Leona and Eugene Sembrat

Though not residents of University Heights, we do live in an adjacent community and have children who attend school along Uxbridge Drive. We are extremely concerned about the proposed redevelopment of Stadium Shopping Centre (SSC). Our primary concerns are as follows:

1. **SCALE:** We understand the City's desire to make better use of the valuable land at SSC. However, the extreme impact of the proposed allowable scale of building, potentially 14 stories, is blatantly obvious to our family as we regularly navigate the traffic at 16th Avenue and Uxbridge Drive on foot. With all the foot and bike traffic from Foothills and West Campus, we are definitely not alone. We feel that buildings taller than 3 or 4 stories are completely out of context with the residential community located directly north of SSC, and that buildings taller than this would directly impact the integrity of the community. We also feel that the increase in population that such a development would allow would cause unmanageable levels of traffic. As it is, traffic is chaotic, with driveways that are difficult to access on both the east and west sides of Uxbridge Drive, numerous crosswalks (without lights), and impatient drivers. If there were significant upgrades to traffic flow already in place, it would be easier to see how increased density could possibly begin to be accommodated along this corridor.

2. **HOTEL:** Flowing directly from our first concern, is the possible inclusion of a hotel as an acceptable business to be located within the redevelopment. With 2 schools located just north of SSC, it is absolutely impossible to conceive of how a hotel would be an appropriate addition, at any height or scale. It is especially confounding as "Motel Village" is located such a short distance east on 16th Avenue. We understand that no direct proposal to build a hotel has been put forth, but the lack of direct and concrete communication only adds to the significant anxiety that this proposed redevelopment has already caused.

Thank you for taking the time to read about our concerns regarding the proposed redevelopment of Stadium Shopping Centre. Please take our concerns seriously when examining the ARP to be presented to the City on July 22.

Leona and Eugene Sembrat
2820 1st Avenue NW
West Hillhurst

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Public Hearing on proposed ARP for Stadium Shopping Centre
Date: 2013 July 11 8:29:33 AM
Attachments: [Muir letter Public Hearing proposed Stadium Shopping Centre ARP.pdf](#)

CPC2013-088
Public Submission 47

From: Patricia Muir [mailto:pjmuir@shaw.ca]
Sent: 2013 July 10 11:20 PM
To: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; 'University Heights'
Subject: Re: Public Hearing on proposed ARP for Stadium Shopping Centre

To the City Clerk:

Please find attached a .pdf of our resident input letter in regard to the July 22nd Public Hearing on the proposed Area Redevelopment Plan (ARP) for the Stadium Shopping Centre.

Sincerely,
Patricia Muir
University Heights resident and homeowner

_____ Information from ESET Smart Security, version of virus signature database
8551 (20130710) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

2420 Ulrich Road N.W.
Calgary, AB T2N 4G5
July 10, 2013

City Clerk, City of Calgary
Temporary Office of the City Clerk
4th Floor, 1212 – 31st Avenue N.E.
Calgary, AB T2E 7S8

Dear Mayor Nenshi and City of Calgary Aldermen:

Re: Public Hearing on the Proposed Area Redevelopment Plan (ARP) for Stadium Shopping Centre

We are residents of the University Heights (UH) community where our family has owned a home since 1989. As our home is located on a major short-cutting route through the community between 24th Avenue N.W. and 16th Avenue N.W., we are directly impacted by any changes in traffic volume and flow in the area. For over 20 years, this community has endured significant traffic and parking issues as a consequence of being surrounded by major institutional and sports facilities. A previous development application by Western Securities (DP2006-3587) for the Stadium Shopping Centre (SSC) was successfully appealed by the surrounding communities because of traffic and parking issues (Appeal & Order No. SOAB2008-0221).

We are most concerned about the density and land use in the proposed ARP for the SSC redevelopment as it will seriously exacerbate the traffic problems that currently exist for access to and egress from University Heights in all directions. It is well known that the intersection at Uxbridge Drive/29th Street N.W. and 16th Avenue is already overloaded at peak times of the day. The zoning of the land parcel as C-C2 is inappropriate for its size and the context of surrounding development. The original zoning might have been appropriate in the 1960s when the Stadium Shopping Centre was built and the Foothills Hospital and the University of Calgary were both new institutions with much smaller footprints. The parcel should not have been grandfathered when the zoning was changed in IP2007. The community has strongly indicated that the zoning should be C-C1, which is how the land parcel would be zoned today if the new bylaws were applied consistently and fairly, and not C-C2. The proposed ARP is inconsistent with the city's own land use policies and designation of the SSC site as a Neighbourhood Activity Centre (NAC) under the city's Municipal Development Plan (MDP). We are in agreement with the University Heights Community Association's (UHCA) support for "... moderate, community sensitive, densification in the redevelopment of the Stadium Shopping Centre ..." but it must be recognized that any increase above the current density will produce more traffic that will have to be mitigated. The inclusion of a large amount of office and medical clinic space, will increase traffic volumes in UH, and is more oriented to the Foothills Medical Centre than to the established communities' needs. The ARP states that "The Plan area should include a mix of uses intended to meet local needs and support nearby institutional uses ..." (proposed SSC-ARP 5.1.1.6C, p. 9).

The unique situation of our island community surrounded by constantly expanding Major Activity Centres (MAC) such as the Foothills Medical Centre, the University of Calgary, Alberta Children's Hospital, the proposed West Campus development, McMahon Stadium, and Foothills Athletic Park, is unlike any other community in Calgary. Redevelopment of the SSC must be respectful of surrounding development including the new Brentwood transit oriented development (TOD). University Heights already has a higher density compared to many Calgary established communities. Only 33% of this community is single residential housing while the remainder is multi-residential (63%) and ground oriented (4%; Developed Areas of Growth and Change 2010).

Our community has serious traffic challenges. The SSC-TIA confirmed the problems at the Uxbridge Drive – 29th Street/16th Avenue intersection with lengthy waits and queuing at peak hours. It also showed the impact of traffic

on Unwin Road with approximately 5500 cars/day. Unfortunately, the short-cutting issues which led to the trial of restricted turns at 24th Avenue/ Ulrich Road and 24th Avenue/Udell Road were not seriously addressed in the TIA or in the proposed ARP. These problems will all be exacerbated with increased density at the SSC, especially if it is allowed to be developed to the maximum permitted under the current zoning. Families with young children are moving into our community. The number of seniors is increasing as our community ages. Safety is a concern. Although the city may have the laudable goal of being less car oriented, the TIA showed that most people access the shopping centre by car. People come from all over the city to access businesses such as BonTon, Billingsgate, and the restaurants. The SSC- TIA showed a modest number of people arriving or leaving the SSC area by city bus at peak hours many of whom were probably heading to Westmount Charter School. The UH roads and pathways are not friendly to cyclists during our lengthy winter, as evidenced by very few cyclists during the TIA observation period.

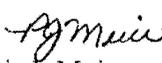
Analysis of the SSC-TIA by the UHCA and knowledgeable community members has shown flaws in the model used and assumptions made in generating the traffic projections. The revised SSC-TIA dated June 27, 2013 contained Table ES1 showing the proposed square footage of various components of the development. These numbers were used in the trip generation calculations for traffic projections and for calculating the amount of parking required on the site. At the city's presentation on July 3, 2013, the information panel entitled "What's New?" showed an increase in the square footage values, residential and hotel units of approximately 20% which invalidates all the previous calculations and raises further questions about the accuracy and validity of the TIA.

We are in opposition to a hotel given the location beside two schools and a playground, and the presence of existing accommodation in motel village, Hotel Alma, as well as hotels in Montgomery and Bowness. This is not in keeping with the definition of a Neighbourhood Activity Centre and a hotel was not in the South Shaganappi Communities Sustainability Plan when it was presented to the community several years ago. There is no detail about the consultation with police regarding safety or about Calgary Board of Education and Westmount Charter existing policies on proximity of a school to a hotel. The university rightfully will continue to support use of Hotel Alma for its guests and visiting professors, and there is a hotel proposed for the West Campus development.

The community/city meetings and processes to date have the appearance of insincerity in terms of actually incorporating community residents' recommendations into the SSC-ARP. You asked us for feedback, we showed up in large numbers in good faith and gave it, but there is little evidence that we have had any meaningful impact on the proposed SSC-ARP. We are fortunate to have experts on urban planning in our midst but their input apparently has not been valued. The community input was disallowed by the Calgary Planning Commission in spite of the fact that other late submissions were accepted and the UHCA was given incorrect submission dates. We strongly believe that the City of Calgary has a duty to protect its neighbourhoods from unrealistic and unfettered development that could seriously impact quality of life for residents and visitors.

We have supported the SSC business for years and want them to stay, but even they have no assurance that they can survive the construction process, redevelopment costs, new lease conditions, and the potential lack of easily accessible short-term parking. UH residents are passionate about maintaining the integrity of their neighbourhood. We hope the city and the developers will begin to take our concerns more seriously and create a win-win situation for this redevelopment.

Sincerely,


Patricia J. Muir
University Heights residents and home owners


D. Stephen Muir

Cc: Peter Khu, President, UHCA

CPC2013-088
Public Submission 48

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Submission regarding the City Council's meeting on the Stadium Shopping Centre ARP
Date: 2013 July 11 8:33:02 AM
Attachments: [A Duck by any other name.pdf](#)

From: Edgar Yajure [<mailto:yajure@gmail.com>]
Sent: 2013 July 11 12:11 AM
To: Albrecht, Linda; president@uhcocalgary.org; Janice Yajure
Subject: Submission regarding the City Council's meeting on the Stadium Shopping Centre ARP

Hello,

Attached please find my submission against the approval of the Stadium Shopping Center Area Re-development Plan.

Thank you and will see you on the 22nd,

Edgar.

A Duck by any other name...

By Edgar Yajure, University Heights resident and VP of the UH community Association.

Background

The City of Calgary's planning department has prepared an Area Redevelopment Plan (ARP) for the Stadium Shopping Centre (SCC). What they have proposed, in order to align with the pre-application documents submitted by the land owner, is by any measure or definition a Major Activity Center in its own right, while the site is supposed to be and for generations has been the University Heights community's only Neighbourhood Activity Center. If allowed to stand, this ARP poses a threat to the goal of creating more complete communities laid out in the City's vision documents of what we collectively want our future to look like. The residents of University Heights support development, densification and growth, but only to a moderate level that is in harmony with the existing context. This is both in line with the city's current policies, and in line with the vision we have outlined for our future.

Imagine Calgary

We are incredibly fortunate as citizens to have had the work of concerned members of our community devote such careful effort into drafting the Imagine Calgary document for a 100 year vision for our city. The following excerpts from this work are quoted here as they will hopefully demonstrate the conflict between this long term vision and the kind of process that has taken place leading to the SCC's ARP.

Governance system 100-year access goals:

"Calgary is a city in which individuals have access to all public information when they need it. They can and do participate in decisions that affect

their well-being. Decision-making is an inclusive process in which broad-based support is actively sought and contributes to continual improvement in people's lives."

Yet the engagement process behind this ARP completely ignored all aspects of community concerns regarding the extent of the potential development at the site. The Floor Area Ratio of 3, with the potential for 800,000 ft² of development would result in substantial erosion of community quality of life as the retail and commercial centre that currently services the community would quickly turn its focus toward the massive medical clinic complex at the heart of the proposed ARP. University Heights is already host to four Major Activity Centres, thousands of people come into this part of the NW HUB for work or to access those services each day. The Stadium Shopping Center is the only outlet within walking distance to the community where residential, community needs are met. The long tradition of UH residents to be able to live, work, shop and study in their own community may be under significant threat as a new outwardly-focus center is allowed to be constructed within the bounds of the community

Complete communities:

At UH we believe in density and how important it is to the vitality of the city. We believe in density because we have it. UH has one of the highest densities in the city and an enviable 52% of residents who actually walk to work.

Between doctors, nurses and support and administrative staff for both the foothills and children's hospital; students, graduate students and professors for the university we currently have opportunities for employment, study, and living within the community itself. What the community relies on in order to be complete is a Neighbourhood Activity Centre that is truly consistent with the definition and that is of a modest scale in context with the community.

However, it should be plain and clear that there is an optimum density that maximizes benefits and ultimately happiness to the greatest number of

Calgarians. I would like to ask you to explore the limits of density with a thought experiment: on the one hand you have near zero density: there is nobody around and little to no services. On the other extreme, imagine a place of unlimited density. In fact, imagine that everybody worked at the same place: that too would be a mess. At 8:00 each morning there would be traffic gridlock as everybody tries to get into the megalopolis.

A complete community is one where people can live and work, shop and dine without a need to go outside its boundaries. We welcome moderate development and growth. We welcome a substantial increase in residential units, a substantial increase in retail services to accommodate the needs of both existing and new residents. What we do not welcome is a cluster of medical offices with medically oriented retail that is focused outward along with a hotel immediately adjacent to not one but two schools.

The Municipal Development Plan (MDP)

Section 1.4.4 of the MDP states that

“ARPs in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction relative to the local context. Future reviews of, and amendments to, those ARPs will be required to align with the policies of the MDP.”

And it is my assertion that the proposed ARP for SSC is in direct contradiction with some key principles and guidelines laid out in the MDP. The MDP section 2.2.1 defines four levels of Activity Center in order to guide the development of specific sites:

“Major Activity Centres (MAC) – Major Activity Centres are areas of high job and population growth located in strategic areas central to larger residential catchment areas and linked city-wide by the Primary Transit Network.

Community Activity Centres (CAC) – Community Activity Centres are areas of moderate job and population growth convenient to one or more communities and supported by the Primary Transit Network.

Neighbourhood Activity Centres (NAC) – Neighbourhood Activity Centres are smaller mixed-use areas within neighbourhood districts that are appropriate locations for local job and population intensification, in scale with neighbourhood context.

This hierarchy recognizes that all local contexts are not the same and that varying scales of development opportunity, mix of uses and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to local communities."

The Municipal Development Plan designates SSC as a NAC. The proposed ARP with its disproportionate density and focus on medical clinic space is not supportive of the community. This ARP has been an attempt to legitimize a plan already rejected in the past to over-densify Stadium Shopping Center. It should be rejected so that the guidelines that may become statute place clear, specific and reasonable limits on development such that we may have substantial growth without substantial loss of quality of life to both current and future residents. We support densification that favors residential and retail use. We believe that the close proximity of the proposed hotel to two schools poses an unnecessary safety risk, and that there are substantial flaws within the technical aspects of the ARP as it relates to the Traffic Impact Study of a road that already is under heavy stress.

Our, I dare say beloved, mayor has said that our planning process should be such a collaborative effort that it should read as if the community wrote it. Nothing could be further from the truth in the case of the proposed Stadium Shopping Center Area Redevelopment Plan. It excluded all community feedback in order to provide the developer with the legal framework to undertake a development they know is too large in scale and out of context with the community. We need you to **reject this plan** and bring some real dialogue to the future of this essential part of our community.

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre (SCC) Proposed Re Development
Date: 2013 July 11 8:36:17 AM
Attachments: [Your Worship.docx](#)
[ATT00001.htm](#)

CPC2013-088
Public Submission 49

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 1:35 AM
To: Albrecht, Linda
Subject: Fwd: Stadium Shopping Centre (SCC) Proposed Re Development

Please include in July 22 package for council. Resident forgot to email to city
clerk@calgary.ca

Begin forwarded message:

From: "Alan Murray" <ma-murray@shaw.ca>
Subject: Stadium Shopping Centre (SCC) Proposed Re Development
Date: 9 July, 2013 2:43:56 PM MDT
To: <themayor@calgary.ca>
Cc: "Peter Khu" <president@uhcacalgary.org>

Dear Mr Mayor,

Please find attached a submission with respect to the SCC which is coming before Council very shortly. Heartiest congratulations to the City employees for all their hard work these past few trying weeks. Keep up the good work!

Sincerely

Alan Murray

3515 Utah Drive NW

July 9th 2013

Your Worship,

Re Proposed Stadium Shopping Centre Re Development

My family are long term residents of University Heights, a community of about 450 homes, the oldest of which is around 50 years old. The neighbourhood is well established with a mix of retirees and young families linked through a vibrant Community Association. The last census put the median age at 60. From the various Community meetings I have attended on the above topic I believe there is a clear consensus towards a renewal of the neighbourhood shopping centre in a measured way.

As I am sure you are aware, the Community is surrounded on all sides by facilities that are much needed and frequently enjoyed by our fellow citizens, including the Foothills and Alberta Children's Hospital complex, the University, McMahon Stadium, Father Bauer Arena and the Foothills Athletic Park. I am told we have upwards of 40,000 people coming into the area every weekday to study, work or receive treatment. The former Van Horne school is now used as a Charter school drawing 95% of its student base from across the city. The excellent University Elementary school is perfect for the children of mature students attending the University. All these visitors are welcome and add to the vitality of our Community. We are nevertheless now at a threshold level of tolerance in terms of vehicle movement in and out of the Community. The proposed re development will do nothing to assuage this issue rather it will be compounded if the densification suggested in the ARP is allowed to proceed. Replacing an existing foot print with another that has the potential to increase the floor area by a factor of 12 is staggering to contemplate. It is also, in my view, not reflective of maintaining a Neighbourhood Activity Centre.

As a former Chief Engineer of the National Energy Board I have taken part in many Facility Application processes, well founded in principles of Natural Justice. These have required extensive and meaningful community engagement and sought to make minimum use of guesswork. What I have seen to date, of the traffic studies and the **informative** rather than consultative process at SCC, frankly leave me scratching my head.

As Council you have many difficult issues on your plate, SCC maybe is a mere bagatelle, it is however the first major planned densification project NOT serviced by an LRT station or appropriate transit facilities. Planning is not akin to playing dominoes, one can get in front, I urge you to be pro- active when evaluating the merits/demerits and consequences, of this ARP and be mindful of the other MAJOR developments "in the works "at Foothills and the University West campus. The intersection of 29th Street and 16th Avenue is currently a hiatus and begs for a resolution prior to any development at SCC.

Sincerely ,

Dr Alan Murray P Eng. FASME.

cc. Members of Council; President UHCA

From: Albrecht, Linda
To: Dubetz, Jeannie; Coulombe, Chantal
Subject: FW: University Heights Stadium Shopping Center Development
Date: 2013 July 11 8:37:15 AM

CPC2013-088
Public Submission 50

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 3:12 AM
To: Albrecht, Linda
Subject: Fwd: University Heights Stadium Shopping Center Development

Please include in July 22nd package. Resident sent to mayor and alderman but did not send to city clerk@calgary.ca.

Begin forwarded message:

From: John Andriuk <johncentaur@live.ca>
Subject: University Heights Stadium Shopping Center Development
Date: 4 July, 2013 9:44:34 AM MDT
To: "themayor@calgary.ca" <themayor@calgary.ca>, "Dale.Hodges@calgary.ca" <dale.hodges@calgary.ca>, "Gord.Lowe@calgary.ca" <gord.lowe@calgary.ca>, "Jim.Stevenson@calgary.ca" <jim.stevenson@calgary.ca>, "Ray.Jones@calgary.ca" <ray.jones@calgary.ca>, "Druh.Farrell@calgary.ca" <druh.farrell@calgary.ca>, "John.Mar@calgary.ca" <john.mar@calgary.ca>, "Andre.Chabot@calgary.ca" <andre.chabot@calgary.ca>, "Brian.Pincott@calgary.ca" <brian.pincott@calgary.ca>, "gael@gaelmacleod.ca" <gael@gaelmacleod.ca>, "Richard.Pootmans@calgary.ca" <richard.pootmans@calgary.ca>, "gian-carlo.carra@calgary.ca" <gian-carlo.carra@calgary.ca>, "Shane.Keating@calgary.ca" <shane.keating@calgary.ca>, "dcolley@calgary.ca" <dcolley@calgary.ca>, "Peter.Demong@calgary.ca" <peter.demong@calgary.ca>

Mayor
2013
City of Calgary

July 4,

Dear Major Nenshi,

By way of introduction my name is John Andriuk. My wife and I built our home in University heights in 1962 and have resided in our house ever since that time. My wife and I are very concerned about the planning and future development of the Stadium Shopping mall area.

Our concerns center around the following points:

1.) At the present time traffic congestion in University Heights by virtue of the Foothills hospital complex, University of Calgary is a serious problem and future developments (Tom Baker Cancer Center, West Campus development, and the University of Calgary sports field) will add substantially to the congestion problem.

2.) The present Stadium Shopping Mall serves the University Heights community and surrounding communities (Saint Andrews, Varsity) very well and any additional development of the Stadium Shopping mall should be reserved for developing the needs of the community and not a commercial development which is neither required or wanted in the community.

3.) The Building of a 200 room hotel in the middle of the Stadium Shopping mall would destroy the effectiveness of the shopping mall, increase traffic congestion and parking problems that are currently overstressed and would not serve the future needs of the University Heights community.

4.) In conversation with many of the University Heights residents I would estimate that 99% of the residents are not in favor of the construction of a hotel in the middle of the mall and I believe that the desires of the community should be considered as foremost rather than a commercial development that is neither needed and/or desired in the area.

5.) The future developments in this area (Tom Baker Cancer Center, the west campus residential and commercial development, the University of Calgary sports field, and additional Foothills medical center developments) will effect the community very substantially during the construction and post construction period. The Stadium Shopping Mall area should be preserved for any future requirement of the University Heights community and requirements of the additional population that will arise out of these developments.

6.) Approval of construction of a hotel at this site is in my opinion a regressive step towards community development and requirement.

As a citizen of Calgary and a resident in University Heights I can only speak for my family and do not speak for the University community at large but wish to convey my thoughts to you and hope that you and your counsel will reject the construction of a hotel at the Stadium Shopping center site.

On a different note I wish to congratulate you and your counsel for the quick actions with respect to the flood tragedy in Calgary. City hall first responders and Calgary volunteers are the envy of not only Canada but the world. **Congratulations**

Yours very truly,

John Andriuk
2940 University Place NW
Calgary, AB T2N 4H5

Telephone Number (403) 289-5312
Email Address: johncentaur@live.ca

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: UHCA Submission for Stadium Shopping Center Area Redevelopment Plan (ARP) Bylaw 40P2013
Date: 2013 July 11 8:39:35 AM
Attachments: [UHCA Submission to Council, rev. 5.pdf](#)

-----Original Message-----

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 3:17 AM
To: Albrecht, Linda
Cc: Hodges, Dale; Donna Kennedy-Glans MLA Calgary-Varsity; Peter Khu
Subject: UHCA Submission for Stadium Shopping Center Area Redevelopment Plan (ARP) Bylaw 40P2013

Dear City Clerks,

Please find enclosed the University Heights Community Association submission for Stadium Shopping Centre Area Redevelopment Plan, Bylaw 40P2013.

Regards,

Peter Khu, President
University Heights Community Association



Submission to Calgary City Council, July 2013

Concerns and Position of University Heights Community Association regarding the proposed Area Redevelopment Plan (ARP) for Stadium Shopping Centre (SSC):

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Summary of the University Heights Community Association (UHCA) Submission

Overview:

The University Heights Community Association welcomes moderate and community sensitive densification in the redevelopment of Stadium Shopping Centre (SSC). UHCA also believes that this redevelopment must be designed through the type of community-inclusive collaborative planning process to which the City has already committed itself in the Municipal Development Plan of 2009 (MDP). The proposed ARP fails to meet these substantive and procedural planning principles. To date the ARP process has been conducted at an unreasonably accelerated pace and has not been responsive to the concerns and suggestions of University Heights.

The ARP envisages a massive amount of additional (and inordinately large and tall) commercial buildings on the SSC site. Such a large and disproportionate development on the SSC site is incompatible with the MDP densification policies relative to Neighbourhood Activity Centres like the SSC. In addition, the cumulative adverse impacts of this high densification development creates the risk of irretrievably undermining the viability SSC's cherished role as "the heart" of University Heights --, the people-oriented meeting as well as shopping place, which is so vital to the community's ability to continue being an attractive and sustainable "urban core village" within the City.

Moreover, the ARP fails to provide direction and guidance on a number of key land use and mitigation issues that are vital to the feasibility and quality of the development as well as its compatibility with the surrounding residential neighbourhood. For this reason, while the extreme vagueness of the ARP empowers the developer, Western Securities, with much discretion and certainty, it fails to provide the kind of reasonable clarity and predictability to the local community of University Heights that it has the right to expect concerning a huge development on a small site located entirely within their unique community.

Summary Statement of UHCA's Specific Concerns

(I) The Proposed ARP does not comply with a number of key provisions of the Municipal Development Plan (MDP) and the Imagine Calgary Long Range Urban Sustainability Plan (ICSP) which contributed to its creation. In particular, the ARP fails to comply with City policy for only moderate levels of densification in Neighbourhood Activity Centres and for a collaborative approach to planning that includes the affected local community in addition to the developer being informed about and meaningfully involved in the planning process.

(II) The Proposed ARP allows a level of densification that is totally out of scale for a NAC, allowing instead an extraordinarily massive Major Activity Centre (MAC)- scale development on a relatively small site of 2.48 ha. With a Floor Area Ratio (FAR) of 3.0, the potential exists for about 800,000 square feet of development, including large office and medical clinic buildings as well as structures (including a "hotel") up to 46 metres or 14 stories in height. Such a development at SSC would represent an intensity of about 700 jobs and people per ha. This compares to a minimum MAC intensity level of 200 and a minimum NAC intensity level of 100. (Also, the site is accessible by just one side of one residential road).

To put this degree of densification in perspective, 800,000 sq ft (and) this would be:

1. About 1250% more developed floor area than the existing SSC development of 64,000 sq ft consisting of only 1 story retail and restaurant units.
2. About 300% larger than the 270,000 sq foot development that the UHCA successfully appealed at the Subdivision and Development Appeal Board in 2008.
3. Equal to 83 percent of Market Mall floor area, on 20% of the land area of the Market Mall site!
4. 235% higher density (ie FAR of 3.0) on the very small, MAC-surrounded SSC site (2.48 ha) than the density (ie FAR of 1.3) for development on the large 160 acre West Campus site.

In short, this Proposed ARP effectively circumvents the MDP by, in effect, reclassifying the SSC site from a small NAC to an immense MAC. Nor was this the intent of the South Shaganappi Community Area Plan.

(III) The ARP for SSC does not give adequate consideration to the very unique context of University Heights: UH is already more densely developed than 125 of Calgary's 150 "Established Communities". And unlike these other communities", the small community of UH is virtually surrounded by heavy traffic generating MAC's : to the south, across 16th Ave, Foothills Medical Centre, (14,500 employees); to the west, Alberta Children's Hospital and the West Campus of U of C with 900,000 sq ft of planned development; to the north, main campus of U of C (9,000 employees and 31,000 students); to the east, McMahon Stadium and Foothills Athletic Park. Moreover, many of these MAC's are undergoing large expansions: the Baker Cancer Centre directly across from SSC; the U of C; and the Foothills Fieldhouse / soccer sportsplex with a 10,000 stadium capacity. These MAC's generate immense traffic congestion on 16th Ave. NW, near capacity failure at the key intersection of 16th Ave and Uxbridge Dr. and a huge amount of vehicle short-cutting through UH by drivers wanting to drive to a MAC without having to deal with the clogged intersections in this congested region. Even more traffic is brought into UH by non-residents bringing their children to the two schools in the community, parishioners attending services at our two churches and patrons of the popular retail stores and restaurants within or adjacent to SSC. Moreover, although TransCanada Highway/16th Ave brings much additional traffic to the UH area, the SSC site is not "on" this thoroughfare in that there is no entrance from or onto 16th Ave from the site. Instead, very significantly, the site is only accessible from Uxbridge Drive which is a mere residential rather than a collector street.

UH is also a established residential area that has no community hall and where Stadium Shopping Centre (the community's only one) has always served as the quintessential type "urban village core" and community "heart" that so many Calgary planning documents are committed to preserving during densification programs.

Moreover, the scale of the proposed development is well beyond the intensity targets of Major Activity Centre (MAC), the highest category of intensification that the city uses. This massive degree of intensification/development is proposed for the very unique site of University Heights that the Planning Dept's Calgary Snapshots (2012) document shows already has a greater level of density (ie 20.3 Units per Ha or 50.1 Units per Acre) than 125 or Calgary's 150 developed communities. The Stadium site is a Neighbourhood Activity Centre (NAC) not a MAC.

(IV) The Proposed ARP's failure to give adequate attention to these unique contextual features of the proposed SSC Redevelopment has resulted in the following serious flaws in both the content of the ARP and the process by which it was developed:

(IV)(1) The Transportation Impact Assessment (TIA), upon which the ARP relies, is seriously flawed by utilizing the "standard" traffic assumptions of city-wide traffic studies and the regional macro-model instead of utilizing a micro-model

that is sensitive to the unique traffic situation facing UH and the subject site. The authors of the TIA further weakened its reliability by generally relying on 7 year old traffic data, by doing very few and brief traffic counts within UH during unrepresentative periods. UHCA believes there are serious concerns with the TIA that need to be addressed prior to relying on its conclusions. A key concern is the intersection of 16th and 29th/Uxbridge, so important for accessing Foothills Hospital as well as UH. It has been identified as presently at failure and, despite planned small upgrades, it will again be put in jeopardy by the cumulative traffic impacts of the SSC buildup this ARP allows combined with other large planned developments nearby, such as the new Baker Cancer Centre and West Campus.

(IV)(2) The ARP suggests that the traffic generated by the SSC redevelopment will be less than a standard development of this size because it is a Transit Oriented Development (TOD) when it clearly is not. Unlike the recent Brentwood ARP, the site is not on an LRT line (the nearest LRT Station, Banff Tr, is over 1 km away) and it has no Bus Rapid Transit (BRT) servicing it. The SSC site area is served only by basic bus service which has low usage because of its infrequency and slowness. Recently Calgary Transit indicated it ranked investment in BRT transit on a West Campus – UC campus loop route as the least attractive option among seven options studied.

(IV)(3) The ARP envisages densification that is more commercial than residential in nature. The ARP suggests that the traffic generated by the SSC redevelopment will be less than a standard development of this size because it is a mixed use development. Unfortunately, because the development is primarily commercial and not residential, the gains from people walking and cycling to work will not be realized. To achieve these suggested trip reductions UHCA would like the ARP to specify that a minimum of 50% of the developed floor area be dedicated to Residential use. This would help this sector of the city in providing more homes close to existing (MAC-related) employment opportunities while supporting and reinvigorating University Heights, thereby achieving a more appropriate balance in the ARP's responsiveness to the needs of the affected communities and the surrounding institutions.

(IV)(4) The ARP envisages a massive amount of additional (and inordinately large and tall, at 46 m) commercial buildings on the SSC site; however, the ARP remains silent about some key issues that are pivotal to the feasibility and quality of the development. For example, it is silent on actual floor size of the residential component and about the total percentage of the development that the residential component will constitute. Nor does the ARP set a minimum for the amount of residential development supported by University Heights or set a cap for the amount of office or hotel development which are of great concern to University Heights. By also being silent on what type of land uses will be in the first phase rather than possible future phases of the development, the ARP fails to provide the required type of reasonable direction to the developer and certainty to UH.

(IV)(5) The ARP fails to require prior completion of required infrastructure for the redevelopment to proceed. The TIA identifies 14 road, intersection and public transit infrastructure enhancements that it states must already be “in place” if the traffic impacts of the proposed densification of the SSC site are to be accommodated. However, while the ARP lists these 14 infrastructure investments (p 27) and acknowledges they are “required to realize the vision of this plan”(p 26), it then fails to link the timing of future redevelopment on the SSC site to the date by which the listed infrastructure enhancements will be already “in place”. Instead the proposed ARP simply states:

“Timing and phasing of these investments will be determined to the satisfaction of the Development Authority through the submission of a phasing strategy as part of the Development Permit process, as well as through other City projects and processes, as applicable.”

This approach inappropriately leaves the issue largely for the developer to decide once the ARP is approved, permitting the developer to argue that full C-C2 buildup has been endorsed by Council through the ARP. This is unfair to the directly affected community of University Heights and contrary to the intent and purpose of an ARP to provide reasonably clear direction to the developer and certainty for the community well before the Development Permit stage at which advanced point the developer is typically very resistant to making any significant changes to his proposal.

This ARP failure to link the SSC redevelopment to prior completion of the required infrastructure improvements is particularly significant in view of the costly damage done to City and private property because of the unprecedented flooding that occurred in June 2013. University Heights respectfully submits that a very important reminder flowing from this flood experience is that, whether the impact risk is from a foreseeable flood of river water or project-generated traffic, timely budgeting and completion of required infrastructure prior to any redevelopment is essential for effective risk prevention and mitigation and therefore protection of the broader public interest.

(IV)(6) During the development of the Proposed ARP, UHCA has not experienced meaningful information-sharing, consultation or responsiveness from City Administration in the course of its closed door collaboration with the developer. Both City Administration and the developer have rejected UHCA’s formal request for the kind of community-inclusive collaborative planning process that the City itself committed itself to in the MDP. Two unfortunate consequences flow from this failure to include UH in the collaborative process. First, the relevance, reliability and credibility of the allegedly supporting evidence in the Proposed ARP (and TIA) is greatly weakened because the local residents possessing valuable local expertise were not allowed to be involved. Secondly, This “due process” failure has resulted in a planning process that is polarized, adversarial and publicly unsupported, not “orderly and economic” . The risk is that the avoidable existing contentiousness regarding the ARP, if not fairly addressed, will extend to every future step in the development approval process for the SSC site. This would not be a recipe for achieving the objective of a planning and development process that is based on transparency, collaboration and trust -- and is therefore “orderly and economic” .

ELABORATION re UHCA's Specific Concerns re Proposed ARP for SSC

(I) The Proposed ARP is incompatible with the letter and intent of several key provisions of the Municipal Development Plan (MDP) of 2009 as well as a number of other City policies and plans.

(I)(1) The Proposed ARP is incompatible with the MDP's definition of the Stadium Shopping Centre as a Neighborhood Activity Centre (NAC) and with the MDP's direction that intensification within an NAC should be moderate in nature and in a form that respects the scale and character of the neighbourhood.

Section 3.3 of the MDP (2009) describes the scale and type of development that the MDP encourages in an NAC: (Underlining emphasis by UHCA)

"NAC's are appropriate sites to accommodate moderate intensification over time, with uses and development scales appropriate to the local context and community needs. NAC's will also be an important part of new community designs. They will be locations for medium density housing (eg. ground-oriented to medium density apartments), local retail and services, community facilities and integrated transit stops."

(NOTE: There is no reference to or MDP endorsement of large commercial structures such as office complexes and medical clinics.)

Section 3.3.4 of the MDP (2009) elaborates:

"Smaller commercial sites located throughout established areas have the potential to provide a diverse mix of uses that fit with the scale and character of the surrounding neighbourhood. Because many residential communities where NACs exist do not have potential for significant intensification, smaller commercial sites provide a good opportunity for moderate mixed-use intensification and new housing forms not available within the community"

(NOTE: The previous MDP (ie pre-2009) evidenced a similar commitment to a neighbourhood-compatible level of density that is proportionate to the size of the land parcel when it provided, in its s.757 (2) that:

“Areas of land greater than 12 ha and less than 3.2 ha should not be designated C-C2 District.”

This SSC redevelopment is much too large for the relatively small site in question. This 2.48 hectare site is about 23% smaller than the minimum 3.2 ha site recommended for C-C2 Districts in s 757(2))

(I)(2) The Proposed ARP is incompatible with the MDP’s land use policy pertaining to Developed Residential Area, stated on s3.5.1 (a):

“Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.”

(I)(3) The process for developing the Proposed ARP was characterized by a lack of meaningful information-sharing, public consultation with and responsiveness to the concerns expressed by University Heights as the directly affected local community. This process is incompatible with the City’s clear commitment in the MDP to a “collaborative planning process” that includes the affected community as well as the developer, the City Administration and other potential stakeholders.

Section 2.3.7 of the MDP (2009) states the City’s commitment to the objective of “Foster community dialogue and participation in community planning.

“All Calgarians should be provided with opportunities to participate in shaping the future of their community. This means encouraging on-going education, engagement strategies and collaborative neighbourhood planning processes that consider MDP strategies and local community-based aspirations. Community planning is a way to engage, in a meaningful way, local residents and businesses in the future of their community and to provide a local interpretation and implementation of the MDP policies. Community planning initiatives should follow The City’s Engage! Policy.”

Section 5.2.4 of the MDP (2009) went on to state the City’s commitment to collaboration with affected communities on the specific issue of intensification:

“The City must take an active role in supporting the strategic intensification of Developed Areas. The City will undertake a review of how intensification of Developed Areas can be facilitated through the City’s planning processes and investment decisions. This will require continued attention to process improvements for development applications; a proactive approach to community outreach and engagement; and the implementation of a wide variety of planning and urban design initiatives in order to support intensification

(1)(4) Being incompatible with important provisions of the MDP, the Proposed ARP is therefore also incompatible with the letter and intent of the relevant sections of the grass-roots driven Imagine Calgary Long Range Urban Sustainability Plan (ICSP) of 2007 which significantly contributed to the revised MDP of 2009.

This incompatibility of the ARP with the ICSP is relevant to Council's evaluation of the ARP's acceptability because Imagine Calgary was a City led – community owned initiative which involved 18 months of grass-roots deliberations. With over 18,000 Calgarians adding their voice to the work of 150 active stakeholders who were responsible for developing the plan, it became the largest community visioning process of its kind anywhere in the world. The significance for all Calgarians of the ICSP was clearly stated in its Introduction:

“As the city continues to prosper and face unprecedented levels of growth, a plan that expresses the aspirations of the community is critical. Now, with a roadmap to get us there, citizens, corporations, community agencies and the civic government of Calgary are working together to shape the city's future.”

The ICSP includes a citizen – promoted and City – adopted series of “goals”, “targets” and “strategies” for achieving the goals. Issues addressed include the subjects of City Governance, Transportation and Goods and Services (including Housing). Each of these is directly relevant to the community collaboration, traffic impact and densification issues that UHCA believes undermine the appropriateness of the Proposed ARP for Stadium Shopping Centre. The following are highlights from the goal, targets and strategies set out in the ICSP for the issues of Governance, Transportation and Goods and Services:

(A) Governance

System Goal

Calgary is a city in which individuals have access to all public information when they need it. They can and do participate in decisions that affect their well-being. Decision-making is an inclusive process in which broad based support is actively sought and contributes to continual improvement in people's lives...”

Target

“By 2016, 80% of Calgarians report that they feel government activity is open, honest, inclusive and responsive.”

Strategy

Ensure all people have equal opportunities to participate in decision-making processes before a decision is made, by using timelines and other constraints that are clear, well understood and fair."

Substrategies (Information)

- Provide information that is accurate, timely and in plain language.
- Fully use Internet technology to disseminate information.(p 47)

Substrategies (Engagement)

- Clearly inform people at the beginning of the decision-making process about plans and decisions that may affect them; clearly describe constraints, assumptions, uncertainties and risks.
- Develop communications strategies to ensure all residents are informed
- Allow enough time for the public to develop solutions to satisfy all interested parties
- Ensure decision-making is geographically appropriate (from neighbourhood to region) for the issue at hand.
- Encourage community associations to play a greater and more representative role in community matters

(B) Transportation

Target

"By 2016, we increase the residential population within walking distance (600 metres) of LRT Stations and major transit nodes by 100%."

Strategy

Support land use districts and policies that allow for high-density housing to be integrated with major transit facilities.

Provide policy within the MDP and other planning policies to support higher-density housing close to major transit facilities.(p31)

(C) Goods and Services

Target

"By 2016, we are developing "complete communities" that allow people to obtain daily goods and services within a reasonable walking distance from home."

Strategy

Develop housing intensification policies for existing communities, particularly in strategic locations like transit stations (p 20 and 23)

(I)(5) The proposed development is incompatible with the intent of the Land Use Bylaw, 1P2007, as expressed in section 757, the Purpose section for the Commercial–Community 2 Land Use District.

Section 757 of 1P2007 states the Commercial–Community 2 District is intended to be characterized by:

i) [s 757(1)(b)] “developments that are on the boundary of several communities” (However, this large and very intensive SSC redevelopment is on the boundary of only one community – the small community of University Heights. that is, in effect, an island that is already surrounded if not besieged by several large and further expanding institutional Major Activity Centres)

ii) [s757(1)(e)] “buildings that are slightly higher than nearby low density residential areas”

(In fact, the current ARP would permit the juxtapositioning of monstrous 14 story commercial buildings onto the nearby residential community, showing disrespect to the surrounding context. Moreover, there are currently no 14 story buildings along 16th Ave NW – so how appropriate is it to permit such extremely dense and high mass development in a small parcel of land that is totally within the small residential community of University Heights?

iii) [s757(1)(g)] “building locations, setback areas and landscaping that buffer residential districts from commercial developments”

(UHCA believes that 14 story buildings are so inherently massive and tall and the land parcel so small that such buildings cannot be effectively buffered from adjacent residential areas by the cosmetic use of landscaping and by setback areas.)

(I)(6) The ARP is inaccurate and misleading when it states: “The redevelopment of the SSC as a more intensive, mixed use NAC was recommended as part of the South Shaganappi Communities Area Plan (SSCAP), approved by Council in 2011.” (p7)

i) The SSCAP of 2011 derives from the South Shaganappi Communities Sustainability Plan (released in July 2007), developed by volunteer representatives of the 5 communities of south Shaganappi. The principles of this Sustainability Plan align very well with several statutory City documents such as the Calgary Plan, Imagine Calgary and Plan it Calgary. The Sustainability Plan recognized the large institutional “Major Activity Centres” surrounding University Heights and the ever-growing traffic, and parking pressures on UH caused by these MAC’s and the continuous process of “institutional creep”; it therefore identified SSC as an “urban village core”. The concept of an urban village core is often referred to as the center of community or a gathering

place, characterized by a mix of residential, local commercial, restaurant, and public service uses, and the encouragement of residential dwelling units over commercial enterprises.

ii) The SSCAP was developed in 2010 and 2011, in the aftermath of the UHCA's successful appeal of the previous SSC development permit at the Subdivision and Development Appeal Board (SDAP) in 2008, shortly after the release of the South Shaganappi Communities Sustainability Plan.

iii) The community consultation on the SSCAP (done in June of 2010 and January of 2011) was done at a high strategic level, being framed around broad and vague principles and not specific information about the scale or form of the proposed development.

iv) Although the SSCAP recognizes that SSC site is in a Neighbourhood Activity Centre, after the consultation process was completed, four "SS1" policies specifically applicable to the matter of SSC redevelopment were later added to the draft SSCAP but never subjected to public consultation, either generally or in the directly affected community of University Heights. (These SS1 policies endorsed the SSC site's C-C2 zoning, discretionary uses such as a hotel, incorporation of the Municipal Reserve land, and multiple access points for the redeveloped site.)

v) These SS1 policies re SSC are fundamentally inconsistent with the core definition of a NAC in the MDP and are directly at odds with the repeatedly expressed concerns and objections of almost all UH residents .

vi) This sequence of events suggests that the apparent strategy by the City Planning Department and the developer is to use the SS1 policies in SSCAP as a starting point for the ARP and a justification for the endorsement it provides for the type of intense development proposed by Western Securities. The City Planning Department argues that the SS1 are in effect a fait accompli because of City Council approval of the SSCAP, giving it the status of a statutory plan.

The highly general discussions that occurred during the process of developing the South Shaganappi Communities Area Plan (SSCAP) was not an adequate alternative to the focused and sustained engagement to which University Heights was entitled.

(II) However, the Proposed ARP allows a level of densification that is totally out of scale for a NAC. Instead, the ARP allows an extraordinarily massive Major Activity Centre (MAC)- scale development on this relatively small 2.48 ha. site.

With a Floor Area Ratio (FAR) of 3.0, the potential exists for about 800,000 square feet of development, including large office and medical clinic buildings as well as structures (including a "hotel") up to 46 metres or 14 stories in height. Such a development at SSC would represent an intensity of about 700 jobs and people per ha. This compares to a

minimum MAC level of 200 and a minimum NAC level of 100. To put this extreme degree of densification in perspective, 800,000 sq ft (and) this would be:

- About 1250% more developed floor area than the existing SSC development of 64,000 sq ft consisting of only 1 story retail and restaurant units.
- About 300% larger than the 270,000 sq foot development that the UHCA successfully appealed at the Subdivision and Development Appeal Board in 2008.
- Equal to 83 percent of Market Mall floor area, on 20% of the land area of the Market Mall site!
- About 235% higher density (ie FAR of 3.0) on the very small, MAC-surrounded SSC site (2.48 ha) than the density (ie FAR of 1.3) for development on the large 160 acre West Campus site.

In short, the scale of the proposed development is well beyond the intensity targets for a Major Activity Centre – the highest category of intensification that the city uses (ie about 700 jobs and people per ha rather than the minimum MAC level of about 200). This excessively commercial-oriented, office-park type development further aggravates the already compromised balance between institutional and residential uses in this area.

Therefore, this Proposed ARP effectively circumvents the MDP by, in effect, reclassifying the SSC site from a small NAC to an immense MAC. Moreover, we also do not believe that such a locally insensitive and unsupported transformation of the SSC's character is consistent with the purpose and intent of the South Shaganappi Community Area Plan or the C-C2 section of the Land Use Bylaw, IP2007. The ARP is to assist in planning an area within its existing typology, not changing the fundamental typology of the site as defined in the MDP.

(III) University Heights is characterized by a very Unique Context and accompanying challenges that any ARP for the SSC site must adequately consider to ensure a reasonable balance between community and institutional needs

(III)(1) University Heights is Totally surrounded by MAC's: University Heights is unlike any other "Established Community" in Calgary or Canada in that it is virtually surrounded by heavy traffic generating MAC's : to the south, across 16th Ave, Foothills Medical Centre, (14,500 employees); to the west, Alberta Children's Hospital and the

West Campus of U of C with 8.5 million sq ft of planned development; to the north, main campus of U of C (9,000 employees and 31,000 students); to the east, McMahon Stadium and Foothills Athletic Park. Unlike any other Calgary community, University Heights is not immediately adjacent to any other residential community on any of its four sides.

Moreover, many of these MAC's are undergoing large expansions: the Tom Baker Cancer Centre directly across from SSC; the West Campus of U of C; and the Foothills Fieldhouse / soccer sportsplex with a 10,000 stadium capacity.

(III)(2) The roads, intersections and parking areas of University Heights are already very heavily burdened with the traffic generated by these numerous high-employment MAC's. In particular, there is immense traffic congestion on the regionally strategic intersection of 16th Ave. NW and Uxbridge Dr. This intersection is already near capacity failure but pivotally important for accessing Foothills Hospital as well as the residents of University Heights who already have great difficulty simply getting into and out of their own community at rush hours. Short-cutting through the community and overflow parking by sports fans attending McMahon Stadium and Foothills Athletic Park are also major problems already. Even more traffic is brought into UH by non-residents bringing their children to the two schools in the community, parishioners attending services at our two churches and patrons of the popular retail stores and restaurants within or adjacent to SSC. The proliferation and expansion of MAC's in the area will only further exacerbate the impacts of these activities.

(III)(3) No Access to SSC site from 16th Ave NW: Although TransCanada Highway/16th Ave brings much additional traffic to the UH area, the SSC site is not "on" this thoroughfare in that there is and will be no direct entrance from or onto 16th Ave from the site. Instead, very significantly, the site is only accessible from Uxbridge Drive which is a mere residential rather than a collector street.

(III)(4) University Heights is already one of Calgary's most densely developed Established Communities. This massive degree of intensification is proposed for the small SSC site in the very unique community of University Heights which the Planning Dept's Calgary Snapshots (2012) document shows already has a greater level of density (ie 20.3 Units per Ha or 50.1 Units per Acre) than 125 or Calgary's 150 developed communities.

(III)(5) SCC is the "urban village core" of University Heights. UH is also an established residential area that has no community hall and where Stadium Shopping Centre (the community's only shopping centre) has always served as the quintessential type "urban village core" and community "heart" that so many Calgary planning documents are committed to preserving during densification programs. The SSC site's relationship to the existing low density residential communities to the north

and west is central to any re-development of the site. The existing Stadium Shopping Centre has served the surrounding communities for many years with several very popular independent shop owners.”

In view of the above unique community characteristics and associated impacts, to allow in addition a high density redevelopment of SSC will create a major adverse cumulative impact on University Heights traffic and parking that cannot be adequately mitigated. At the same time, such a large superimposed development at SSC will increase safety concerns about school-children and significantly detract from the quality of life of University Heights residents through the loss of their Neighbourhood Activity Centre and cherished community “heart”.

(IV) The Proposed ARP’s failure to give adequate attention to these unique contextual features of the proposed SSC Redevelopment has resulted in the following serious flaws and deficiencies in the content of the ARP, the content of the associated TIA and the process by which both documents were developed

(IV)(1) The Transportation Impact Assessment (TIA) upon which the ARP relies, is seriously flawed and deficient in many ways. (UHCA believes these concerns about the TIA need to be addressed prior to relying on its conclusions.)

(IV)(1)(a) Used a standard Macro-Model instead of a more locally sensitive Micro-model: The TIA is flawed because, to forecast the additional traffic to be generated by the proposed SSC redevelopment, it utilized the “standard” traffic assumptions of city-wide traffic studies and the regional macro-model instead of utilizing a micro-model that is sensitive to the unique traffic situation facing UH and the subject site. The TIA’s reliance on a generalized macro-model of traffic therefore results in the assessment failing to provide a reasonably realistic and informed understanding of what the actual traffic impacts will be for the specific SSC site area as a result of the proposed densification. Nor did the TIA author include a cautionary advisory concerning the substantial uncertainty that characterizes the assessment of the development’s impacts on traffic.

(IV)(1)(b) Used old traffic data and insufficient data from University Heights: The authors of the TIA further weakened the assessment’s accuracy by generally relying on 7 year old traffic data, by doing very few and brief traffic counts within UH during unrepresentative periods.

(IV)(1)(c) TIA Methodological Errors/Weaknesses

i) The TIA Conducted its traffic count in UH during the month of February. This timing does not recognize the number of pedestrians and bicycles which are in use during the warmer days of spring/summer fall.

- Students were away during the teacher convention and many families extend their holidays around those days. Thus traffic counts are skewed. Check this; I think Watt tried to adjust for the teacher's convention issue. Stated in the TIA?
- Only the hardy riders are out on their bikes in Feb.
- On May 14, at 4:10pm, a large number of pedestrians (14) were using the west crossing of 16th Ave.
- Does not account for the traffic during evening peak hours for the Stampeder games.
- The report says that usually because of the month of assessment, seasonal adjustment would be made to the nearest 24 hour count station but that this was not done. Why?

ii) There are problems when traffic counts are Conducted at "peak times".

- Many university students are not walking/biking at those times
- The majority of the businesses in SSC are not open during the morning peak
- Does not account for the pedestrian lunch traffic from the Foothills Hospital
- Does not account for the pedestrian lunch traffic from the school.

iii) The type of vehicle traffic is not noted in the traffic count.

- How are large school buses reflected in the TIA's count? Their length would affect line ups exiting in the area.
- The TIA does not mention the large service trucks entering the SSC

(IV)(1)(d) Unreasonable assumptions made about impacts of SSC redevelopment on traffic volumes on 29th St. and likelihood of intersection failure at 16th Ave and 29th/Uxbridge Dr. This intersection has been identified as presently near failure at peak hours, in part because employees and visitors have never significantly taken to using the new Foothills Hospital “west link” interchange with 16th Ave to the west of 29th St. that was completed in about 2006. Nevertheless, the TIA authors quite arbitrarily assume that, despite the anticipated 58% growth in employees at Foothills and the new Baker Cancer Centre, traffic volumes on 29th St will actually go down by 2%. The TIA bases this huge assumption on their confidence that by merely adding signage near Foothills, employees will start using the interchange in large numbers, thus decreasing traffic on 29th St. as well as decreasing the current congestion, queuing, weaving and turning at the already failing intersection at 29th and 16th Ave.

Even with its many assumptions that support intensive development at SSC, the intersection at Uxbridge and 29th is already near failure -- and with the sensitivity analysis of increased traffic it is put into full failure.

(IV)(1)(e) The TIA supports the SSC redevelopment despite its conclusion that its capacity analysis indicated several intersections within or adjacent to University Heights, despite infrastructure improvements, are nevertheless “expected to approach capacity” (The TIA also does not explain with reasonable clarity what this vague phrase in fact means.)

Specifically, the TIA concludes (p ES-3)

- “Even with the widening of 16th Ave by one lane in each direction, the intersection of 16th Ave and Uxbridge Drive will continue to operate at close to capacity during the peak periods.”
- Most of the other study intersections are expected to operate satisfactorily with minimal delays.
- The northbound movement at the intersection of Unwin Rd and Uxbridge Dr is expected to approach capacity during the a.m. peak period.
- The eastbound approach to the intersection of Unwin Rd and University Dr is expected to operate close to capacity during the a.m. peak period.”

(IV)(1)(f) Significant Short Cutting already occurs through the streets of University Heights. While the authors of the TIA acknowledged this “perceived” community concern, the TIA admitted “no formal short-cutting surveys were conducted as part of this study.” Instead, the TIA’s response was to state that “a traffic calming plan is recommended to identify potential mitigation measures that could be implemented along Unwin Rd.” (p ES-5) This anemic TIA response to what the residents know from experience is a very real short cutting problem is compounded by the fact that, as UH residents have repeatedly told DC Watt (the traffic consultant to the developer who also

did the TIA and to Western Securities itself) there are several short cutting routes through University Heights, not just Unwin Rd: These multiple routes are:

1. University Drive to Unwin Rd. to Uxbridge Dr. to 16th and 29th and vice versa.
2. From 24th Ave. to Ulrich Road to Underhill Dr. to Ulysses to Uxbridge Dr. to 16th and 29th and vice versa.
3. From 24th Ave. to Udell Road to Underhill Dr. to Ulysses to Uxbridge Dr. to 16th and 29th and vice versa.
4. Many people from all the development on the West Campus to the west of UH will likely use 24th Ave and then be cutting through the community to get to SSC.

(IV)(1)(g) The scope of the TIA is too narrow. By restricting the scope of the study to the immediate roads around the shopping centre, the intersection connecting Usher Rd, a main connector Rd. within University Heights, was ignored where it connects to Unwin Rd. Currently traffic making left hand turns from Unwin on to University Drive or coming of University Drive onto Unwin block that interchange on a regular bases, let alone when an additional 200 cars per hour are added to Unwin Rd.

(IV)(1)(h) The issue of traffic weaving by westbound traffic on 16th Ave NW, when approaching Uxbridge Dr. and 29th St is not adequately studied by the TIA. Weaving Analysis is partially addressed in the TIA but no analysis was provided as to what would happen if the traffic currently shortcutting via Unwin were to be restricted and forced to weave across 16th Avenue to make left turns onto 29th south. Weaving from the entrance onto 16th Avenue from both Crowchild and University Drive is very difficult during busy periods if FMC staff are utilizing 29th as their main entrance. Also, if more vehicles were to utilize University Dr. to access 16th Avenue, weaving would become a major issue for vehicles on 16th Ave west entering the shopping centre via Uxbridge Dr. cutting off merging traffic onto 16th from University Dr.

(IV)(1)(i) The TIA does not adequately assess the cumulative impacts of SSC redevelopment in combination with other nearby expansion projects (Baker Cancer Centre; West Campus, Foothills Athletic Park Field House; McMahon Stadium)

The focus of the TIA is too confined to the immediate area around the site. It therefore does not adequately consider either the present impact of the unprecedented number of Major Activity Centres that almost completely surround the community of University Heights – FMC, West Campus, U of C, McMahon Stadium and Foothills Athletic Park – or the significant traffic impacts of their approved expansion plans.

And it is in this context of a proliferation of other major traffic generating projects that the proposed SSC ARP is paving the way for a 1200% expansion in the density of development within the small SSC site.

West Campus: The large build-out on West Campus will likely result in greater short-cutting through UH. The route likely to be used is: from West Campus to 24th Ave. to Ulrich Road to Underhill Dr. to Ulysses to Uxbridge Dr. to 16th and 29th and vice versa. With Childrens' Hospital on the West Campus lands, the UH community already has experienced significant increases in shortcutting. With the West Campus development of an additional 2 million square feet of office space, 300,000 square feet of retail, and 6500 residential units planned, it defies common sense that the TIA does not account for additional shortcutting traffic.

Further, future short cutting volumes from West Campus through the above route will significantly increase the volumes at the Uxbridge and 16th intersection, further increasing the failure rate at this intersection and the entry and exits point to the Stadium development. (Vehicle counters should have been placed on Ulrich Dr. and Udell Dr. to determine the percentage of shortcutters. From this data, an estimate of traffic volumes due to the West Campus build-out could have been calculated and added to the traffic model.)

New Field House at Foothills Athletic Park. Again the TIA suggests that there will be no growth in traffic from Foothills Athletic Park and McMahon Stadium. UH_Community Association, however, expects to see added traffic on this route. The Foothills Athletic Park is in the process of fundraising for a new Field house. In the preliminary Athletic Park expansion, Development Permit drawings that the UH Community Association reviewed showed that the main access was off University Drive adjacent to Unwin Rd. The parking allocation was increased approximately 180 stalls to 779 total stalls. The preliminary trip generation numbers on the City of Calgary website indicate 1968 trips per day. It is reasonable to assume a good percentage of these trips will access Unwin Rd and then go on to Uxbridge Dr. to 16th Ave and 29th St. These traffic volumes should be included in the TIA – but they are not.

Redevelopment of McMahon Stadium The TIA also dismissed the impact of the redevelopment of McMahon Stadium. Presently the events have major traffic and parking impacts on our community. As the University of Calgary redevelops portions of this land while maintaining the actual stadium use, additional traffic will be generated

and should be estimated and accounted for in the TIA. The combined additional volumes from McMahon and the Foothills Athletic Park will add traffic to existing volumes along Unwin Rd, and ultimately to the 16th and Uxbridge intersection. The Volume adjustments of reducing 200 EB left turns from Unwin Road in Table D of Appendix A are not supported by community observation. We also wonder why Underhill Drive and its volumes entering Unwin Road are not put in any of the TIA Figures.

Baker Cancer Clinic / Foothills Medical Centre (FMC): A new Cancer Clinic is to be built at Foothills Medical Centre (FMC). Media reports indicate construction is set to begin in 2015 or 2016. The prime location for this development is on the corner of 29th and 16th Ave adjacent the Stadium Shopping Centre Redevelopment. This will create more congestion at the 29th/Uxbridge and 16th intersection. Further expanded structured parking will be accessed off 29th.

Although the Regional Transportation Model (RTM) does anticipate more growth at FMC, it is unclear what growth has been anticipated by when, and where access will be. The 29th Street access is still the most used point of entry to FMC and the planned new parkade is presently located adjacent 29th. The peak hour adjustments of minus 350 WB left turns assumed in Table A of Appendix 1, and the minus 200 EB left and minus 370 NB left in table B should be verified with traffic counters as community observations do not support these adjustment. These adjustments appear to be conjecture, and are unsubstantiated.

It is unwarranted to assume that these cumulative traffic impacts on the already badly congested roads and intersections near the SSC site will be mitigated by timely and sizeable investments in upgraded infrastructure by the even more cash-strapped post-flood City government. Nor will they be mitigated by what Calgary-Transit has already concluded are cost-ineffective public transit upgrades, or by a rapid abandonment of personal vehicles for bicycles and walking.

(IV)(1)(j) Regional Transportation Model (RTM): We note that the values in Table 9 indicate employment and population figures for the University of Calgary, Children's Hospital, and Foothills Medical Centre, but there are no figures for the most significant component of these institutions: namely, students, and patients, outpatients and visitors. University of Calgary alone has 31,000 students who contribute significant traffic volumes at peak hours. It appears that these large transient populations have not been inputted into the RTM and the assessment.

(IV)(1)(k) Base traffic estimates on the most appropriate type of Land Use: The TIA should generate trips based on medical offices rather than standard offices, which would further raise the traffic count estimate.

(IV)(1)(l) Sensitivity Analysis: The TIA indicates that the intersection at 16 and Uxbridge Drive "would operate at a more congested level" when subjected to an increase in 20 percent traffic. It is noted that they did not include Table E in the body

of the TIA which shows the Uxbridge and 16th intersection summary Level of Service LOS F (Failure), and that Unwin Rd east bound left turns are at failure. This despite numerous upgrades included in the TIA.

(IV)(1)(m) The TIA only uses two time horizons: 2013 and 2039: The TIA only has two time horizons: the existing and the 2039 time horizon – about which no traffic assessment in 2013 can draw reliable conclusions. Although the City’s TIA Guidelines call for short and long term scenarios, this TIA only provides an analysis of conditions that exist today and an analysis of possible conditions a very remote 26 years into the future (2039)--with various potential improvements to the road system and their resulting reductions in trip generation values). The TIA should have modelled interim milestones as is standard in TIA practice.

In summary, the TIA is characterized by a variety of questionable assumptions and significant omissions. These include the use of TOD vehicle generation rates, seemingly arbitrary reductions to the RTM with respect to the 16th and Uxbridge intersection, omission of the shortcutting volumes from West campus, McMahon, Foothill athletic centre as well as omission of all transient loads (students and patients). Interestingly, each of these questionable assumptions and significant omissions all work in the same direction -- to an under-estimation of the increased traffic volumes and failures that will result from the high density development made possible by the Proposed ARP.

Given the increase in the proposed densities and the particular uses that would be added to the site, as well as taking into account the current traffic constraints on the immediate roads and intersections, in particular the intersection with 16 Avenue, UHCA believes it is important that a proper traffic study must be undertaken.

(IV)(2) The SSC Site is incorrectly assumed to be a Transit Oriented Development

(IV)(2)(a) In addition to no LRT line and station, there is currently not even a “Primary Transit Route” to SSC. Many ARP’s developed in recent years, like the Brentwood Station LRT, involved development sites near LRT stations or along major public transit infrastructure. Such easy proximity does not characterize the SSC site, so that it cannot reasonably be assumed that SSC redevelopment can be analyzed as a Transit Oriented Development (TOD). Nevertheless, the trip generators used in the TIA analysis for Office, Medical Office, and Residential are based on (lower) Transit Orient Development (TOD) rates.

The aspirational “Primary Transit Route” may eventually go by the site, but presently no “Primary Transit Route” exists in reality. As well, the SSC site is essentially only serviced

by one bus line (bus 9) . From Stadium Shopping Centre it is 1.4 kilometers to the nearest LRT Station (Banff Trail) whereas the City defines the “walking distance” to an LRT station as no more than 600 metres. Moreover, that 1.4 km walk involves walking through informal routes with often no sidewalks, poor lighting, and therefore with safety concerns after dark. It is further noted that the proposed location of the transit hub on the north side of 16th would send commuters west bound.

As this site is not yet a TOD, the TIA should have a shorter scenario horizon (2019) that evaluates the redevelopment without the benefit of TOD trip generators values. Presently, our understanding is that a long range public transit study is being conducted of this sector of the city but that study won't be completed until 2015 and there are no concrete plans for adding a Bus Rapid Transit to this site.

Therefore, it would be more reasonable and prudent to look at this site without the TOD rate generation values, and with a shorter scenario time line. City transit projects are subject to budgets and increasingly scarce funding. Indeed, Calgary Transit recently rated investments to improve Transit service along 16th Ave NW as having the lowest priority of all the listed Transit investment options. Therefore, assuming whether and when transit improvements will come to fruition is questionable planning.

(IV)(2)(b) Many practical challenges face a Bus Rapid Transit (BRT) option. A look at a road map suggests many potential problems for BRT.

i) If a BRT bus travels WEST on 16th Avenue and does not drive into UH at Uxbridge, it will have to stop somewhere in the vicinity of the SSC on 16th Avenue. Where can it stop? East of Uxbridge Drive there is a lane on 16th Avenue devoted to turning north into UH and Tim Horton's. Any BRT stop in this vicinity must require a bus either to stop in this lane or to cross this lane to drop or pick up passengers, then to re-enter 16th Avenue and move into the left hand lane to cross Uxbridge Drive. On the other hand, if there is a BRT bus stop on the west side of the Uxbridge intersection, a BRT bus must stop in or cross the lane of traffic that provides a right turn onto 16th Avenue from Uxbridge Drive. Unless the bus intends to travel to Shaganappi Trail, it would then have to merge left into a lane of traffic headed west to Olympic Park. This type of traffic weaving has obvious implications for slowing down traffic and raising the likelihood of accidents, injuries and related traffic stoppages.

ii) Exactly the same types of potential problems arise for a BRT bus travelling EAST on 16th Avenue and intending to drop/pick up passengers at the SSC. What location east or west of the Uxbridge/29th Street intersection works? There is the turning lane off 16th Avenue onto 29th Street heading south that raises the same traffic weaving problem described, and also for the turning lane east onto 16th Avenue from 29th Street driving north and heading east. Unfortunately, the latter lane also becomes the turning lane onto University Drive south from 16th Avenue, so traffic weaving here seems an insurmountable problem. A possible solution would be to build a bus lay-by off 16th Avenue a considerable distance west of Uxbridge Drive, but then BRT bus passengers would have to walk further. Not a happy experience in rain, snow or cold weather.

iii) If a BRT bus were to terminate at SSC, or a BRT bus entered UH to drop or pick up passengers, it would have to get turned around in the SSC area to return to 16th Avenue. This type of access adds to traffic within UH and may be fundamentally inconsistent with the notion of BRT. At peak travel times BRT traffic could seriously worsen the congestion at the Uxbridge/16th Avenue intersection.

iv) Another possibility is that a BRT bus might run north and south along 29th Street, entering and leaving UH via Uxbridge, but the bus would still have to turn around in UH, generating additional traffic problems in UH and more traffic congestion at peak times. In addition, there is the future expansion of the Baker Cancer Centre to generate additional auto traffic on 29th Street and to slow down a BRT bus, and the 30 km zone on 29th St at the bottom of the hill.

There may be technical solutions to all of these potential difficulties, but the city ought to provide solutions before considering SSC redevelopment on the basis of TOD assumptions.

(IV)(3)_The ARP envisages densification that is more commercial and residential in nature. The ARP suggests that the traffic generated by the SSC redevelopment will be less than a standard development of this size because it is a mixed use development. Unfortunately, because the development is primarily commercial and not residential, the gains from people walking and cycling to work will not be realized. To achieve these suggested trip reductions UHCA would like the ARP to specify that a minimum of 50% of the developed floor area be dedicated to Residential use. This would help this sector of the city in providing more homes close to existing (MAC-related) employment opportunities while supporting and reinvigorating University Heights, thereby achieving a more appropriate balance in the ARP's responsiveness to the needs of the affected communities and the surrounding institutions. Focusing the densification primarily on residential rather than commercial office development would also render the development (and the ARP) more compatible with SSC's status as a Neighbourhood Activity Centre as well as more compatible with the letter and intent of the Imagine Calgary Sustainability Plan of 2007, the MDP of 2009, and the South Shaganappi Communities Area Plan of 2011.

(IV)(4) The ARP envisages a massive amount of additional (and inordinately large and tall, at 46 m) commercial buildings on the SSC site; however, the ARP remains silent about key issues such as the actual floor size of the residential and hotel components. By also being silent on what type of land uses will be in the first phase rather than possible future phases of the development, the ARP fails to provide the required type of reasonable direction to the developer and certainty to UH.

(IV)(4)(a) The Proposed ARP is unreasonably vague and therefore provides unjustifiable latitude to the developer (Western Securities) in determining the ultimate level of density, scope and composition of the SCC redevelopment while arguing that it is still compliant with the ARP.

Section 1.4.4 of the Municipal Development Plan states that: “ARP’s direct the redevelopment, preservation or rehabilitation of existing lands and buildings, generally within developed communities.”

Therefore, the mandated purpose of an ARP is to “direct” development and not simply be a source of (vague) “principles and guidelines” for “shaping” and “assessing a future master plan. (see section 2: Scope and Intent.) Because the purpose of an ARP is to provide “direction” and therefore reasonable clarity and reassurance to affected residents as well as the developer and City officials, the document’s provisions must be more characterized by directive “shall” verbs rather than by ambiguous and unenforceable “should” verbs. In sections of the Proposed ARP involving City policies with which the development must comply, the permissive verbs “should” or “are permitted or supported” are used 71 times while the mandatory “shall” is only used 12 times.)

This overwhelming use of the merely persuasive verb “should” is all the more unacceptable and worrisome because of the pivotal importance to affected University Heights residents of the policy issues dealt with in section 6 of the draft ARP (ie issues such as the relative emphasis on different land uses, density, building mass / height and traffic etc):

(IV)(4)(b) The Proposed ARP is unclear about the pivotal issue of the specific limitations to the specific types of land uses that will be permitted on the “mixed use” redevelopment of the SSC site.

Despite the repeated expressions of concern by UH residents about what they viewed as the excessive size of the commercial component in the SSC redevelopment plans, at

City Administration's last open house on July 3, 2013 a close look at its information boards revealed that the City and the developer had increased the floor space dedicated to each of the four types of commercial land use (ie medical clinic, office, retail and restaurants) by 20% beyond what was listed for the base case in the TIA. With these 20% increases, the Proposed ARP going to Council involves 119,996 of high traffic generating medical clinics, plus 305,996 sq ft of offices (for a combined total of 425,992 sq ft or about 53% of the total development. In contrast, the combination of retail and restaurants (also increased by 20%) is only 116,401 sq ft (ie 28,804 sq ft of restaurants and 87,597 sq ft of retail) or about 14.5% of the total 800,000 sq ft of development.

Therefore the composition of a full 257,600 sq ft or about 32.5% of the development is essentially unaccounted for in the proposed ARP. While the ARP now indicates the residential development will involve 372 units (instead of 310) and the hotel will have 240 rooms (instead of 240), no information about the dimensions, form or aggregate size of the dwelling units has been provided. Similarly, no information has been provided about the total size of the hotel, including possible convention and meeting rooms, surface parking, bars and restaurants and surrounding grounds and other amenities.

All we know for sure is that because of the 71,000 additional sq ft to be taken up by offices and medical clinics, there is at least that much less residential development that will occur in a site in an Established Community that the City, through its MDP, classifies as a NAC where densification must be moderate, community sensitive and therefore primarily residential in nature.

These 20% increases in the base case for each of the 4 land uses (especially the office and medical clinic land uses) raise some additional important issues. Not only was University Heights as the adjacent and host community for the SSC development not consulted, but these changes constitute a material change in the TIA and therefore necessitate a need to redo the TIA's traffic flow forecast, its parking analysis, as well as its assessment of required infrastructure upgrades. And this time University Heights wants to be involved in this additional TIA analysis. Moreover, considerable additional time will be required to plan and conduct this additional TIA analysis as well as to evaluate its implications for the ARP and the proposed SSC redevelopment.

There is yet another very troubling aspect to these 20% increases in the major land uses proposed for the site. While no explanation was offered why this increase found its way into the Proposed ARP, the increase may be based upon the TIA sensitivity case discussed in Appendix M of the TIA, which was intended to examine outcomes when site traffic rose by 20%. This was intended to represent a "high" case for site traffic. To emphasize, these new land uses sizes constitute 20% more than what was examined in the base case of the TIA, and if they represent the previous 20% sensitivity analysis, then they create a new base case. That in turn means the revised TIA no

longer has any sensitivity analysis for any site traffic above the new base case. This further increases the likelihood of an even more rapid failure at the key intersection of 16th Ave and Uxbridge Dr/29th Street. This is like designing a costly new intersection to just accommodate existing levels of traffic, meaning that it passes into “failure” as soon as there is an almost inevitable further increase in traffic using it. This is not prudent or cost-effective planning.

(IV)(4)(c) The ARP fails to even ensure that whatever amount of (UH supported) residential development is committed to by the developer actually gets constructed in the first phase of the development rather than deferred, perhaps indefinitely, to a future unscheduled phase. The ARP suggests that the proposed development at SSC will have to be completed in phases. However, despite the manifest expressions of concern by UH residents about the perceived disproportionate amount of office and medical clinic development, the ARP then fails to ensure that the residential and retail/restaurant components even get built in the first phase of the development. Again, this aspect of phasing is left to the discretion of the developer, who is left free to focus his first phase largely or perhaps exclusively on the more profitable office and medical clinic developments.

In short, the Proposed ARP does not provide the impacted local community with the degree of clarity and certainty that they have a right to expect from an ARP concerning a huge development on a small site located entirely within their community. Instead, the overwhelming intent of the ARP seems to be to provide certainty and an expedited schedule for the developer despite the broader public interests at stake.

(IV)(5) ARP fails to require prior completion of required infrastructure for the redevelopment to proceed. The TIA identifies 14 road, intersection and public transit infrastructure enhancements that it states must already be “in place” if the traffic impacts of the proposed densification of the SSC site are to be accommodated. . However, while the ARP lists these 14 infrastructure investments (p 27) and acknowledges they are “required to realize the vision of this plan”(p 26), it then fails to link the timing of future redevelopment on the SSC site to the date by which the listed infrastructure enhancements will be already “in place”. Instead the proposed ARP simply states:

“Timing and phasing of these investments will be determined to the satisfaction of the Development Authority through the submission of a phasing strategy as part of the Development Permit process, as well as through other City projects and processes, as applicable.”

This approach inappropriately leaves the issue largely for the developer to decide once the ARP is approved, permitting the developer to argue that full C-C2 buildup has been

endorsed by Council through the ARP. This would reverse the usual burden of proof in future development permit applications from the developer's need to defend the merits of its proposal to the concerned community's burden of proving why a development should not proceed despite its alleged consistency with the unreasonably vague principles in the ARP. This large discretion and role reversal granted by the ARP to the developer is extremely unfair to the directly affected community of University Heights; it is also contrary to the intent and purpose of an ARP to provide reasonably clear direction to the developer and certainty for the community well before the Development Permit stage at which advanced point the developer is typically very resistant to making any significant changes to his proposal.

This ARP failure to link the SSC redevelopment to prior completion of the required infrastructure improvements is particularly significant in view of the costly damage done to City and private property because of the unprecedented flooding that occurred in June 2013. University Heights respectfully submits that a very important reminder flowing from this flood experience is that, whether the impact risk is from a foreseeable flood of river water or a project-generated flood of traffic, timely completion of required infrastructure prior to any redevelopment is essential for effective risk prevention and mitigation.

(IV)(6) During the development of the Proposed ARP, UHCA has not experienced meaningful information-sharing, consultation or responsiveness from City Administration in the course of its closed door collaboration with the developer. Both City Administration and the developer have rejected UHCA's formal request for the kind of transparent, community-inclusive collaborative planning process that the City itself committed itself to in the MDP.

(IV)(6)(a) An ARP is the proper forum for proactively engaging affected communities regarding the key issues associated with densification in established communities.

As a community, we are strongly of the view that this approach is misleading, disturbing and clearly incompatible with the City's stated commitment to the type of openness, transparency and community consultation inherent in the MDP's commitment to a "collaborative planning process".

The ARP should be the proper forum to engage the most affected publics on key issues. The South Shaganappi Communities Area Plan (SSCAP) was never intended to circumvent wide public consultation with UH residents on the SS1 policies. Using the SSCAP as a starting point precludes the ability of the ARP to impartially and effectively address the five key issues of:

- Density
- Discretionary Use
- incorporation of Municipal Reserve Land
- Multiple Access
- Land Use mix

(IV)(6)(b) The process for developing the Proposed ARP for the SSC site must not diminish the role of University Heights in the planning process from that of the directly affected local community to the greatly and unfairly diminished role of “just one of many stakeholders.”

Section 5.1.1 of the proposed ARP states that “The Plan area should include a mix of uses intended to meet local needs and support nearby institutional uses” However, to be in compliance with the letter and intent of the MDP (see above), an ARP should be primarily responsive to the most directly affected local community. This assumption that the local communities and especially University Heights is just one stakeholder amongst many has led to a failure by City planners to comply with the City’s commitment to meaningful engagement with local communities and to inadequate responsiveness to the legitimate aspirations and the well documented concerns of University Heights residents.

This principle of primary responsiveness by the ARP to “local needs” rather than “nearby institutional uses” is uniquely applicable to the SCC because of its small size, its special significance to the local community, its total inclusion within the community of University Heights and its proximity to a proliferation of major institutional uses.

(IV)(6)(c) Two unfortunate consequences flow from this failure to include UH in the collaborative process. First, the relevance, reliability and credibility of the allegedly supporting evidence in the Proposed ARP (and TIA) is greatly weakened because the local residents possessing valuable local expertise were not allowed to be involved. Secondly, this “due process” failure has resulted in a planning process that is polarized, adversarial and publicly unsupported. The risk for both the City and for Established Communities subject to densification is that the avoidable contentiousness regarding the ARP, if not fairly and expeditiously addressed, will extend to every future step in the development approval process for the SSC site. This would not be a recipe for achieving the objective of a planning and development process that is based on transparency, collaboration and trust -- and is therefore “orderly and economic” .

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre ARP Consultation Concerns
Date: 2013 July 11 8:40:34 AM
Attachments: [Letter to Council Re deficiencies in consultaion for SCC ARP, rev. 1.pdf](#)
Importance: High

CPC2013-088
Public Submission 52

-----Original Message-----

From: Peter Khu [<mailto:khu7@yahoo.com>]

Sent: 2013 July 11 4:13 AM

To: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter

Cc: Peter Khu

Subject: Stadium Shopping Centre ARP Consultation Concerns

Importance: High

Dear Mayor Nenshi and City Council,

Please find enclosed a letter outlining University Heights concerns about the consultation process for the Stadium Shopping Centre Area Redevelopment Plan.

Respectfully Yours,

Peter Khu, President
University Heights Community Association

UNIVERSITY HEIGHTS

July 10, 2013

To: Members of Calgary City Council

Subject: Deficiencies in the community consultation process for Stadium Shopping Centre Area Redevelopment Plan

Your Worship Mayor Nenshi and Members of City Council

On behalf of the residents of University Heights, their Community Association has submitted to Council a detailed statement of our substantive and process concerns regarding the proposed Area Redevelopment Plan (ARP) for the Stadium Shopping Centre (SSC) site. (As you are aware, this issue is on Council's agenda for its July 22nd Public Hearing.) Through this present communication, we also wanted to provide you with two written examples of our sustained, good faith but unsuccessful efforts over the past several months to persuade City Administration to respond to our deep and well-founded concerns about the deficiencies in the ARP community consultation process and about the type of inappropriate high density development at SSC that it will encourage, contrary to the Municipal Development Act of 2009.

The first attached document is our April 22nd letter to Rollin Stanley, the City's General Manager of Planning. Having been submitted about three months ago, the letter illustrates how long we have been expressing our concerns, and how proactive we have tried to be. The letter reiterates our understanding that an ARP is meant to be an unbiased public process that rigorously links the uses in a land parcel to its size and compatibility with the surrounding community and the MDP. The letter then respectfully requests that Mr Stanley provide oversight to the ARP process and ensure it becomes an opportunity for informed and meaningful community engagement. In particular, it asks the City to ensure the timely distribution of the relevant information in its possession and require its Administration as well as the project proponent to proactively consult and involve the community in a timely, sustained and meaningful manner.

Because there had been suggestions that only the president and a small group of people within the University Heights Community Association were concerned about the density and form of the development at SSC endorsed by the ARP, in the letter to Mr.

Stanley we also outlined the results of a recent (high participation rate) opinion survey in the community. That survey indicated that 63% were willing to support a C-C1 type level of density with a maximum building height of up to 4 stories.(The current shopping centre is all essential only 1 story buildings.)

The second attachment is a May 8/13 email to Desmond Bliet and Mike Brescia who are our main contacts in the City and Western Securities for the ARP and SSC redevelopment issues. The purpose of that email was to formally request that they work with the University Heights Community Association "to put in place a process where interested residents of University Heights (as the community most directly affected by Stadium Shopping Centre redevelopment) would be able to collaborate with City Planning and the developer to try to forge, through informed compromise, a mutually acceptable draft of the Area Redevelopment Plan for Stadium Shopping Centre." The letter then offered as one option a three staged process for the proposed collaboration based on a widely accepted legal definition of "adequate consultation." (ie This definition places three legal obligations on the proponent: first, the provision of adequate information on the proposal to the affected community being consulted; secondly, the provision of reasonable time and opportunity for the community to develop and communicate its input/response, and thirdly, a substantive response by the proponent that demonstrates it has given full and fair consideration to the views and recommendations of the party consulted.)

In both cases the City recipients of these two communications acknowledged their receipt but otherwise did not substantively respond to the messages communicated by the Community Association. In the case of Mr Brescia of Western Securities, he rejected our request/offer of collaboration essentially on the grounds that the two "by invitation only" meetings with a couple of residents of each of the communities involved in the development of the South Shaganappi Communities Area Plan of 2011 constituted adequate pre-ARP approval consultation on SSC redevelopment with all of those communities, including University Heights.

In short, we believe these two letters illustrate the challenges and frustrations we have experienced in our efforts to invoke our community's rights to "collaborative planning processes" as stated in the Municipal Development Plan. We understandably hope City Council will remedy this situation.

Sincerely,

Peter Khu, President
University Heights Community Association

April 22, 2013

Mr. Rollin Stanley
General Manager of Planning, Assessment and Urban Development
Development and Assessment
City of Calgary

cc: University Heights Community
Dale Hodges, Alderman Ward 1

Dear Sir:

Re: Stadium Shopping Centre (SSC) Discussion:

**Relationship between South Shaganappi Community Area Plan
and the Stadium Shopping Centre Area Development Plan**

The University Heights Community Association (UHCA) would like to highlight our concerns about the Stadium Shopping Centre ARP process. While we very much support the redevelopment of the site, we are concerned with the Planning Departments starting point. To that end we want to take this opportunity to ensure that you have background information that is the basis for our concerns, which are both substantive and procedural in nature. We trust that with this timely understanding of our deeply held concerns, you will work with the UHCA and representatives of other concerned communities to address them in the principled, constructive and evidence-based manner that characterizes this letter and its recommendations.

Background

1. The South Shaganappi Community Area Plan (SSCAP) was approved by the Calgary Planning Commission in April of 2011 and approved by city council as non-statutory plan in July 2011. According to the City website it "is intended to provide a framework and level of strategic planning between the Municipal Development Plan (MDP) and subsequent Local Area Plans (LAPs), over a 30 year time line".
2. In the strategic objectives as outlined in the SSCAP plan the Stadium Shopping Centre is defined as a Neighborhood Activity Centre (NAC) as it is within the Municipal Development Plan (MDP). ¹
3. When the community consultation on the SSCAP was done in June of 2010 and January of 2011, it was done at a high strategic level; the consultation was framed around broad principles and not specifics.
4. Within the SSCAP, there are a number of site specific policies specific to Stadium Shopping Centre; these are called **SS1 Policies** (found on pg. 97 of the SSCAP). Meaningful community consultation did **NOT** occur for the SS1 policies. This lack of consultation is extremely significant because the SS1 policies identify 4 major points:
 - i) An explicit intention to follow the "purpose and intent of the current Land Use District (C-C2)", which is effectively an endorsement for 800, 000 square feet of density on the site, and a 46 m height restriction;
 - ii) An endorsement of discretionary uses in C-C2, including a hotel;
 - iii) A recommendation that the Municipal Reserve land adjacent to 16th Ave be incorporated into the development; and

¹ To avoid confusion, the SSCAP was previously called the South Shaganappi Regional Context Study (SSRCS).

(<http://www.calgary.ca/PDA/LUPP/Pages/Current-studies-and-ongoing-activities/South-Shaganappi-Communities-Regional-Context-Study.aspx>)

The links below show the public panels and surveys for that study. In particular:

o Open House Panels, June 2010

o <http://www.calgary.ca/PDA/LUPP/Documents/Publications/south-shag-panels-2010-06.pdf>

o Open House Panels, January 2011

o <http://www.calgary.ca/PDA/LUPP/Documents/Publications/south-shag-openhouse-panels-2011-01.pdf>

- iv) The develop will have multiple access points. Given that the development currently only has one access, this would also lead to the incorporation of the municipal reserve to gain right of way access.
5. These points address issues that are at the very heart of redevelopment of SSC which in turn suggests they are the result of a very specific but not yet publicly announced development agenda for the SSC. Moreover, these points are directly at odds with the repeatedly expressed concerns and objections of a large majority of UH residents. Fundamentally, these points conflict with the core definition of a NAC in the MDP which emphasizes intensification that is moderate in nature and in a form that respects the scale and character of the neighbourhood:

RELATIONSHIP OF THE SSCAP TO THE STADIUM ARP

6. The apparent strategy by the City Planning Department is to use the SS1 policies in SSCAP as a starting point for the ARP and a justification of its controversial content. The City Planning Department argues that C-C2 zoning, discretionary uses such as a hotel, incorporation of the MR land, and multiple access points are a fait accompli because of council approval of the SSCAP. As a community, we are strongly of the view that this approach is misleading and incompatible with the City's stated commitment to the type of openness, transparency and community consultation that contributes to the trust-based, informed deliberations and orderly decision-making which benefits the City and its citizens.
7. The SSCAP was never intended to circumvent wide public consultation on the SS1 policies. Moreover, the ARP should be the proper forum to engage the public on key issues. Using the SSCAP as a starting point precludes the ability of the ARP to impartially and effectively address the four key issues of Density, Discretionary Use, Incorporation of MR Land and Multiple Access—and therefore the associated issue of zoning. Such a biased and unacceptable outcome very likely would result in a significant risk of a polarized and ultimately unsuccessful ARP process.

DENSITY AND DISCRETIONARY USES

8. It is the UHCA's view that the C-C2 zoning for the site far exceeds the purpose and intent of both the Municipal Development Plan and the Building Bylaw 1P2007. The C-C2 zoning endorsed in the SSCAP allows for a massive development on a small site; the potential exists for 800,000 square feet of development, equivalent to 83 percent of Market Mall floor area, on 1/5 of the land area of the Market Mall site. The scale of the development is well beyond the intensity targets of Major Activity Centre (MAC), the highest category of intensification that the city uses. Moreover, discretionary use could allow for a 14 floor hotel immediately adjacent to two schools, creating intense safety concerns among parents. This possibility is causing safety concerns amongst parents of students at both Westmount Charter School and University Elementary School, as well as area residents generally.
9. The existing land use bylaw 1P2007 supports a more moderate development on the site. According to 1P2007, the site should have a land use designation of C-C1 and NOT C-C2 because it is 2.46 Hectare. 1P2007 says that C-C2 should not be used in cases where the land parcel size is less than 3.2 Hectares.
10. If the Stadium development were to be scaled back from the current concept plan to something consistent with C-C1 zoning, both the developer and the city would be able to enjoy increased density compared to the current configuration - and widespread community support.
11. A recent University Heights community survey indicates that 76% of the respondents would accept a density of C-C1 or less. In addition, the survey revealed that 97% would not accept C-C1 with a building height above 6 stories, with a majority of 63% willing to support C-C1 with no more than a maximum height of 4 stories. Moreover, at a recent general meeting attended by more than 100 residents, there was near universal consensus to support a development consistent with a C-C1 zoning with a 4 story maximum heights.

MUNICIPAL RESERVE LAND AND RIGHT OF WAY ACCESS

11. As you stated during the recent walkabout with our community, creating a right turn in and right turn out access to 16th Avenue through the Municipal Reserve Land is not technically feasible. Moreover, the idea of moving or selling municipal reserve in order to privilege a private development is a bad precedent that is inconsistent with MDP policies for municipal school and environmental reserves and protection of ecological networks. Due a prior widening of 16th Avenue, University Heights currently has already lost significant portion of its municipal reserve along with several hundred mature trees. As well, consistent with Policy 2.6.4 regarding interconnected ecological networks, University Heights is very eager to maintain a continuous green belt along 16th Avenue.

SUMMARY

Our community has grave concerns about the current ARP process. Our understanding of an ARP is that it is meant to be an unbiased public process that rigorously links the uses in a land parcel to its size and compatibility with the surrounding community and the MDP.

Because the ARP will become a statutory document, its provisions will remain assigned to the Stadium Site, regardless of the identity of any future land owner. As such, the use instead of a non-statutory document like the SSCAP, which appears to preferentially serve the current developer/landowner, is not a reasonable or legitimate starting point from which to launch the ARP process.

This ARP is the community's first true opportunity to engage in the process of development at the Stadium site. Many Community members have genuinely come to believe that the City Planning Department is presenting preconceived solutions in an engagement process not designed to ensure meaningful input by affected and concerned residents, We would appreciate it if you could ensure that this ARP process becomes a opportunity for informed and appropriate community engagement.

Given its power over affected communities, we genuinely believe that the City of Calgary has a moral if not legal duty to act in good faith in its dealings with University Heights as an affected community on an issue so crucial to it as SSC redevelopment. University Heights requests that the City, when exercising its decision-making authority on planning and development matters relating to Stadium Shopping Centre, adequately respond to our community's legitimate expectations that it will ensure the timely distribution of the relevant

information in its possession and require its Administration as well as the project proponent to proactively consult and involve the community in a timely, sustained and meaningful manner. In this letter, we are offering an alternative approach that we believe will be constructive and effective.

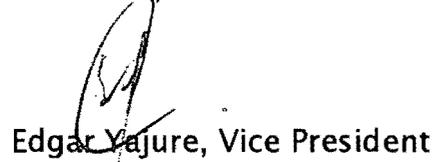
We look forward to your response.

Sincerely,

University Heights Community Association Board of Directors



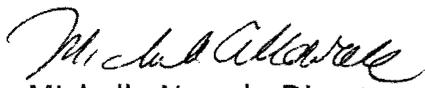
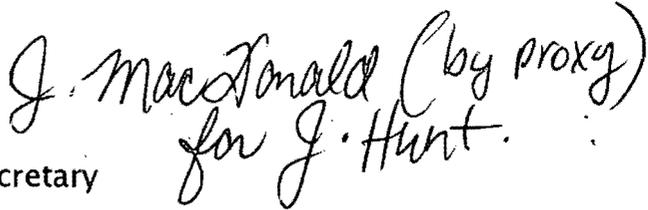
Peter Khu, President



Edgar Yajure, Vice President



Jane MacDonald and Joanne Hunt, Secretary



Michelle Nowak, Director



Patty Treasurer
Anger

May 8, 2013

To: Mike Brescia, Western Securities
Desmond Bleik, LUPP, City of Calgary

cc: Dale Hodges, Alderman Ward 1
UHCA Executive and Development Committee

Dear Mike and Desmond,

At the last SSASPG meeting on 1 May 2013, I indicated UHCA's desire to have the City staff and Western Securities to work with us to put in place a process where interested residents of UH (as the community most directly affected by SSC redevelopment) would be able to collaborate with the City and developer to try to forge, through informed compromise, a mutually acceptable draft of the ARP for SSC.

Having had a chance to reflect a bit on how this proposal could be implemented, I would like to formally request that the City do the following as part of a meaningful and timely public consultation process with UH:

1. Schedule a pre-advertised and jointly planned public (UH) meeting on about May 21, so that it is a week after public input is received at the planned May 14 open house/public meeting and two weeks before the June 6 CPC Meeting.
2. The City and WS, in advance of this meeting, would provide UH residents through (the UHCA) with relevant information that is in sufficient detail and in a user-friendly form so as to allow UH residents to prepare their views on the ARP and SSC redevelopment issues.

3. The City and WS would then provide UH residents with a reasonable period of time to prepare and submit their views re the issues (I suggest 6 days, that is, by Monday May 27.

4. By Monday June 3, the City and WS would email me as UHCA President separate reports demonstrating (with appropriate details) that they have given full and fair consideration to the views and recommendations they heard from UH residents on May 21st.

I would request a timely written response from both the City and WS to this consultation request .

Regards,

Peter Khu, on behalf of the
University Heights Community Association

From: Albrecht, Linda
To: Dubetz, Jeannie; Coulombe, Chantal
Subject: FW: Comment on ARP for Stadium Plaza development
Date: 2013 July 11 8:41:41 AM
Attachments: Comment on Stadium ARP_Sofia Ahmed.pdf
ATT00001.htm

CPC2013-088
Public Submission 53

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 4:36 AM
To: Albrecht, Linda
Subject: Fwd: Comment on ARP for Stadium Plaza development

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: Sofia Ahmed <Sofia.Ahmed@albertahealthservices.ca>
Subject: FW: Comment on ARP for Stadium Plaza development
Date: 23 May, 2013 4:20:45 PM MDT
To: "president@uhcacalgary.org" <president@uhcacalgary.org>

From: Sofia Ahmed
Sent: May 23, 2013 4:17 PM
To: Stadium@calgary.ca
Cc: dale.hodges@calgary.ca; druh.farrell@calgary.ca; naheed.nenshi@calgary.ca; president@uhcacalgary.ca;
Sofia Ahmed
Subject: Comment on ARP for Stadium Plaza development

Sofia Ahmed
2336 Uxbridge Drive NW
Calgary, AB, T2N 3Z6
Tel: 403-282-5980
Email: sofia.ahmed@albertahealthservices.ca

Thursday, May 23, 2013

Dear City Planners,

Re: Draft Stadium Shopping Centre Area Redevelopment Plan (ARP)

Thank you for the opportunity to provide input on the draft stadium shopping centre area redevelopment plan. I have been a resident of University Heights since 2006. I am not opposed to development, but I have serious concerns with the current proposal.

1. Traffic: Traffic and speeding are already considerable problems, both at the intersection of 29th Street NW and 16th Ave and throughout the community of University Heights. In no way does the current proposed plan incorporate any of the plans outlined in the **City of Calgary's Traffic Calming Policy** (<http://www.calgary.ca/Transportation/TP/Pages/Safety/Community-Studies/Community-Traffic-Concerns.aspx>). As a citizen of Calgary, a resident of the University Heights community, a physician and a mother of three young children, this is of extreme concern. The casual handling of this issue in the context of the proposed development by City Planning Team has been frustrating. Statements such as "the city has initiated discussions with School Board, School, and School Council representatives" (<http://www.calgary.ca/PDA/LUPP/Documents/Publications/stadium-open-house-panels.pdf>) are not reflective of active plans to find a solution to this important and growing problem.

2. Safety: In addition to the safety concerns due to traffic, the proposal of a hotel is completely inappropriate given the close proximity to 2 schools and a community playground. The City Planner suggestion that the “police were consulted” (<http://www.calgary.ca/PDA/LUPP/Documents/Publications/stadium-open-house-panels.pdf>) further underscores the cavalier attitude of the ARP process for the proposed redevelopment. City aldermen have already decided that school zone safety is a priority (<http://metronews.ca/news/calgary/680587/calgary-eyes-new-school-zone-safety-methods-but-not-rumble-strips/>) but this issue is not highlighted in the proposed development plan.
3. Livability: As highlighted in the Calgary Herald this year, Calgary currently ranks **last** in terms of walkability in Canada (<http://canada.com/calgaryherald/news/story.html?id=fd3b0574-a79e-4f5d-b424-21934d0132a6>) Furthermore, increased walkability is associated improved health outcomes as **highlighted by Alderman Druh Farrell** (<http://calgary.ca/Aldermen/Pages/Ward-Offices/Ward-7/Ward-News/Walkability.aspx>) The current plan will only further decrease the walkability and the livability of the community and Calgary in general. The University of Calgary has launched the “Eyes High” program with the aim to be one of Canada’s top Universities. We have the opportunity to redevelop Stadium Plaza into a dynamic, vibrant and vital end-destination that will only help attract world-class students and faculty, as outlined by a recent article from the University’s Faculty of Medicine (<http://medicine.ucalgary.ca/magazine/issue/spring-2013/article/researching-walkability-neighbourhoods>). The current proposal does not reflect any of these values and is simply another faceless development that completely detracts from the City, the University of Calgary and the local community.

In summary, the ARP process should allow for the opportunity for meaningful dialogues with the public to identify mutually beneficial and constructive solutions to build a stronger community and City, which as not happened to date. I am hopeful that the City will be open to hearing the opinions and suggestions from the community for this development.

Sincerely,

Sofia Ahmed

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From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: stadium shopping centre redevelopment
Date: 2013 July 11 8:43:02 AM

CPC2013-088
Public Submission 54

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 4:37 AM
To: Albrecht, Linda
Subject: Fwd: stadium shopping centre redevelopment

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: NANCY SLAGORSKY <nslagorsky@shaw.ca>
Subject: stadium shopping centre redevelopment
Date: 23 May, 2013 9:14:17 PM MDT
To: desmondbliek@calgary.ca
Cc: dale hodges <dale.hodges@calgary.ca>, rollinstanley@calgary.ca,
themayor@calgary.ca, khu7@yahoo.com, druh.farrell@calgary.ca

Dear Mr. Blik and Mr. Stanley,

I have read the ARP for the above area of land. It is disappointing that the city does not see fit to zone the land (only 2.46 hectares) according to its own guidelines of today, which would make it C-C1. Even that density of zoning in its location is high, considering its unique location in Calgary.

The ARP does mention some of the specific 'neighbours' that the community, however, nothing mentions the increasingly intensive/dense use of the land all surrounding our small community. The Foothills Hospital has constantly built and is continually building for its usage, for research, for the University Medical and Veterinary Schools. The University site itself has/is increasingly building for additional residential students, new buildings for more students, more parking for students, and including a whole new community (West Campus Lands) to earn for cashflow. There is the Alberta Children's Hospital as well- all of the above having their own substantial heating plants, sort of placing us in an industrial zone regarding air quality. Even the McMahon Stadium, baseball fields and Foothills Athletic Park have expanded in a way not accounted for- their upgraded loudspeaker systems (no one consulted with the neighbours) intrude into our lives during Spring/summer/fall. And what of the STARS helicopters? As Calgary population increased, more flights come especially to the Foothills Emergency Department. Despite flight pattern directives, they constantly fly directly overhead. This is much more intrusive than the usual ambulance sirens. Delivery trucks, service vehicles, hospital visitors and staff, university students and staff- this traffic is either on our community borders and/or cutting directly through the neighbourhood. Across 16th Ave. NW, also sits an office complex housing medical and business offices. All around University Heights, we have multi-use, intensively developed complexes.

University Heights is a unique location in Calgary and its (and its 'neighbours') shopping centre development should possibly not be used to set policy standards for other neighbourhoods. It is true that 'guidance for interpretation of discretionary elements in the existing land use' must be used here, as the use of discretion is very necessary. This specific land use situation is unique within Calgary and deserves a unique response. In regards to the community, we also have existing multi-storied apartments and duplexes which increase the residential density. We have been a well balanced community within our northwest area.

My point is to highlight the present and near-future increasingly intensive development immediately adjacent to our community on all sides. My point is to highlight the increasing intrusiveness of this development - including airspace- and to plead that it does not have to now be encouraged to jump the boundaries and be allowed to continue shoulder to shoulder with our homes. Our community may cease to be viable as it succumbs to future development of office towers/hotels.

By allowing the C-C2 standard of development at the Stadium Shopping Centre location, or even a C-C1, now, the city opens our community to losing attractiveness to long-term residents and promoting the dissolution of University Heights. We are a small residential community with intensely used land area developments encroaching upon us on all sides, at risk of being overrun or driven out. I ask for your discretion.

Sincerely,
Nancy Slagorsky, resident of University Heights

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Stadium development feedback
Date: 2013 July 11 8:43:52 AM

CPC2013-088
Public Submission 55

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 4:37 AM
To: Albrecht, Linda
Subject: Fwd: Stadium development feedback

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: Stefani Wong <stefaniwong@gmail.com>
Subject: Stadium development feedback
Date: 23 May, 2013 11:45:29 PM MDT
To: stadium@calgary.ca
Cc: dale.hodges@calgary.ca, druh.farrell@calgary.ca,
naheed.nenshi@calgary.ca, president@uhcacalgary.org

I am a resident of University Heights and want to get my thoughts of the upcoming development at the stadium shopping centre in just before you close this discussion off at midnight tonight.

I first want to say I welcome upgrades to the current shopping centre and development which could be beneficial to the residents of the community and the surrounding area, something more pleasing to the eye, and still something which will bring adequate revenue for the developer to make it worth the effort.

However, up to now everything I have heard at open houses and via the city's website seems to be pushing for development to a degree that will actually only benefit the developer and not the community. It seems that what is being planned is far beyond the scale of what is appropriate for the space.

I read the forwarded message below from a non-resident of University Heights which was forwarded to our UHCA by the author. I know you already have this, but it really summarizes my exact concerns so well that I don't want to repeat it all. Take the email forwarded below and add a couple of my own comments to it and you will have my opinion of this project.

Most definitely the traffic congestion in the area is already a problem. As a resident of the community I feel the intersection at 16th and 29/Uxbridge is an accident waiting to happen. There is too much right and left turning into businesses/parking lots immediately on either side of 16th mixed with the routine intersection traffic, mixed with pedestrians and emergency vehicles. A large scale development with only ONE way in and out is going to

make this significantly worse. I just hope no one has to die in this messy set of merging and turning traffic before the city takes notice of how bad it is even now.

The density that is allowed based on the current C-C2 zoning is going to far exceed the capacity of such a small space with only ONE WAY IN AND OUT for car traffic. This is a small surface area. The city should remember to read it's own guidelines and change the current zoning to C-C1 which is what should be allowed based on the acreage of the space. The allowed density of a C-C2 zoning will benefit ONLY the developer and will definitely be a detriment to the community. It is just not that big a space. And it just doesn't have adequate access points for this kind of density.

A hotel on the space is not only a safety concern as mentioned below, but is completely redundant given the set of hotels in hotel village only steps away. Without question I will put my kids in private or charter schools elsewhere if there is a hotel placed on this site.

I am concerned that the city has not been impartial in planning this development and has NOT taken this communities concerns seriously. Mr. Seifred summarizes it well below. Consider my thoughts a "ditto" to his. I voted for our current mayor expecting better. I still hope I won't be disappointed. There is still time to listen to this community.

Let's develop the stadium shopping centre. And let's do it in a way that will benefit us all.

Sincerely

Stefani Wong
Utah Drive NW resident

Begin forwarded message:

From: "Sandra Sobko" <ssobko@shaw.ca>
Subject: Stadium development
Date: 16 May, 2013 8:38:22 PM MDT
To: <Stadium@calgary.ca>
Cc: <dale.hodges@calgary.ca>, <druh.farrell@calgary.ca>, <president@uhccalgary.org>

Sirs,

I have been following this development for some time and have a few comments based on the recent information from the city.

1. Traffic issues have not been dealt with. Particularly offensive is the vague way future Transit plans are supposed to help the obvious congestion problems of the development.
2. Safety is also not dealt with. With respect to a hotel immediately adjacent to an elementary and a mid/high school we are left with vague references about speaking with Police (what about the many other sources of information like social agencies or the schools in the vicinity?)
3. Traffic safety is also not dealt with. The city's comment that traffic will increase regardless of the development is disingenuous at best.
4. Parking is to be reduced when the developer makes a case that other methods of transport are available is ridiculous – parking is already a problem and throwing a mini-market mall on the site will not make things better.

More disturbing is that the City is clearly taking the side of the developer. I was under the misapprehension that the City was supposed to be neutral. The City planners have been embarrassingly biased in their pro-developer stance both at the public meetings and their released information.

The community has made it abundantly clear that it is not any development they disapprove of, just a development that will surely damage the community by its completely inappropriate scope. At one point the City boasted that one of their guiding principles was that the development had "to have a positive impact on the community." What happened to that?

The community has made its feelings about better directions for a development on the site and these have not been seriously addressed.

The City planners should be embarrassed of their role in this inappropriate development. I thought behavior like this only took place in Montreal.

Bruce Seifred
May 16 2013

From: Albrecht, Linda
To: Dubetz, Jeannie; Coulombe, Chantal
Subject: FW: Stadium Shopping Centre
Date: 2013 July 11 8:42:24 AM

CPC2013-088
Public Submission 56

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 4:37 AM
To: Albrecht, Linda
Subject: Fwd: Stadium Shopping Centre

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: "Elisabeth Bettie Davison" <eadavison@shaw.ca>
Subject: Stadium Shopping Centre
Date: 23 May, 2013 6:41:14 PM MDT
To: <desmond.bliek@calgary.ca>, "Dale Hodges"
<alderweb@calgary.ca>, <themayor@calgary.ca>,
<rollin.stanley@calgary.ca>, "Alderweb" <alderweb@calgary.ca>
Cc: <khu7@yahoo.com>

To all those to whom this is directed:

I have reviewed the City document "Stadium Shopping Centre/Area Redevelopment Plan" and have the following comments and queries:

- 1 Page 3 states there were community workshops held by the landowner Feb & Dec, 2011. I have nothing on this. Where were they held and were they relevant to the current 2013 application?
- 2 Page 4 - Does the Municipal Development Plan and Calgary Transportation Plan relate to "REDEVEOPMENT? The way I read it, it applies to "NEW Development"
- 3 Page 5 – Proposed Land Use Policies and the requirements:

The document states that assisted living and ground floor residential units ARE ENCOURAGED and in the next sentence it

states that retail, restaurants and services SHOULD go on the ground floor... and offices, residential or other uses MIGHT go above.” and a further one “ there MUST be no less than 250 residential units “ - = Further statements such as “short term parking **should** be provided; “Landowner WILL be required to provide adequate parking, including **some** surface stalls”. Some? How many? I was told by a popular tenant at the shopping centre that the developer offered to provide 11 surface parking stalls and this particular business had 700 customers on this last Easter Saturday, almost all driving vehicles. Statements in Land Use Policies and Requirements that say encouraged, should, might, some are very nebulous – there is nothing definitive or directs what MUST be done.

Page 6 – para 1 states the landowner has to show the City that land uses are a good fit for the site before approving it. I understand the developer DOES NOT have enough land to justify what it wants to build, but if some municipal reserve green space is transferred **by the City to the Developer** then there will be enough area to put in buildings totaling 799,220 sq. feet.

While the City takes the position that municipal reserve green space is not dedicated park land, that it can make some sort of a swap with the Developer to allow this massive development. This is unethical, a bad precedent for the citizens of Calgary and certainly not in the best interest of our community who have already lost green space to the Shaganappi Interchange built as a result of the Children’s Hospital site. The Developer does not have the required land for its proposal and why is the City even considering this “swap”?

Page 8 – Property Edge Policies. –

Along Uxbridge Drive :

‘Buildings ...SHOULD ...allow people to get in and out of the site **easily**. **Again – should – not HOW. In the present development you can’t get in and out easily.** The street SHOULD be pedestrian friendly. There is no WILL or MUST

for the Developer to do this.

Along the North Alley

This alley is to be upgraded to a street, and the word MUST is used twice in upgrading the alley to an extension of Unwin and the upgraded alley MUST be one of the two main gateways into the site. These MUSTS, then imply acknowledgement by the Planning Department that this site needs better access.

There is nothing said about what the upgrade is to be. Is the alley to be widened? If so, where is the land coming from?;

Will this alley be a one way in street? The document states the alley is a main gateway INTO the site and doesn't state it is also an exit from the site.

Will the alley t be a two way street? According to various drawings set out in the Zeidler Partnership Document the proposed north property is to be retail with residential above. If this alley is upgraded into a two way street, where and how are the service vehicles, garbage collection trucks etc. to go? Is there enough width presently in the alley to accommodate this?

And the last paragraph says "Buildings along the edge (referring to the north alley) should (another should and not a must) be placed .. to allow people to get IN AND OUT of the site easily", so now there is the inference that it is, in fact, to be a two way street.

And who is to pay for the upgraded alley – the taxpayer or the Developer? If it is the taxpayer, why should we be footing the bill for a developer's project?

Building Design Policies

Here, finally, a statement that retail stores on the ground floor MUST have an entrance from street or sidewalk. Looking at the proposal showing retail on the bottom facing Uxbridge where presumably there is an entrance to those retail stores, then the

only way to enter them from Uxbridge (which is a street and has a sidewalk) would be by foot., unless, of course, one chooses to park 5 stories down in an unsecured, unsafe parkade, walk the stairs or take an elevator to get out of the parkade, wend ones way to get on to Uxbridge and to the front entrance of a store. NOT LIKELY.

FURTHER GENERAL COMMENTS

This document shows that because of the proposed Stadium Shopping Centre Area Redevelopment Plan, Uxbridge drive is to be rebuilt; improvements to 16th Avenue and Uxbridge WILL BE NEEDED, new turning lanes and pedestrian bridge across 16th Avenue will be required, intersection improvements are required to mitigate the forecasted traffic impact on the 16th Avenue interchange, the City recognizes that more supporting infrastructure is needs, AND WHO IS TO PAY FOR THESE MASSIVE PROJECTS? Is the Developer kicking in money as all of these projects are a result of its re-development proposal? Or is it the taxpayer who will be stuck with these costs? Are not developers in new areas required to pay for some or all of the infrastructure required? And why not in re-developed areas?

As for the Foothills Hospital wanting to see medical offices on the site FOR THEIR STAFF, is the Stadium Shopping Centre to become a satellite of the Foothills Medical Centre?

Finally, has the Planning Department taken into consideration the flight path of Stars Ambulance into the Foothills?. When coming in for a landing, as I observed yesterday afternoon, they fly right over the Stadium Shopping Centre , at a low altitude in preparation for the landing. With proposed 11 and more storey buildings –to fly over – your guess is as good as mine.

DISASTROUS.

I look forward to all of your responses to my queries, and I thank everyone to whom this Email is sent, for your attention to these matters.

Elisabeth Davison
3104 Utah Drive N.W. Calgary, Alberta

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Policy Comments due today at Midnight: Stadium ARP | Draft 20130517
Date: 2013 July 11 8:43:26 AM
Importance: High

CPC2013-088
Public Submission 57

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 4:37 AM
To: Albrecht, Linda
Subject: Fwd: Policy Comments due today at Midnight: Stadium ARP | Draft 20130517
Importance: High

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: "Patricia Muir" <pjmuir@shaw.ca>
Subject: Policy Comments due today at Midnight: Stadium ARP | Draft 20130517
Date: 23 May, 2013 11:40:13 PM MDT
To: <desmond.bliek@calgary.ca>, <rollin.stanley@calgary.ca>, <Dale.Hodges@Calgary.ca>, <druh.farrell@Calgary.ca>, <themayor@calgary.ca>, <khu7@yahoo.com>

Dear Desmond and Rollin:

Although I appreciate the opportunity to respond to the draft ARP I am concerned that the community meetings and processes to date have been mere window dressing in terms of actually incorporating community residents' recommendations into the ARP. You asked us for feedback, we showed up in large numbers in good faith and gave it, but there is little evidence that we are going to have any meaningful impact on the redevelopment plans for the Stadium Shopping Centre. In spite of the developers' denials, obviously there is a "plan" given the information in the pre-application document and its use in the TIA. I strongly believe that the City of Calgary has a duty to protect its neighbourhoods from unrealistic and unfettered development that could seriously impact quality of life for residents and visitors. The development of the site seems to be far more oriented toward the Foothills Medical Centre than the surrounding neighbourhoods.

The zoning of the land parcel as C-C2 is inappropriate for its size and the context of the surrounding development. The original zoning might have been appropriate in the 1960s when the Stadium Shopping Centre was built and the Foothills Hospital and the University of Calgary were both new institutions with much smaller footprints. The parcel should not have been allowed to be grandfathered when the zoning was changed in IP2007. The community has strongly indicated that the zoning should be C-C1 and not C-C2 which is how the land parcel would be zoned if the new bylaws were applied consistently and fairly. Area residents have stated that we are in favor of

low to medium density development in keeping with the size of the land parcel and taking into consideration the existing and future development in the area on all sides from the Foothills Medical Centre, the University of Calgary, proposed West Campus lands development, the Foothills Park and McMahon Stadium, and further afield, the Brentwood TOD.

This community already has serious traffic concerns. The Transportation Impact Assessment confirmed the problems at the Uxbridge Drive – 29th Street/16th Avenue intersection with lengthy waits and queuing at peak hours. It also showed the impact of traffic on Unwin Road.

Unfortunately, the short-cutting issues which led to the controversial restricted turns at 24th Avenue/ Ulrich Road and 24th Avenue/Udell Road were not seriously addressed in the TIA or in the draft ARP. These problems will all be exacerbated with increased density at the Stadium Shopping Centre, especially if it is allowed to be developed to the maximum allowed under the current zoning. Although the city may have the laudable goal of being less car oriented, the TIA showed that most people access the shopping centre by car. People come from all over the city to access businesses such as BonTon, Billingsgate, and the restaurants. The TIA also showed how few people access the area by transit during peak hours, and most of those were probably students attending Westmount Charter School.

I am in strong opposition to a hotel given the proximity to two schools and a playground, and proximity to motel village and Hotel Alma. This is not in keeping with the definition of a Neighbourhood Activity Centre. There is no detail about the consultation with police regarding safety. Previously, the schools were not in favour of a liquor store on the Stadium Shopping Centre site either.

I hope the city and the developer will take our concerns more seriously and create a win-win situation for this redevelopment.

Sincerely,
Patricia Muir
University Heights resident and owner

_____ Information from ESET Smart Security, version of virus
signature database 8367 (20130523) _____

The message was checked by ESET Smart Security.

<http://www.eset.com>

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Stadium Area Redevelopment Plan proposal June 6 2013 -
Date: 2013 July 11 8:44:52 AM
Attachments: [Calgary planning commission june 2013.doc](#)
[ATT00001.htm](#)

CPC2013-088
Public Submission 58

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 4:38 AM
To: Albrecht, Linda
Subject: Fwd: Stadium Area Redevelopment Plan proposal June 6 2013 -

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: Pj Kome <penney.kome@gmail.com>
Subject: Stadium Area Redevelopment Plan proposal June 6 2013 -
Date: 5 June, 2013 10:06:29 PM MDT
To: president@uhcacalgary.org, dale.hodges@calgary.ca
Cc: rollin.stanley@calgary.ca, malcolm.logan@calgary.ca,
druh.farrell@calgary.ca, gord.lowe@calgary.ca, paul@battistella.ca,
tick@shaw.ca, mwade@westcreekdevelopments.com,
ian.cope@calgary.ca, jeremy@sturgessarchitecture.com,
rhonsberger@shaw.ca, roanconsulting@shaw.ca,
kimberly.holderton@calgary.ca, Robert Pond <robert.pond@shaw.ca>

Penney Kome and Bob Pond
2319 Uxbridge Dr NW, Calgary AB T2N 3Z7 403-282-0638
penney.kome@gmail.com, <http://penneykome.ca> <http://sgnews.ca>

June 5 2013

Secretary, Calgary Planning Commission
Development and Building Approvals
Box 2100, Station M #8073
Calgary, AB T2P 2M5

To the City of Calgary Planning Commission;

We are writing to request that the Planning Commission insist that City Planning and Western Securities respond immediately to major concerns about the Stadium Mall redevelopment, as expressed by the University Heights Community Association, and also

explain specifically to local residents exactly the dimensions and expected population of their proposed project. We are alarmed by projections of ten story buildings and a 2000-strong daily workforce deluging our little 450 - home neighbourhood.

In addition, we urge the Planning Commission to consider the proposal in the overall context of the immediate region, including the University of Calgary's plans to build residences and commercial floor space on the lands between the Hospital for Sick Children and 32nd Avenue NorthWest. At a Red & White Club display a couple years ago, University representatives were projecting an estimated new 9000 people in that area daily. University Heights will be caught between the two developments, so considering separately makes no sense to us.

As longtime residents, we concur with the results of the UHCA survey, which found three-quarters of residents opposed to any density greater than C-1 for the Stadium Mall redevelopment, and 97 percent opposed to any building higher than six stories.

Like trying to build on a flood plain

We strongly support C-1 as maximum density for this site. Furthermore we suggest that trying to estimate density on any commercial district in this area is like trying to build on a floodplain, because of frequent activities at McMahon Stadium and the athletic fields – not to mention the big and little baseball parks behind them. Stampeders' football games already swamp the whole area with floods of excited sports fans and their cars. Music fans also spill out of McMahon into the surrounding neighbourhood, doubling density in areas like Stadium mall, and leaving their trash on our lawns. Beer cans litter the gutters on the University's annual Bermuda Shorts Day.

Helicopter flight paths

Building height is a huge issue here, not just because being on the heights makes us vulnerable to strong winds, but also because University Heights is perhaps the only neighbourhood in Calgary to be buzzed daily by helicopters – the STARS ambulances, going to Foothills and to Sick Children's Hospitals. The HAWKS helicopter also visits often. That chop-chop noise overhead has become as familiar to us as to the denizens of Los Angeles. Even though the neighbourhood is not supposed to be on the STARS route, we have personally observed the cherry-red bird over houses, many times – and we've ducked involuntarily when it flew low over the Boardwalk apartments or University School, on approach to Foothills Hospital. Tall buildings seem inadvisable.

Medical space already oversupplied

Likewise, we find the notion of building more medical office space at the Stadium Mall location somewhat bizarre, given that the medical building kitty-corner across 16th Avenue seems to have trouble keeping all its offices rented out. Also, Foothills Hospital has rebuilt and intends to continue rebuilding extensively, creating more medical office space right on campus. Similarly, we're appalled to learn that "discretionary uses" might include a hotel. The University has the Hotel Alma now, and of course the Motel Village hotels are just a few blocks away from us. The Savoury Lounge replacement is already four stories tall.

Transit periperal to the neighbourhood

Ah, some might say, but you would not care to walk from University Heights to Motel Village along Highway One, especially in inclement weather. We agree – and for that very reason, we wonder how in the world the Calgary Transit Plan is deemed to include University

Heights. Transit runs in a big loop around UH, but not through it. In fact, we lost one bus stop a couple years ago. Now the nearest bus is a brisk ten-minute walk from our house; the nearest LRT station is at least twenty minutes. Stadium ain't the Brentwood Mall, where transit is literally at the doorstep.

Even car travel restricted

University Heights is a closed subdivision, with only four exits, of which two are restricted in a vain attempt to deter cut-through traffic. Traffic piles up quickly on University Drive as well as on 16th Avenue, at rush hours and during concerts or football games – or when a bus pauses to load or unload passengers. We've seen Foothills ambulances have trouble getting through.

You need to start with fixing 16th Ave and 29th St NW

A left turn from 16th already takes three or four lights at rush hour. The right turn off 16th Avenue onto Uxbridge is a horror at any time, with cars potentially coming into the right turn lane from four directions (because of the malls), not to mention the pedestrian crosswalk. A St Andrews Heights representative told a recent meeting that as far as the community south of us is concerned, any proposed redevelopment has to start with fixing the 16th Ave and 29th St interchange.

Sixteenth Avenue is also Highway One

Sixteenth Avenue is also Highway One – and therefore not just another commercial strip. The green municipal reserve land is an important buffer protecting everything north and west of it from the possibility of a hazardous spill along Highway One, which is still the main East-West Dangerous Goods Route. Sixteenth Avenue is also a major foot highway to the reserves west of Calgary, as a few months' observation will attest.

Nor is there any practical sense to the suggestion to obliterate the 16th Avenue green strip to add a third lane and exit at the mall site, especially with the divided highway just ahead. Rather than convenience, the third lane is likely to create a bottleneck of frustrated motorists trying to reach Shaganappi Trail. The road is confusing enough already, with all the entrances and exits. We count nine intersections or ramps, from 19th St (already a site of frequent accidents) to the Bowness exit. It's as if the city is inviting drivers to play, "How fast can you weave in traffic?" Nor would an exit that connected to the back alley behind the existing mall be feasible, because it would be likely to infringe on University and Westmount school playing fields.

University Heights represents Calgary at its best

Although University Heights may seem to be a privileged enclave, in reality we are a vital part of a vibrant city, with two showcase schools and a playground that attract parents from across Calgary. We not only house the renowned Westmount Charter Middle School, our K-6 University School is a model of scholarly multiculturalism, as the children of exchange students from all over the world start their education by learning about Canada – and the local children learn that the world is much, much bigger than Calgary. Outsiders benefit from University Heights' friendly atmosphere. Hospital workers and university visitors use their lunch hours to explore our safe streets on foot and on wheels, enjoying our gardens and park areas. So do national and international athletes training at the Olympic Oval, like Chantal Petitclerc, whom I saw training here years before she won five Olympic medals.

We who dwell in University Heights live on a residential island surrounded by institutions,

Penney Kome and Bob Pond
2319 Uxbridge Dr NW, Calgary AB T2N 3Z7 403-282-0638
penney.kome@gmail.com, <http://penneykome.ca> <http://sgnews.ca>

June 5 2013

Secretary, Calgary Planning Commission
Development and Building Approvals
Box 2100, Station M #8073
Calgary, AB T2P 2M5

To the City of Calgary Planning Commission;

We are writing to request that the Planning Commission insist that City Planning and Western Securities respond immediately to major concerns about the Stadium Mall redevelopment, as expressed by the University Heights Community Association, and also explain specifically to local residents exactly the dimensions and expected population of their proposed project. We are alarmed by projections of ten story buildings and 2000 daily workforce deluging our little 450 - home neighbourhood.

In addition, we urge the Planning Commission to consider the proposal in the overall context of the immediate region, including the University of Calgary's plans to build residences and commercial floor space on the lands between the Hospital for Sick Children and 32nd Avenue NorthWest. At a Red & White Club display a couple years ago, University representatives were projecting an estimated new 9000 people in that area daily.

As longtime residents, we concur with the results of the UHCA survey, which found three-quarters of residents opposed to any density greater than C-1 for the redevelopment, and 97 percent opposed to any building higher than six stories.

Like trying to build on a flood plain

We strongly support C-1 as maximum density for this site. Furthermore we suggest that trying to estimate density on any commercial district in this area is like trying to build on a floodplain, because of frequent activities at McMahon Stadium and the athletic fields – not to mention the big and little baseball parks behind them. Stampeders' football games already swamp the whole area with floods of excited sports fans and their cars. Music fans also spill out of McMahon into the surrounding neighbourhood, doubling density in areas like Stadium mall, and leaving their trash on our lawns. Beer cans litter the gutters on Bermuda Shorts Day.

Helicopter flight paths

Building height is a huge issue here, not just because being on the heights makes us vulnerable to strong winds, but also because University Heights is perhaps the only neighbourhood in Calgary to be buzzed daily by helicopters – the STARS ambulances, going to Foothills and to Sick Children's Hospitals. The HAWKS helicopter also visits often. That chop-chop noise overhead has become as familiar to us as to the denizens of Los Angeles. Even though the neighbourhood

is not supposed to be on the STARS route, we have personally observed the cherry-red bird over houses, many times – and we’ve ducked involuntarily when it flew low over the Boardwalk apartments or University School, on approach to Foothills Hospital. Tall buildings seem inadvisable.

Likewise, we find the notion of building more medical office space at the Stadium Mall location somewhat bizarre, given that the medical building kitty-corner across 16th Avenue seems to have trouble keeping all its offices rented out. Also, Foothills Hospital has rebuilt and intends to continue rebuilding extensively, creating more medical office space right on campus. Similarly, we’re appalled to learn that “discretionary uses” might include a hotel. The University has the Hotel Alma now, and of course the Motel Village hotels are just a few blocks away from us. The Savoury Lounge replacement is already four stories tall.

Ah, some might say, but you would not care to walk from University Heights to Motel Village along Highway One, especially in inclement weather. We agree – and for that very reason, we wonder how in the world the Calgary Transit Plan is deemed to include University Heights. Transit runs in a big loop around UH, but not through it. In fact, we lost one bus stop a couple years ago. Now the nearest bus is a brisk ten-minute walk from our house; the nearest LRT station is at least twenty minutes. Stadium Mall ain’t the Brentwood Mall, where transit is literally at the doorstep.

University Heights is a closed subdivision, with only four exits, of which two are restricted in a vain attempt to deter cut-through traffic. Traffic piles up quickly on University Drive as well as on 16th avenue, at rush hours and during concerts or football games – or when a bus pauses to load or unload passengers. We’ve seen Foothills ambulances have trouble getting through.

A left turn from 16th already takes three or four lights at rush hour. The right turn off 16th Avenue onto Uxbridge is a horror at any time, with cars potentially coming into the right turn lane from *four* directions (because of the malls), not to mention the pedestrian crosswalk.

Sixteenth Avenue is also Highway One – and therefore not just another commercial strip. The green municipal reserve land is an important buffer protecting everything north and west of it from the possibility of a hazardous spill along an important Dangerous Goods Route, Highway One. Sixteenth Avenue is also a major foot highway to the reserves west of Calgary, as a few months’ observation will attest.

Nor is there any practical sense to the suggestion to obliterate the 16th Avenue green strip to add a third lane and exit at the mall site, especially with the divided highway just ahead. Rather than convenience, the third lane is likely to create a bottleneck of frustrated motorists trying to reach Shaganappi Trail. The road is confusing enough already, with all the entrances and exits. We count nine intersections or ramps, from 19th St (already a site of frequent accidents) to the Bowness exit. It’s as if the city is inviting drivers to play, “How fast can you weave in traffic?” Nor would an exit that connected to the existing back alley be feasible, because it would be likely to infringe on University and Westmount school playing fields.

Although University Heights may seem to be a privileged enclave, in reality we are a vital part of a vibrant city, with two showcase schools and a playground that attracts parents from across

Calgary. We not only house the renowned Westmount Charter Middle School, our K-6 University School is a model of scholarly multiculturalism, as the children of exchange students from all over the world start their education by learning about Canada – and the local children learn that the world is much, much bigger than Calgary. Hospital workers and university visitors explore our safe streets on foot and on wheels, enjoying our gardens and park areas. So do national and international athletes training at the Olympic Oval, like Chantal Petitclerc, who I saw training here years before she won five Olympic medals.

We who dwell in University Heights live on a residential island surrounded by institutions, always at risk of being swallowed, yet our gardens and greenery add beauty and breathability to the urban scene. Please respect our voices. Please respect our representatives. Please respect our wish for human scale development.

Thanks for your time and attention,

Penney Kome and Bob Pond

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Disappointed over the process
Date: 2013 July 11 8:44:22 AM

CPC2013-088
Public Submission 59

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 4:38 AM
To: Albrecht, Linda
Subject: Fwd: Disappointed over the process

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: "Sandra Sobko" <ssobko@shaw.ca>
Subject: Disappointed over the process
Date: 3 June, 2013 8:44:10 PM MDT
To: <rollin.stanley@calgary.ca>
Cc: <druh.farrell@Calgary.ca>, <gord.lowe@calgary.ca>, <Dale.Hodges@Calgary.ca>, <tick@shaw.ca>, <rhonsberger@shaw.ca>, <jeremy@sturgessarchitecture.com>

I have been following the proposed development at the Stadium Shopping Centre in NW Calgary for several months.

Recently I have seen that the City has made public its draft ARP for the development.

I am stunned that virtually none of the community input has been heard. The City planners have spoken of 'input' but none of it is reflected in the planned development – quite the opposite. The City has adopted the all of the main of the development as proposed by the developer including:

Density – the community is NOT against the development just the scale of development which is completely inappropriate to the area and the community. Another Market Mall!

Traffic – the plan addresses none of the traffic issues raised. Traffic is already congested in the area. In fact the plan proposes reducing the parking!

Safety – several points were raised concerning safety of a major development including a 200 room hotel in a residential area with two immediately adjacent schools (including University Heights Elementary School).

Transit – the role of future transit to and from the development is left in a highly vague state. It is proposed that fewer cars will be used to get to the site but without addressing in any serious way HOW.

City Reserve – the trading off of the City's land into the development – this has been vigorously opposed by the Community.

Vagueness – the Plan itself is full of vague recommendations and suggestions for the developer – why not definite statements and rules as are allowed in such ARPs?

I am especially disturbed by the process the Planning Dept has used. Inaccurate deadline information, unrealistic feedback deadlines (in some cases less than 24 hours to respond!), and simply not hearing

any feedback from the community which is 97% against the scope of the development. The city has included post it notes from the community centre as evidence of feedback but has not included submissions from the Community.

I thought the City of Montreal was in a disturbing state of affairs – unhappily I see the same cavalier attitude towards the public interest reflected in Calgary.

Please address the Community's concerns in a serious manner.

Thank you,

Bruce Seifred
403-288-0608

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: ARP Stadium Shpping Center June 6, 2013 Planning Commission meeting.
Date: 2013 July 11 8:45:30 AM

CPC2013-088
Public Submission 60

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 4:38 AM
To: Albrecht, Linda
Subject: Fwd: ARP Stadium Shpping Center June 6, 2013 Planning Commission meeting.

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: Goodall Eveline <ewgoodall@gmail.com>
Subject: ARP Stadium Shpping Center June 6, 2013 Planning Commission meeting.
Date: 6 June, 2013 8:19:06 AM MDT
To: druh.farrell@calgary.ca, gord.lowe@calgary.ca, paul@battistella.ca, jeremy@sturgessarchitecture.com, tick@shaw.ca, rhonsberger@shaw.ca, mwade@westcreekdevelopments.com, roanconsulting@shaw.ca, rollin.stanley@calgary.ca, malcolm.logan@calgary.ca, dale.hodges@calgary.ca
Cc: "president@uhcacalgary.org" <president@uhcacalgary.org>

I write as a thirty eight year resident of University Heights to express my concerns about the ARP for Stadium Shopping Center.

University Heights Community is already at serious risk with its location between the University, the Foothills Hospital, the Children's Hospital, Mc Mahon Stadium and the proposed new developments from the proposed University West campus real estate development. We are also bounded by 16th Avenue NW, the #1 highway through the city.

My experience of the process leading up to today is that insufficient attention has been paid in the planning to the effect on the University Heights Community dealing instead with the Shopping center redevelopment only.

in proposing a density as high as the ARP proposes, there is insufficient attention to the traffic problems created

off and on 16 th Ave NW

in to and out of the new centre

AND MOST significantly the problems of where the traffic goes once it is out of the new centre.

University Heights is at serious risk of intense cut through traffic both along Uxbridge Drive

and on Unwin Drive onto University Drive.

The presence of the proposed center invites cut through traffic from 24 Ave Nw via Udell and Ulrich drives through the Community.

I ask that further consideration be given to these concerns before submitting this plan to City Council.

Eveline Goodall
3335 Upton pl NW
Calgary, Ab T2N 4 G9
403-282-2200

From: Albrecht, Linda
To: Dubetz, Jeannie; Coulombe, Chantal
Subject: FW: Development Stadium Centre
Date: 2013 July 11 8:46:00 AM

CPC2013-088
Public Submission 61

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 4:39 AM
To: Albrecht, Linda
Subject: Fwd: Development Stadium Centre

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: Peter Khu <khu7@yahoo.com>
Subject: Fwd: Development Stadium Centre
Date: 18 May, 2013 8:11:03 PM MDT
To: Gerry Kruk <gekruk@shaw.ca>, David Richardson <dsra@telus.net>, Lawna Hurl <Lawna.Hurl@niskapartners.com>

Begin forwarded message:

From: "Ron Law" <lawron@shaw.ca>
Subject: Development Stadium Centre
Date: 18 May, 2013 10:41:02 AM MDT
To: <stadium@calgary.ca>, <president@uhcacalgary.org>, <dale.hodges@calgary.ca>, <druh.farrell@calgary.ca>, <naheed.nenshi@calgary.ca>

My wife and I want to express our concerns about the excessively fast tracking of the proposed development of the Stadium Centre, not just as long term residents of University Heights but as citizens of Calgary. Draft ARP maybe available May 17th with community feedback by May 23th which includes a long week-end!!!

Despite a number of open houses there is very little concrete information provided to citizens of the surrounding communities.

1 TRAFFIC & PARKING

The true impact of the additional traffic from the site, the impeding development of the Tom Baker facilities, and the proposed University West Campus massive development has not been addressed in a meaningful way. Proposed duel turns at 29th street and 16th avenue while desirable are

only band-aid solutions to an intersection that transportation studies show is already at capacity. Quite aside from access problems to University Heights there is the critical need for unimpeded emergency vehicle access to the Foothills Hospital and the issue of already existing major traffic tie-ups on the Trans Canada highway at this intersection.

2 DENSITY

At this stage the Community still has no knowledge as to what is actually planned for the site. Fourteen story hotel?! How many other high rise buildings? It is unreasonable to expect reasoned comments and suggestions without information.

3 GREEN SPACE

The community already is far below City of Calgary standards for percentage of green area. We don't believe a park like area inside a large commercial development provides useable space for residents.

ADDITIONAL COMMENTS

While it is understandable there is a need to further develop the site we find it offensive for the City of Calgary Planning Department to portray the development as providing any new benefits to community residents. In fact it is inevitable that we will lose access to existing facilities that we already enjoy and are the envy of many other communities in the city. Secondly while encouragement of more bicycling is desirable to suggest that is a solution to traffic concerns is naïve in a city of hills and a climate where we can experience snow and severe cold conditions six to eight months a year.

Barb & Ron Law

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Stadium Shopping Centre Area Redevelopment Plan
Date: 2013 July 11 8:46:35 AM

CPC2013-088
Public Submission 62

From: Patricia Newson [<mailto:patricia.newson@gmail.com>]

Sent: 2013 July 11 4:54 AM

To: Albrecht, Linda

Cc: president@uhccalgary.org; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; 'giancarlo.'; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; calgary.varsity@assembly.ab.ca

Subject: Stadium Shopping Centre Area Redevelopment Plan

Dear Mr. Mayor and Councilors:

I urge you to NOT approve the Stadium Shopping Centre Area Redevelopment Plan that is to be brought before Council later in July.

The University Heights' Stadium Shopping Centre is a Neighbourhood Activity Centre (NAC) under the Municipal Development Plan. The proposed Area Redevelopment Plan:

- Is at odds with the city's own land use policies for an NAC, as the ARP would allow density in this Stadium Shopping Centre NAC that is even greater than that of the surrounding Major Activity Centres (MAC's), and is certainly not "a neighbourhood-scale centre" as defined on page 29 of the Appendices of the ARP
- Does not give consideration to the number, size and impact of surrounding existing MAC's and their expansion plans
- Is based on flawed traffic studies
- Is borne of an ineffective, fast-tracked consultation process managed by the City Planning Department due to obligation or for show, rather than a genuine intent to give full and fair consideration of the views presented by the residents of University Heights
- was not provided to University Heights residents in sufficient time (less than 24 hours was allowed) for review and comment prior to submission to the Planning Commission
- Is largely reflective of Western Securities Pre-Application Development Plan, which was not borne of a valid consultation process with University Heights residents
- Includes elements such as hotels, which are not specified by the land use designation, but were included as a result of the City exercising its discretion in favour of the developer apparently without giving consideration of the views of

- University Heights Residents.
- does not describe staged development in the event that the ARP's fourteen required intersection and public transit infrastructure enhancements are not in place
- Is based on the South Shaganappi communities Area Plan, which also short-cut consultation with University Heights residents

The proposed ARP should be returned to the Planning Department with a directive to undertake a valid consultation process including sufficient time for meaningful consultation.

I include below expanded comments on many of the points above.

Yours truly,

Patricia Newson
2423 Ulrich Road NW
Calgary, Alberta
T2N 4G6

Background Specifics:

1. SSC is a Neighbourhood Activity Centre under the MDP. S. 3.3 describes NAC's as "appropriate sites to accommodate moderate intensification over time, with uses and development scales appropriate to the local context and community needs." The intent of the MDP is that intensification focuses primarily on residential densification, making more efficient use of existing infrastructure.
2. However, the proposed ARP allows for densification that is primarily commercial and totally out of scale for a NAC, allowing instead an extraordinarily massive Major Activity Centre (MAC)- scale development on a relatively small site of 2.48 ha. With a Floor Area Ratio (FAR) of 3.0, the potential exists for about 800,000 square feet of development, including large office and medical clinic buildings as well as structures (including a "hotel") up to 46 metres or 14 stories in height. Such a development at SSC would represent an intensity exceeding 750 jobs and people per ha. This compares to a minimum MAC intensity level of 200 jobs/ha, whereas the NAC requirement under the MDP is 100 jobs/ha. Also, the site is accessible by just one side of one residential road). To put this degree of densification in perspective, 800,000 sq ft (and) this would be:
 - About 1250% more developed floor area than the existing SSC development of 64,000 sq ft consisting of only 1story retail and restaurant units.
 - About 300% larger than the 270,000 sq foot development that the UHCA successfully appealed at the Subdivision and Development Appeal Board in

2008.

- Equal to 83 percent of Market Mall floor area, on 20% of the land area of the Market Mall site!
- Larger than the newly proposed 58 story, 750, 000 sq. ft. downtown Telus Tower.
- About 280% more intense (750 jobs and pop/ha) on the very small, MAC-surrounded SSC site (2.48 ha) than the density (260 jobs and pop/ha) for development on the large 160 acre West Campus site.

In short, this proposed ARP effectively circumvents the MOP by, in effect, reclassifying the SSC site from a small NAC to an immense MAC without a formal land use reclassification. Nor was this the intent of the South Shaganappi Community Area Plan.

3. The ARP for SSC does not address the Unique location of University Heights:

UH is already more densely developed than 125 of Calgary's 150 "Established Communities". And unlike these other established communities", the small community of UH is surrounded by heavy traffic generating MAC's : to the south, across 15th Ave, Foothills Medical Centre, (14,500 employees); to the west, Alberta Children's Hospital and the West Campus of U of C with 900,000 sq ft of planned development; to the north, main campus of U of C (9,000 employees and 31,000 students); to the east, McMahon Stadium and Foothills Athletic Park. Moreover, many of these MAC's are undergoing large expansions: the Baker Cancer Centre directly across from SSC; the U of C; and the Foothills Fieldhouse / soccer sportsplex with a 10,000 stadium capacity. These MAC's form the city's largest employment centre with the exception of downtown Calgary and generate immense traffic congestion on 16th Ave. NW, creating near capacity failure at the key intersection of 15th Ave and Uxbridge Dr. Furthermore, a huge amount of vehicle short-cutting occurs through UH by drivers wanting to drive to a MAC without having to deal with the clogged intersections in this congested region. Even more traffic is brought into UH by non-residents bringing their children to the two schools in the community, parishioners attending services at our two churches, and patrons of the popular retail stores and restaurants within or adjacent to SSC. Moreover, although TransCanada Highway/16th Ave brings much additional traffic to the UH area, the SSC site is not "on" this thoroughfare in that there is no entrance from or onto 16th Ave from the site. Instead, very significantly, the site is only accessible from Uxbridge Drive which is a mere residential street rather than a collector street.

UH is also a community with no community hall and where Stadium Shopping Centre (the community's only one) has always served as the quintessential type "urban village core" and community "heart" that so many Calgary planning documents are committed to preserving during densification programs.

4. The proposed ARP fails to give adequate attention to these unique contextual features of the proposed SSC Redevelopment in several ways, including the following:

- a) The Transportation Impact Assessment (TIA) upon which the ARP relies, is seriously flawed by utilizing the "standard" traffic assumptions of city-wide traffic studies and the regional macro model instead of utilizing a micro-model that is sensitive to the unique traffic situation facing UH and the subject site. The authors of the TIA further weakened its reliability by generally relying on 7 year old traffic data, by doing very few and brief traffic counts within UH during unrepresentative periods. UHCA believes there are serious concerns with the TIA that need to be addressed prior to relying on its conclusions. A key concern is the intersection of 16th Ave and 29th St/Uxbridge Drive, so important for accessing Foothills Hospital as well as UH. It has been identified as presently at failure and, despite planned small upgrades, it will again be put in jeopardy by the cumulative traffic impacts of the SSC buildup this ARP allows combined with other large planned developments nearby, such as the new Baker Cancer Centre and West Campus.
- b) The ARP suggests that the traffic generated by the SSC redevelopment will be less than a standard development of this size because it is a Transit Oriented Development (TOD) when it clearly is not. Unlike the recent Brentwood ARP, the site is not on an LRT line (the nearest LRT Station, Banff Tr, is over 1km away) and it has no Bus Rapid Transit (BRT) servicing it. The SSC site area is served only by basic bus service which has low usage because of its infrequency and slowness. Recently Calgary Transit (Route Ahead) indicated it ranked investments in transit along 15th Ave as having lowest priority amongst its options.
- c) The ARP suggests that the traffic generated by the SSC redevelopment will be less than a standard development of this size because it is a mixed use development. Unfortunately, because the development is primarily commercial and not residential, the gains from people walking and cycling to work will not be realized. To achieve these suggested trip reductions UHCA would like the ARP to specify that a minimum of 50% of the developed floor area be dedicated to Residential use. This would help this sector of the city by providing more homes close to existing (MAC-related) employment opportunities while supporting and reinvigorating University Heights, thereby achieving a more appropriate balance in the ARP's responsiveness to the needs of the affected communities and the surrounding institutions.
- d) The ARP envisages a massive amount of additional (and inordinately large and tall, at 46 m) commercial buildings on the SSC site despite the many institutional and commercial MAC's surrounding it. This commercial development will take the form primarily of (very high traffic generating) medical clinics and offices as well as retail units to replace what will be lost. In contrast, the ARP is silent about the floor size of the development's hotel and residential (favoured by UH) components. By also being silent on what type of land uses will be the first rather than possible future phases of the development, the ARP fails to provide the required type of reasonable direction to the developer and certainty to UH.
- e) The ARP fails to require prior completion of required infrastructure for the redevelopment to proceed. The TIA identifies fourteen intersection and public transit infrastructure enhancements that it states must already be "in place" if the traffic impacts of the proposed densification of the SSC site are to be accommodated. UHCA feels the ARP fails the community in not articulating limits

to the amount of floor area that can be developed based on the amount and effectiveness of the various required infrastructure upgrades identified in the ARP. This admission is particularly significant in view of the immense impact and costly damage to City property and infrastructure caused by the unprecedented flooding that occurred in June 2013. City budgets have to be allocated to prevent or mitigate a "flood" of river water or project generated traffic, and hence completion of required infrastructure prior to any redevelopment is essential for protecting the broader public interest.

5. During the development of this proposed ARP, UHCA has not experienced meaningful information-sharing, consultation or responsiveness from City Administration in the course of its closed door collaboration with the developer. Both City Administration and the developer have rejected UHCA's formal request for the kind of community-inclusive collaborative planning process that the City committed itself to in the MDP. Two unfortunate consequences flow from this failure to include UH in the collaborative process. First, the relevance, reliability and credibility of the allegedly supporting evidence in the proposed ARP (and TIA) is greatly weakened because the local residents possessing valuable local expertise were not allowed to be involved. Secondly, this "due process" failure has resulted in a planning process that is polarized, adversarial and publicly unsupported, not "orderly and economic". The risk is that the avoidable existing contentiousness regarding the ARP, if not fairly addressed, will extend to every future step in the development approval process for the SSC site.

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: A Review of the Final Traffic Impact Assessment Deficiencies for SSC
Date: 2013 July 11 8:47:03 AM
Attachments: [Analysis of Final Traffic Impact Assessment Deficiencies, rev. 1.pdf](#)

CPC2013-088
Public Submission 63

-----Original Message-----

From: Peter Khu [<mailto:khu7@yahoo.com>]

Sent: 2013 July 11 5:05 AM

To: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Cc: Donna Kennedy-Glans MLA Calgary-Varsity

Subject: A Review of the Final Traffic Impact Assessment Deficiencies for SSC

Mayor Nenshi and City Council,

Please find enclosed a reasoned analysis of the Final Traffic Impact Assessment Analysis for Stadium Shopping Centre. It confirms for the residents of University Heights and other stakeholders, the inability to justify more than moderate development on the site.

Moreover, the revised Traffic Impact Analysis contains several flaws and assumptions.

Given the number of problems revealed in the TIA report it is concluded that the document does not provide an adequate justification of the scale of redevelopment to be allowed under the current zoning at SSC. The congestion problems will not be solved. They will get worse at a junction that links to the Foothills Hospital, presenting a real problem of access and safety. Hence the proposed ARP should be rejected.

Respectfully Yours,

Peter Khu, President
University Heights Community Association

Submitted to : University Heights Association (UHCA).

A Review of the Revised Transit Impact Assessment (TIA) on the Stadium Shopping Centre Site.

(Revised from original May 18th review document on July 8th*)

Overview.

At first sight the TIA appears to be a reasonable document. But this review will reveal a number of flaws in its structure and conclusions, which cast doubt upon many of the conclusions. It is also worth noting that the models used in this study produce estimates which are only indicative and they can be varied by adjusting the inputs. Some of the key inputs– especially the size of the various land use categories - are never justified. Even the figures in the report show that the existing congestion at peak times on Unwin is going to get far worse, although the report downplays the size of the increase. Moreover, the 45% increase in traffic along Uxbridge, will add to congestion on a junction to 16th Av that is already at capacity. The suggested increase in traffic lanes and turning lanes to solve this problem are not in place, or funded. No development on SSC should be contemplated until they occur. Even if they were added, which is problematic, especially given the funding needs of the city to recover from the floods, the report shows the Level of Service (LOS) figures for the Uxbridge/16th Av junction will barely improve, to a D grade on an A to E scale. This is a minimum improvement, with many of the turning lanes below that level. However, these ‘improvements’ are based on old land use allocations that have been rapidly altered in the change from the draft ARP to the final ARP, creating values 16-20% higher. The old and the new allocations have never been justified. So why does the TIA revision and original report stick to the old land use figures? When the new ones are used, Uxbridge/16th Av becomes as congested as ever at E and F LOS grades, even if the new lanes are added. This conclusion is based on the report’s own figures. These changes also significantly increase the parking numbers required for the massive development.

Given the number of problems revealed in the TIA report it is concluded that the document does not provide an adequate justification of the scale of redevelopment to be allowed under the current zoning at SSC. The congestion problems will not be solved. They will get worse at a junction that links to the Foothills Hospital, presenting a real problem of access and safety. Hence the proposed ARP should be rejected.

*Note: This is a revision of the original review dated April 25 presented to UHA on May 18th. The original Area Redevelopment Plan (ARP) dated April 25, received by UHCA President several days later, was revised on June 25th and later made available to the community. The revised TIA seems to take into account criticisms/clarifications suggested by the Transport Dept. but not from the community. However, the revised report and its predecessor can still be challenged as an inadequate justification for the mammoth development which would be allowed on the small SSC site under this ARP. The very limited time available to the community to review the reports was unfair and did not conform to the city’s requirement for full and meaningful consultation.

Detailed Review

1. Process and link to ARP. The original report was only received by the community ten days before the last Planning Dept.-Community meeting in which the draft Area Development Plan (ARP) was revealed. Similarly there was only two weeks between the date on the revised report and the July 11 deadline for submissions to Council.

i) These short times were unfair. They did not provide enough time for any community -many of whose members have full-time employment - to read, understand and discuss such a technical report. This shows the limitations of the community engagement exercise.

ii) The short time between the date on the original TIA and the draft ARP makes it obvious that the ARP had largely been written *before* the TIA was received. This is the *only* piece of empirical research carried out to justify the ARP and the plans of the developer. There has been no attempt to justify either the scale of the development or the distribution of land uses used by the TIA. The TIA should have been the centrepiece of the first community-planners' meeting in February so that its implications could be discussed. The fact that it was not, shows that the ARP has been created without any proper assessment of the traffic issues and congestion that the development will create. It also indicates the flawed nature of the whole process of so-called community engagement and consultation over the ARP, with far little time for any meaningful discussion of the issues.

2. The Model Approach. The estimates of future traffic flows for 2013-2039 are based on standard models. However apart from naming the models, the formulae on which they are based and the inputs used are *never* specified. It is well known that the results from all models can be adjusted by altering either the parameters in the models or changing the input data. So without this information on formula and data there must always be the suspicion that the results are tailored or altered to fit the views of the modeller, or for whoever pays for the work. *Hence the TIA report can be criticized for being not transparent*, which would allow others to replicate the work in order to confirm the conclusions. This is surely a crucial issue if planning decisions or frameworks such as the ARP are to be evidence-based. Since this type of transparency - a recent city council objective - was not adopted, the reader is in the position of being asked to accept the conclusions on what amounts to faith, not scientific rigour. However, there are sufficient places in the TIA in which questions can be asked about some of the data inputs and the results obtained. In addition to this general point there are aspects of the approach adopted and results obtained that can be questioned, which lead to worrying critiques of the conclusions reached.

3. Questioning the Input Data. The existing traffic counts used as input to the analysis were taken in February 2013 on Monday, Tuesday, Weds. It is likely that flows in winter months are less than those in summer. Unlike the original report the revised report suggests that the seasonal flows only vary by some 2%, so seasonal adjustments in turning flows were not made. This small seasonal variation may be the case for the gross transport flows at the city scale, using a grid of large cells. It is unlikely to be true for small or unique areas such as the area around SSC where seasonal and weekly variations in flow have been observed. For example, there are variations in shopping behaviours during different days of the week which are downplayed. This is actually reported in the both TIA reports, where Table 18, p.47 (revised report) uses data from the parking meters to show the number of people parking each day in the existing parking area. This varies considerably by day of the week: (Sunday-185/M-388/T-583/ W-421/Th-509/F-752/Sat-386 vehicles.

Traffic turning counts in the report were taken on Tuesday/Wednesday, 12-13Feb., yet the average parking figures in SSC for these days is 464. However, the Th/Fr averages are 680. This is 216 higher, a 47% increase! Hence the utility of the traffic count figures in the TIA on T/W as being representative of the variations in flows must be questioned. They are likely to be under-estimates of the actual flows in this area during the end of the week, not only because of seasonal variations but because they were taken on days of the week with less traffic in the shopping centre.

It is also unclear from the input data whether additional flows from *variations in daily visitors*, such as to the hospital and university etc are included in the model. If so, the figures are never identified. For example, Table 9 (p. 25) which shows predicted employment values for various areas shows the expected increase in employment of 58% for the Hospital area and a 17% employment increase and 134% increase in population (by 5,000 extra students in residence) for the University, does *not* show any figures for the 30,000 students in the university, most of whom commute and significantly affect traffic flows in the area.

Little attention is paid to the way that cars cut through University Heights on their way to the Trans Canada. Residents have observed an increase in short cutting since Childrens' Hospital has opened. The major development at the West Campus is very likely to add an additional element of short cutting through the community and especially an increase on the 29th Av. Unwin-Uxbridge Drive-Trans Canada route, making the congestion on Unwin even greater.

4. Dated or Missing Information. Several tables in the report contain dated information and should have been brought up to date. For example, Table 9 showing employment in the areas around SSC, uses 2006 census data for population and employment. This is already 7 years old and ought to be updated to the 2011 census figures. It is also worth mentioning that the proposed Field House for the Foothills Athletic Park is dismissed on p.26, although could also have a significant spill-over effect on SSC – given the experience of increased congestion during the CFL games at McMahon Stadium. There is no attempt to measure the additional impact of the new building recently confirmed (early 2013) for the Tom Baker Cancer Clinic in the vicinity of 27th Street/16th Avenue which will surely give rise to increased traffic flows to and from 29th Av into 16th Av. although this may be included in the 58% increase in employment for the Foothills Medical Complex.

Surely it is also dubious to use 2006 figures for Mode Split in Table 5. In addition, it is very likely that the figures for the travel habits of people in Apartment Complex area in Univ. Heights will be different from those in the single family dwellings in the area. Any figures should be based on the patterns of the Apartment Complex inhabitants, not generalized to the whole area, especially given the number of senior citizens in the single family dwellings of University Heights (UH). This later point also means that within ten years there is likely to be a major change in the composition of UH as new residents replace the existing ones. In any case the comparison with Coventry Hills and Glamorgan is spurious since UH is surrounded by major employment zones, quite unlike the other two places. It must also be noted that the report states that potential 'right in and out access' at the Uxbridge-16th Av. intersection is currently being explored (p. 30). Given the current congestion on the junction at peak periods this critical matter should be settled well before any final decision on the ARP and development plan can be made. In any case it is dubious that the minor improvements suggested will solve the congestion problem. [The Proposed ARP eliminated the "right in and out access" option.]

5. Operation of the SSC. The TIA does not show a good understanding of the current operation of the SSC. Tables 3 and 4 show the values obtained from an observation of the people, cars etc moving into the centre in between 7 and 9 am and 3-6 pm Thursday Feb .21. When the figures are adjusted to remove those going to school or short cutting through the area, the report claims that an average of 83% of the trips observed are by auto drivers and 14% auto passengers, but only 1% are walkers. This led to the conclusion that there is 'considerable potential to reduce vehicle use'. Such an opinion can be challenged as completely underestimating existing walking use. An questionnaire survey for UHA by an experienced graduate student carried on Friday, May 3rd interviewed (not observed) 214 shoppers throughout the whole 9am-6.00pm period who had entered one or more stores. It revealed that 21% of the shoppers had walked into the centre to shop, with 74% by car, showing there are 20% more walking to shop than counted from the observation study. In addition the survey revealed that 50% came directly from home compared to 41% from work, confirming that the SSC also serves the nearby employment zones. However only 43% of the people coming from home came from neighbouring University Heights/St Andrews Heights/ Parkdale showing that the area acts as a shopping destination for many communities in the North West, who would be unable to walk, or even come by transit to this centre. Hence available parking would be an important consideration for

shoppers who would go elsewhere if parking was not free. Given the scale of the development envisaged by the TIA and the ARP there would be very few surface parking spots available in the proposed centre, not enough to serve the local shoppers.

6. Variations by Adjusting the Model. As noted above, different results can always be obtained by changing the model inputs or parameters. The following discussion is based only on the p.m. peak flows. Similar conclusions come from using the peak a.m. flows. Several examples of the model variations can be seen in the results which impact the degree of congestion in various areas. For example, it is suggested in the revised TIA that a roundabout could be added at the west end of Unwin (Figure 18), to improve the flow along Uxbridge. Then the peak pm flow along Unwin, a collector road between Univ. Drive and Uxbridge increases from the current 587 v.p.p.m.(vehicles at peak p.m. hourly flow) to 964, instead of the initial predicted flow of 914 without the roundabout. The revised report states (p. 46) that the predicted flows will only be 'approximately 200 extra vehicles' per hour at peak times. This is clearly false for the Figures 16 and 18 show values of 50% more than the 200 vehicles on a road that is already congested at peak times. Indeed, Unwin, which is on a bus route, is currently near capacity with 5,500 vehicles/day and the report states is at the 'upper end of the city's environ. design thresholds for standards for collector roads' (p.45). Residents at the community meetings have time and time again alerted planners to the congestion problem of this route but have been ignored. So how can the 55.7% increase or the 64.2% (with roundabout) increases on Unwin be accommodated? There is a small suggestion of traffic measures in the TIA but these simply involve crosswalks and traffic calming and speed tables. They do NOT deal with the huge increase expected in traffic after development, even on the figures predicted by the model. Given the comments made earlier about weekly variations, the predictions are likely to be underestimates of the increase.

The post development figures *turning into* Unwin from University Drive in Figures 16 and 18 also change from 231 (current) to 223 (pd-post development) to 265 (pdr- with roundabout), yet the southward flows along Univ. Drive more than double, from 515 current, to 1106 (pd) 1064 (pdr). Is it really likely that the estimated doubling of traffic along University Drive will produce such a minimal increase turning into Unwin? *This is dubious.* Any increase will add to the flows along an already congested Unwin, which is predicted to get 55% to 64% worse by the model. The report does not deal with the increased volume along University Drive and Unwin during episodic events, such as Stampeder games or Athletic Events in the Foothills Stadium, or even the possibility of greatly increased traffic because of plans for a major Field House in the Athletic Park.

7. Variations in flows along Uxbridge Drive alongside the SSC.

The existing and estimated post development volumes at various intersections along the roads near SSC, especially Uxbridge and Unwin are shown on various flow diagrams (Fig. 6 and 7). However the details of these figures are never made explicit in the report, which has the effect of disguising the size of the increase along Uxbridge, paralleling the SSC.

The revised TIA does *not* clarify the variations in flow along Uxbridge Drive facing the SSC. It is very probable that the city used a traffic cable at the top end of Uxbridge near the Unwin junction, since residents saw this location on a second survey in April, after pointing out that previous figures were taken on a school holiday! . This location underestimates the variation in the existing volume of flows along Uxbridge (Fig.4) - and hence the problem of congestion - while the predictions from the model in Figures 16 and 18 at the TransCanada, or south end, are also far higher. Unlike the original report the revised report does note the difference (p.36) stating that the southern Uxbridge flows are 1350-1565 whereas the northern area of Uxbridge at 1100-1150. There is no information on the reasons for the range, which may be am/pm peak flow differences (Perhaps the comment came from knowledge of the original draft of this review). Yet in Table 4 the existing traffic flows and turnings on junctions shows the figures above the SSC south entrance to be 1,615 and 1,187 in the north at p.m peak. So again the southern volume is undercounted, even by their own figures and it is this which adds to the congestion at 16th Av.. Since the revised traffic report then states that the difference is due to traffic in and out of SSC it shows they did not take this key generator into account in the initial report. Moreover, the revised report does not address the implications of the variations along Uxbridge in terms of the size of the future traffic increases, which are described below.

a) North End of Uxbridge between SSC exit/entrance and Unwin

↔ Both directions... 819 vehicles/peak p.m. (current figures) to estimated 1,187 in model: a **44.9% increase**

b) South End of Uxbridge between SSC exit/entrance and 16th Av Junction

↔ Both directions... 1,113 vehicles/peak p.m. (current figures) to estimated 1,615: a **45 % increase**.

These figures show that the current vehicle count varies by 23% (819 north to 1,113 south) along Uxbridge, even in the cold months of February and early in the week, and predictions show a 36% increase along the road, which is not adequately taken into account in the report. There is a suggestion to move the entry exit points into the SSC to other locations. The southern suggestion may reduce the current queuing on the south end of Uxbridge, but this is dubious, given the predicted 45% increase in flows by the model. Moreover, the new northern exit near Unwin will surely only increase the pressure on the Uxbridge/Unwin area since there will be limited space to join the traffic flows.

The predictions to 2039 also show a 45% increase in traffic volumes over current flows on Uxbridge as seen in the turning figures on Figure 16 but is not noted in the text. Surely this major increase should be made explicit?

The report admits that current conditions at the south end of Uxbridge /16th Av. junction are 'approaching capacity' (p19) with long queues at the junction, with LOS, Level of Service values (on the A-Good to F-poor scale) at an E grade, meaning long waiting times and congestion. This congestion is something all the UH residents and people around know. It is suggested that adding new turning lanes would improve the current level of service to a D. *This is hardly a major improvement on an A to E scale!* In any case none of these suggestions of extra lanes etc have any firm funding commitments, or priority in the transport plans of the city. So adding such a large dense development on SSC site seems foolhardy and creates unnecessary extra congestion on a critical junction. In any case it is dubious whether the suggested improvements would work as the extra lane on the westbound traffic would have to extend a bridge over University Drive with only a limited zone for weaving into the exit lanes to occur. Problems would also occur if a transit stop is added to the west of the junction since it would impede the traffic in the extra joining lanes.

Later, the report looks at the effect of the predicted traffic flows of the new development on the junction and concludes (p.19) that even with extra lanes and turning lanes the junction at peak times will "be close to capacity"(p.19), with an overall D level of service. Moreover, it can be seen from Table 11 that 40% of the turns are still listed at either E or F, very low service. *So even if major investment in road conditions along the Trans Canada occurs, the effect of the proposed development will mean that the level of service on this junction will virtually be the same at the current congested situation.* So why develop at such high density if the situation is not going to improve significantly? It will only cause problems to the flow of traffic along the Trans Canada and in/ out of the Foothills-Medical Complex, which ought to be a priority.

Moreover the Traffic flows along the TransCanada are themselves predicted to increase, given the figures reported in the TIA, Figure 16: Trans Canada at Uxbridge/29th Av junction

Eastward flow is currently 1,097 at peak pm and Westward 1416 (ppm), with estimates of 1,606 and 2,415.

These alone are 49% and 71% increases.

So does the city really want to add a high density development on this junction that will generate an extra 45% of flow from Uxbridge, on to what is going to be an even more congested main highway through the city?

The situation of future congestion may be even worse on this junction than predicted, since there is surely something wrong with the predicted traffic flows along 29th Av (adjacent to hospital-medical complex). These are shown in Figures 4 (current) and 16 (post Development) to change from: 1,294 (ppm) to 1256 (estimated).

So a drop of -2.8% along 29th Av is estimated, despite the huge increase of traffic along the TransCanada and a projected 58% increase in projected employment in the Foothills Hospital Medical Complex! This conclusion seems faulty.

8. Parking Requirements. In the initial TIA the parking requirements for various land uses showed that 2207 parking spaces would be required for this scale of development. In the revised draft the figures are revised, reducing the total to 1695. There is no adequate explanation for the changes. However in Table 19 showing the various parking requirements the calculations for the first two categories (Retail and Restaurants do not appear to be not correct. Surely the figures should be 305 and 90 respectively, not 275 and 100. Similarly the Office and Medical Office figures are shown as 403 and 474 whereas they should be 474 and 557. The total therefore should be 1,889, not 1,715. However, it is worth noting that it is possible to alter all the figures by changing the land use categories, for instance by adding more medical offices than general offices the number of parking stalls increases substantially. Since the balance of the uses is NEVER justified one is left with the conclusion that attempts are made to minimize the parking stall requirements.

It is also worth noting that in the Proposed ARP and the information boards at the St Andrews Community meeting (July 3rd) to explain the ARP to this community, a different set of land use figures was given on one of the information boards and to the Draft ARP figures and presented to the University Heights Association in the meeting to discuss the Draft ARP. See Table 1 below. No explanation has ever been provided of these changing figures or the original land use allocation.

Table 1. Changing Vales of Land Use Distributions

Land Uses	TIA Reports		Draft ARP	Proposed ARP, p11	
	Table 12	Table 17			
	Land Use Concept	April and June	May 17 2013		
Retail	73,000sqft	6,781sq.m s	9,720 m2	8,138 m2 (87,597sq ft)	
Restaurant (Eat/Drinking) 24,000	1,148	s	3,240	2,676 (28,804)	
Residences	310	310	s	310	372
Offices	255,000	23,690	s	23,753	28,428* (305,996 sq.ft)
Medical offices	100,000	9,290	s	9,237	not subdivided
Hotel	200 rooms	200	s	200 rooms	240 rooms

s=same *Medical capped at 11,148 + 120,000sq.ft

Differences in TIA reports to Proposed ARP= 16% increase in floor space and 20% increase in hotelrooms/resid.units.

The latest version of the ARP has figures 16-20% higher than the Draft ART. It is puzzling to find that the initial TIA and the revised version both use the original Land Use figures shown in the initial proposals of Western Securities and in the Draft ARP of 17 April 2013.

The Traffic Assessment and its predictions of future traffic flows are based on an old set of land use figures, even though the revision is dated June 25th. Perhaps one explanation of the change is found in Appendix M of the TIA which is a re-run of the prediction model using land use figures that are 20% higher, presumably to look at the effect of traffic flows higher than expected. These calculations show that the LOS (Level of Service) for the Uxbridge-16th Av intersection fall to E and F grades, even assuming that the new turning lanes and extra traffic lanes at the junction are added, for which no funding has been allocated. So the Proposed ARP is based on a set of land use allocations which produces predictions of poor levels of service (LOS E and F) at the junction, a worse scenario than the D level and many lower LOS figures for various turns predicted in the TIA report with the original land use allocations. It is worth noting that the Uxbridge junction is currently rated at E with many F's, a congested site.

So it does seem that with the Proposed ARP figures the level of congestion on the Uxbridge/16th Av., even with all the extra lanes (not funded) will still be as congested as ever. Of course it will be even worse if more medical spaces are added to the office allocation, which Table 1 shows is 20% higher than the figures used in the TIA reports.

Is this problem of predicted congestion the reason why the TIA report did not comment on Appendix M and used the old Land Use figures?Could there be a hope that nobody would notice that the Land Uses had changed?

The changes in land uses also mean that the parking requirements in the revised TIA need to be altered . Recalculating all the land use-parking stall requirements under city bylaws using the new land use figures revealed on July 3rd and in the final ARP, increases the parking stall numbers to 2,240, not the flawed 1715 in the revised TIA report, together with a 33 stall allowance for better transit service, which does not exist, or the original 2,060 in the first TIA study. This new number of 2240 means a 30.2% increase in the parking needs from the values shown in the table shown in the revised TIA (**Table19, p49**). So whether the parking stall needs are the flawed 1,715 figure shown in the revised TIP, the corrected 1,889 number, or the predicted 2,240 requirements using the 20% higher land use/rooms proportions in early July, this is still a massive number, even if the number is reduced by assumptions about some mythical greater transit use at Development Permit stages as implied by the ARP. The parking requirements should be clear in any ARP report and open to public scrutiny, not manipulated at some later stage.

No attempt has been made in the TIA to show the effect of a presumably underground parking structure on the area, the effect of paid parking on shopping behaviour, or upon the potential retail tenants. Conversations with the retailers in SSC revealed that few believe that their customers would continue to shop in the area if they had to pay for parking; it will be easier to go to a mall, thereby adding, not reducing road traffic along the main arteries. In addition, the inevitable time delays in getting in/ out of such a large structure has not be added to the predictions of traffic flows along Uxbridge. Such large streams of traffic coming out of a parking structure for this number of cars is bound to decrease exit/entry times and add to an already predicted congestion. There is also no consideration paid to delays caused by pedestrian crossings, the location of which are never mentioned in the report. Given the nearby schools and the 600 apartments over the road from SCC, the effect of pedestrian traffic crossing roads Uxbridge and Unwin will be considerable at peak traffic flow times and may well lead to accidents.

It must also be noted that the addition of a Complete Street on Uxbridge may look pretty in a report (see revised TIA) will likely add to congestion, especially if people are allowed to park outside the shops on the road or, as is the current situation, outside houses that line the other side of Uxbridge. In any case the diagram shows two traffic lanes on each side of a median and a bicycle lane in the middle of the traffic lanes (surely not a sensible solution!) as

well as wide sidewalks. This will increase the width of Uxbridge Drive in this area considerably and cut into the SSC property, reducing the ability to reach the suggested density levels, and will almost certainly add to the congestion. The change of slope from Uxbridge to the SSC parking area is also ignored.

As was pointed out in the overview, the TIA does not provide an adequate justification for the huge redevelopment which would be allowed under the ARP.

Submitted to UH CA president, July 8, 2013, by W. Davies

The author has benefited from points raised by other members of the community, especially J. Rowse and D, Richardson.

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From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre ARP Consultation Concerns (group a-)
Date: 2013 July 11 8:47:49 AM
Attachments: [Letter to Council Re deficiencies in consultaion for SCC ARP, rev. 1.pdf](#)

CPC2013-088
Public Submission 64

-----Original Message-----

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 5:14 AM
To: Albrecht, Linda
Subject: Stadium Shopping Centre ARP Consultation Concerns (group a-)

Please find enclosed a letter sent to Mayor Nenshi and City Council outlining University Heights concerns about the consultation process for the Stadium Shopping Centre Area Redevelopment Plan.

Respectfully Yours,

Peter Khu, President
University Heights Community Association

UNIVERSITY HEIGHTS

July 10, 2013

To: Members of Calgary City Council

Subject: Deficiencies in the community consultation process for Stadium Shopping Centre Area Redevelopment Plan

Your Worship Mayor Nenshi and Members of City Council

On behalf of the residents of University Heights, their Community Association has submitted to Council a detailed statement of our substantive and process concerns regarding the proposed Area Redevelopment Plan (ARP) for the Stadium Shopping Centre (SSC) site. (As you are aware, this issue is on Council's agenda for its July 22nd Public Hearing.) Through this present communication, we also wanted to provide you with two written examples of our sustained, good faith but unsuccessful efforts over the past several months to persuade City Administration to respond to our deep and well-founded concerns about the deficiencies in the ARP community consultation process and about the type of inappropriate high density development at SSC that it will encourage, contrary to the Municipal Development Act of 2009.

The first attached document is our April 22nd letter to Rollin Stanley, the City's General Manager of Planning. Having been submitted about three months ago, the letter illustrates how long we have been expressing our concerns, and how proactive we have tried to be. The letter reiterates our understanding that an ARP is meant to be an unbiased public process that rigorously links the uses in a land parcel to its size and compatibility with the surrounding community and the MDP. The letter then respectfully requests that Mr Stanley provide oversight to the ARP process and ensure it becomes an opportunity for informed and meaningful community engagement. In particular, it asks the City to ensure the timely distribution of the relevant information in its possession and require its Administration as well as the project proponent to proactively consult and involve the community in a timely, sustained and meaningful manner.

Because there had been suggestions that only the president and a small group of people within the University Heights Community Association were concerned about the density and form of the development at SSC endorsed by the ARP, in the letter to Mr.

Stanley we also outlined the results of a recent (high participation rate) opinion survey in the community. That survey indicated that 63% were willing to support a C-C1 type level of density with a maximum building height of up to 4 stories.(The current shopping centre is all essential only 1 story buildings.)

The second attachment is a May 8/13 email to Desmond Bliet and Mike Brescia who are our main contacts in the City and Western Securities for the ARP and SSC redevelopment issues. The purpose of that email was to formally request that they work with the University Heights Community Association "to put in place a process where interested residents of University Heights (as the community most directly affected by Stadium Shopping Centre redevelopment) would be able to collaborate with City Planning and the developer to try to forge, through informed compromise, a mutually acceptable draft of the Area Redevelopment Plan for Stadium Shopping Centre." The letter then offered as one option a three staged process for the proposed collaboration based on a widely accepted legal definition of "adequate consultation." (ie This definition places three legal obligations on the proponent: first, the provision of adequate information on the proposal to the affected community being consulted; secondly, the provision of reasonable time and opportunity for the community to develop and communicate its input/response, and thirdly, a substantive response by the proponent that demonstrates it has given full and fair consideration to the views and recommendations of the party consulted.)

In both cases the City recipients of these two communications acknowledged their receipt but otherwise did not substantively respond to the messages communicated by the Community Association. In the case of Mr Brescia of Western Securities, he rejected our request/offer of collaboration essentially on the grounds that the two "by invitation only" meetings with a couple of residents of each of the communities involved in the development of the South Shaganappi Communities Area Plan of 2011 constituted adequate pre-ARP approval consultation on SSC redevelopment with all of those communities, including University Heights.

In short, we believe these two letters illustrate the challenges and frustrations we have experienced in our efforts to invoke our community's rights to "collaborative planning processes" as stated in the Municipal Development Plan. We understandably hope City Council will remedy this situation.

Sincerely,

Peter Khu, President
University Heights Community Association

April 22, 2013

Mr. Rollin Stanley
General Manager of Planning, Assessment and Urban Development
Development and Assessment
City of Calgary

cc: University Heights Community
Dale Hodges, Alderman Ward 1

Dear Sir:

Re: Stadium Shopping Centre (SSC) Discussion:

**Relationship between South Shaganappi Community Area Plan
and the Stadium Shopping Centre Area Development Plan**

The University Heights Community Association (UHCA) would like to highlight our concerns about the Stadium Shopping Centre ARP process. While we very much support the redevelopment of the site, we are concerned with the Planning Departments starting point. To that end we want to take this opportunity to ensure that you have background information that is the basis for our concerns, which are both substantive and procedural in nature. We trust that with this timely understanding of our deeply held concerns, you will work with the UHCA and representatives of other concerned communities to address them in the principled, constructive and evidence-based manner that characterizes this letter and its recommendations.

Background

1. The South Shaganappi Community Area Plan (SSCAP) was approved by the Calgary Planning Commission in April of 2011 and approved by city council as non-statutory plan in July 2011. According to the City website it "is intended to provide a framework and level of strategic planning between the Municipal Development Plan (MDP) and subsequent Local Area Plans (LAPs), over a 30 year time line".
2. In the strategic objectives as outlined in the SSCAP plan the Stadium Shopping Centre is defined as a Neighborhood Activity Centre (NAC) as it is within the Municipal Development Plan (MDP).¹
3. When the community consultation on the SSCAP was done in June of 2010 and January of 2011, it was done at a high strategic level; the consultation was framed around broad principles and not specifics.
4. Within the SSCAP, there are a number of site specific policies specific to Stadium Shopping Centre; these are called **SS1 Policies** (found on pg. 97 of the SSCAP). Meaningful community consultation did **NOT** occur for the SS1 policies. This lack of consultation is extremely significant because the SS1 policies identify 4 major points:
 - i) An explicit intention to follow the "purpose and intent of the current Land Use District (C-C2)", which is effectively an endorsement for 800, 000 square feet of density on the site, and a 46 m height restriction;
 - ii) An endorsement of discretionary uses in C-C2, including a hotel;
 - iii) A recommendation that the Municipal Reserve land adjacent to 16th Ave be incorporated into the development; and

¹ To avoid confusion, the SSCAP was previously called the South Shaganappi Regional Context Study (SSRCS).
 (<http://www.calgary.ca/PDA/LUPP/Pages/Current-studies-and-ongoing-activities/South-Shaganappi-Communities-Regional-Context-Study.aspx>)

The links below show the public panels and surveys for that study. In particular:

- o Open House Panels, June 2010
 o <http://www.calgary.ca/PDA/LUPP/Documents/Publications/south-shag-panels-2010-06.pdf>
- o Open House Panels, January 2011
 o <http://www.calgary.ca/PDA/LUPP/Documents/Publications/south-shag-openhouse-panels-2011-01.pdf>

- iv) The develop will have multiple access points. Given that the development currently only has one access, this would also lead to the incorporation of the municipal reserve to gain right of way access.
5. These points address issues that are at the very heart of redevelopment of SSC which in turn suggests they are the result of a very specific but not yet publicly announced development agenda for the SSC. Moreover, these points are directly at odds with the repeatedly expressed concerns and objections of a large majority of UH residents. Fundamentally, these points conflict with the core definition of a NAC in the MDP which emphasizes intensification that is moderate in nature and in a form that respects the scale and character of the neighbourhood:

RELATIONSHIP OF THE SSCAP TO THE STADIUM ARP

6. The apparent strategy by the City Planning Department is to use the SS1 policies in SSCAP as a starting point for the ARP and a justification of its controversial content. The City Planning Department argues that C-C2 zoning, discretionary uses such as a hotel, incorporation of the MR land, and multiple access points are a fait accompli because of council approval of the SSCAP. As a community, we are strongly of the view that this approach is misleading and incompatible with the City's stated commitment to the type of openness, transparency and community consultation that contributes to the trust-based, informed deliberations and orderly decision-making which benefits the City and its citizens.
7. The SSCAP was never intended to circumvent wide public consultation on the SS1 policies. Moreover, the ARP should be the proper forum to engage the public on key issues. Using the SSCAP as a starting point precludes the ability of the ARP to impartially and effectively address the four key issues of Density, Discretionary Use, Incorporation of MR Land and Multiple Access—and therefore the associated issue of zoning. Such a biased and unacceptable outcome very likely would result in a significant risk of a polarized and ultimately unsuccessful ARP process.

DENSITY AND DISCRETIONARY USES

8. It is the UHCA's view that the C-C2 zoning for the site far exceeds the purpose and intent of both the Municipal Development Plan and the Building Bylaw 1P2007. The C-C2 zoning endorsed in the SSCAP allows for a massive development on a small site; the potential exists for 800,000 square feet of development, equivalent to 83 percent of Market Mall floor area, on 1/5 of the land area of the Market Mall site. The scale of the development is well beyond the intensity targets of Major Activity Centre (MAC), the highest category of intensification that the city uses. Moreover, discretionary use could allow for a 14 floor hotel immediately adjacent to two schools, creating intense safety concerns among parents. This possibility is causing safety concerns amongst parents of students at both Westmount Charter School and University Elementary School, as well as area residents generally.
9. The existing land use bylaw 1P2007 supports a more moderate development on the site. According to 1P2007, the site should have a land use designation of C-C1 and NOT C-C2 because it is 2.46 Hectare. 1P2007 says that C-C2 should not be used in cases where the land parcel size is less than 3.2 Hectares.
10. If the Stadium development were to be scaled back from the current concept plan to something consistent with C-C1 zoning, both the developer and the city would be able to enjoy increased density compared to the current configuration - and widespread community support.
11. A recent University Heights community survey indicates that 76% of the respondents would accept a density of C-C1 or less. In addition, the survey revealed that 97% would not accept C-C1 with a building height above 6 stories, with a majority of 63% willing to support C-C1 with no more than a maximum height of 4 stories. Moreover, at a recent general meeting attended by more than 100 residents, there was near universal consensus to support a development consistent with a C-C1 zoning with a 4 story maximum heights.

MUNICIPAL RESERVE LAND AND RIGHT OF WAY ACCESS

11. As you stated during the recent walkabout with our community, creating a right turn in and right turn out access to 16th Avenue through the Municipal Reserve Land is not technically feasible. Moreover, the idea of moving or selling municipal reserve in order to privilege a private development is a bad precedent that is inconsistent with MDP policies for municipal school and environmental reserves and protection of ecological networks. Due a prior widening of 16th Avenue, University Heights currently has already lost significant portion of its municipal reserve along with several hundred mature trees. As well, consistent with Policy 2.6.4 regarding interconnected ecological networks, University Heights is very eager to maintain a continuous green belt along 16th Avenue.

SUMMARY

Our community has grave concerns about the current ARP process. Our understanding of an ARP is that it is meant to be an unbiased public process that rigorously links the uses in a land parcel to its size and compatibility with the surrounding community and the MDP.

Because the ARP will become a statutory document, its provisions will remain assigned to the Stadium Site, regardless of the identity of any future land owner. As such, the use instead of a non-statutory document like the SSCAP, which appears to preferentially serve the current developer/landowner, is not a reasonable or legitimate starting point from which to launch the ARP process.

This ARP is the community's first true opportunity to engage in the process of development at the Stadium site. Many Community members have genuinely come to believe that the City Planning Department is presenting preconceived solutions in an engagement process not designed to ensure meaningful input by affected and concerned residents, We would appreciate it if you could ensure that this ARP process becomes a opportunity for informed and appropriate community engagement.

Given its power over affected communities, we genuinely believe that the City of Calgary has a moral if not legal duty to act in good faith in its dealings with University Heights as an affected community on an issue so crucial to it as SSC redevelopment. University Heights requests that the City, when exercising its decision-making authority on planning and development matters relating to Stadium Shopping Centre, adequately respond to our community's legitimate expectations that it will ensure the timely distribution of the relevant

information in its possession and require its Administration as well as the project proponent to proactively consult and involve the community in a timely, sustained and meaningful manner. In this letter, we are offering an alternative approach that we believe will be constructive and effective.

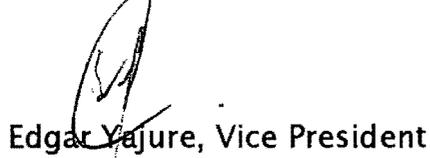
We look forward to your response.

Sincerely,

University Heights Community Association Board of Directors



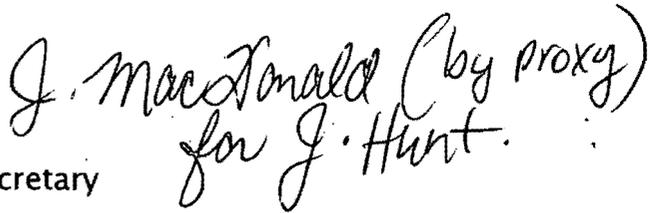
Peter Khu, President



Edgar Yajure, Vice President



Jane MacDonald and Joanne Hunt, Secretary


Michelle Nowak, Director
Patty Treasurer
Anger)

May 8, 2013

To: Mike Brescia, Western Securities
Desmond Bleik, LUPP, City of Calgary

cc: Dale Hodges, Alderman Ward 1
UHCA Executive and Development Committee

Dear Mike and Desmond,

At the last SSASPG meeting on 1 May 2013, I indicated UHCA's desire to have the City staff and Western Securities to work with us to put in place a process where interested residents of UH (as the community most directly affected by SSC redevelopment) would be able to collaborate with the City and developer to try to forge, through informed compromise, a mutually acceptable draft of the ARP for SSC.

Having had a chance to reflect a bit on how this proposal could be implemented, I would like to formally request that the City do the following as part of a meaningful and timely public consultation process with UH:

1. Schedule a pre-advertised and jointly planned public (UH) meeting on about May 21, so that it is a week after public input is received at the planned May 14 open house/public meeting and two weeks before the June 6 CPC Meeting.
2. The City and WS, in advance of this meeting, would provide UH residents through (the UHCA) with relevant information that is in sufficient detail and in a user-friendly form so as to allow UH residents to prepare their views on the ARP and SSC redevelopment issues.

3. The City and WS would then provide UH residents with a reasonable period of time to prepare and submit their views re the issues (I suggest 6 days, that is, by Monday May 27.

4. By Monday June 3, the City and WS would email me as UHCA President separate reports demonstrating (with appropriate details) that they have given full and fair consideration to the views and recommendations they heard from UH residents on May 21st.

I would request a timely written response from both the City and WS to this consultation request .

Regards,

Peter Khu, on behalf of the
University Heights Community Association

CPC2013-088
Public Submission 65

From: [Ward 1 Contact](#)
To: [Coulombe, Chantal](#)
Subject: FW: Proposed Area Redevelopment Plan for Stadium Shopping Centre, A matter to be considered by City Council on July 22nd or 23rd, 2013
Date: 2013 July 11 9:34:44 AM
Attachments: [Letter to Calgary Council re Stadium Shopping Centre Area Redevelopment Plan July 10 2013.pdf](#)

From: Executive Assistant Ward 1 **On Behalf Of** Hodges, Dale
Sent: 2013 July 11 6:36 AM
To: Ward 1 Contact
Subject: FW: Proposed Area Redevelopment Plan for Stadium Shopping Centre, A matter to be considered by City Council on July 22nd or 23rd, 2013

Marlene Deur
Executive Assistant
Alderman Dale Hodges, Ward 1
Office of the Aldermen, #8001A
403.268.2430

From: Ted Horbulyk [<mailto:horbulyk@telus.net>]
Sent: 2013 July 10 7:21 PM
To: Albrecht, Linda
Cc: president@uhccalgary.org; stadium@westsec.ca; Hodges, Dale
Subject: Proposed Area Redevelopment Plan for Stadium Shopping Centre, A matter to be considered by City Council on July 22nd or 23rd, 2013

Please see the attached letter addressed to the Mayor and Members of City Council for their consideration.

Ted Horbulyk

Ted Horbulyk
2024 Urbana Road NW
Calgary, Alberta T2N 4B8

July 10, 2013

Mayor Naheed Nenshi and Members of Calgary City Council

The City of Calgary
c/o Temporary Office of the City Clerk
4th Floor, 1212 – 31st Avenue NE
Calgary, Alberta T2E 7S8

By email: CityClerk@calgary.ca

**Re: Proposed Area Redevelopment Plan for Stadium Shopping Centre
A matter to be considered by City Council on July 22nd or 23rd, 2013**

The purpose of this letter is to express my strong disagreement with the Area Redevelopment Plan that has been proposed for the Stadium Shopping Centre, near where I live and work. Please allow me to express, in non-technical language, why I think the proposed Plan should be sent back for substantial revision.

To provide some context, I would be one of the first to agree that Calgary's continuing growth and sprawl is too expansive. The City, through its planning officials and City Council, should be making efforts to increase urban densities and increase the intensification of land use, in order to stop the outward growth of the city's developed area. For example, the intensification of land uses (underway and proposed) near the Brentwood LRT Station—also near to where I live and where I shop—is located on the LRT line and seems to have a well-designed plan that smoothly incorporates increased housing density and a range of commercial uses. It will redefine and create a new urban centre in place of what was there before. Such is not the case for the current Stadium Area Redevelopment Plan, which, in my view, swings the pendulum to its other extreme, and encourages a large commercial and medical/professional complex on a single confined site for which those uses are unsuited.

These are some of the features of the current plan that I oppose.

The unusually high density of proposed development and the excessive allowable heights of proposed buildings. These are not in keeping with the current character of the (present or future) neighbourhood. Since there are no other re-developable sites nearby—unlike the Brentwood development—this cannot be considered the first stage of re-defining this area to create something new and better. This will be a “one-off” non-conforming use, crowding its way onto the edge of a residential neighbourhood whose roads and transit access cannot support it. The land use zoning designations that were historically applied to these lands in 1962 are no longer in keeping with the current neighbourhood and surroundings. Redevelopment planning must be about defining appropriate zoning.

The proposed take away (so-called “incorporation” into the site development) of municipal reserve lands adjacent to 16th Avenue NW. These lands form part of a

Mayor Naheed Nenshi and Members of Calgary City Council

July 10, 2013

Page two of two

continuous green belt that extends from McMahon Stadium in the east to the Alberta Children's Hospital in the west. This is a ribbon of green space and parkland, along which one can walk (or cross-country ski), where continuity and connectedness are important attributes. It would be irreversible (and unacceptable) to chop off this segment of green space and offer instead some alternative open spaces within a mall or commercial development.

The effects that this plan is likely to have on local traffic at the site and through the neighbourhood. Despite the site location being adjacent to the Trans-Canada Highway (16th Avenue NW), there is no proposed road access to that road—nor would that make sense for traffic using 16th Avenue NW. All auto traffic will have to come in via Uxbridge Drive NW. Uxbridge Drive NW is not capable of handling the existing traffic volumes, especially at those times when the local schools are starting or ending their day. As we have already seen with the development of the Alberta Children's Hospital and with events at McMahon Stadium, this generated traffic does not just clog Uxbridge Drive NW, but spreads through and across the University Heights neighbourhood, as drivers seek alternative routes. Perhaps with some major re-working of the interchange at 16th Avenue NW and Uxbridge Drive NW, these traffic arteries could become unclogged. Can re-working the interchange be made an enforceable prerequisite to any further development on this Stadium Shopping Centre site?

I would also mention, as a separate issue, that the process that has been followed to date in bringing this Plan forward has been most unsatisfactory for residents and other interested parties. There seem to have been a number of short and missed deadlines, and cancelled or re-scheduled public meetings. Public meetings have not been offered by the City or by the landowners in a manner that has effectively solicited and drawn out public questions and concerns. **If the relationships among the City, the landowners and the public were viewed as a triangle of some sort, the appearances and popular perception are that those links reaching the public have not been properly connected or supported, but those between the City and the landowner have been re-doubled. This is a larger issue that Council should pursue, independent of its decision about this Plan.** Council should explore ways to improve the perceptions of fairness and even-handedness when public funds are used to develop Area Redevelopment Plans in the interest of all citizens.

In closing, I strongly encourage you to send the proposed Plan sent back for substantial and specific revision. I thank you for your attention to these issues, and for providing this opportunity for my views to be considered.

Sincerely,

cc: president@uhcocalgary.org
stadium@westsec.ca
dale.hodges@calgary.ca

Ted Horbulyk
Resident of University Heights

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Area Redevelopment Plan
Date: 2013 July 11 8:48:11 AM

CPC2013-088
Public Submission 66

From: Matt Law [mailto:mattlaw@shaw.ca]

Sent: 2013 July 11 7:18 AM

To: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter

Cc: president@uhcacalgary.org; 'Donna Kennedy-Glans MLA Calgary-Varsity'

Subject: Stadium Shopping Centre Area Redevelopment Plan

The Stadium Shopping Centre Area Redevelopment Plan proposes the installation of a Major Activity Centre on a site designated under the Municipal Development Plan as a Neighbourhood Activity Centre. Under the Municipal Development Plan, a Neighbourhood Activity Centre has the following characteristics (notes in italics taken from the City of Calgary Municipal Development Plan website):

1. *A development intensity of between 100 and 150 jobs and population per hectare.* The proposed development has a development intensity of greater than 200 jobs and population per hectare, far in excess of that contemplated under the Municipal Development Plan.
2. *Moderate density housing transitioning to lower density forms.* The proposed development has only high density housing of ~600 square feet per unit, contrary to the Municipal Development Plan.
3. *A mix of uses and provide retail services to the local community.* The proposal certainly does provide a mix of uses, but none that the community can utilize. Rather the medical office space, commercial office space, hotel, and housing all serve either the Foothills Medical Complex or the University of Calgary, but not the neighbourhood in which it is located, and certainly not in the spirit of the Municipal Development Plan.
4. *A central public space is encouraged to provide a public gathering space.* The proposal will eliminate the public green space on 16th avenue and incorporate it into the development. There is no evidence in the Area Redevelopment Plan that this green space will not replace requirements for provision of open space (ie it will be instead of developer required open space rather than in addition to required open space)
5. *A well-defined transit stop that is integrated into the overall development.* The transportation plan for this development will only work, if at all, with the development by the city of a higher capacity transit system serving this development, which by the city's own admission, at this location is very low on the priority list, but required by the Municipal Development Plan.

The proposed Area Redevelopment Plan does not adhere to the principals of the Municipal Development Plan, and should be amended specifically by reducing the density and reorienting the development or rejected.

Yours truly,

Matt Law
Calgary Resident

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: A Review of the Final Traffic Impact Assessment Deficiencies for SSC (group a-l)
Date: 2013 July 11 8:48:48 AM

From: Sara Hastings-Simon [mailto:shastings47@gmail.com]

Sent: 2013 July 11 7:35 AM

To: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter

Cc: khu7@yahoo.com

Subject: Re: A Review of the Final Traffic Impact Assessment Deficiencies for SSC (group a-l)

Hello, I am a resident of St Andrews Heights and I am writing to express my concerns about the proposed stadium shopping centre plans prior to the council meeting. I support a modest redevelopment (e.g. 4 stories) with a mix of residential and commercial space, to be developed in a way that addresses the needs of the current tenants.

I have two main concerns about the proposed large development, the impact on traffic of this development and the impact on the local small businesses

Regarding the traffic/density, I find the TIA doesn't support this type of development. It clearly states that the current intersection is already overloaded and under performing and then concludes that the development will be fine because of significant upgrades to the intersection and an improvement in the transit system will relieve the extra traffic by 2020/2030.

These are excellent goals but it seems clear that the construction on the intersection and the changes to the traffic system must happen before any development otherwise at best there will be many years of increased problems before it is fixed (the time the TIA states to be expected between the development and the changes in the area), and at worst the improvements will never be made.

As you know this intersection leads to the hospital and I have personally observed ambulances taking a very long time to get through the already significant traffic - this is not just a matter of neighborhood traffic but also about the safety for all Calgarians in ensuring fast access to our most important trauma centre.

In addition while I understand that the businesses leases are a private, not city matter, redeveloping in a way that causes a loss of these local businesses absolutely has an impact on the community. Yet another cookie cutter development with cookie cutter chain stores is not in the best interest of the neighborhood, or in the interest of growing a vibrant community. Local businesses are a big part of a local community, and being able to walk with my young kids to places where the owners know their names is a treasure that will be lost in this development as currently envisioned.

I would be very supportive of a redevelopment of this area if it is done an appropriate scale, and with the types of businesses that are right for the area.

Sincerely,
Sara Hastings-Simon

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Urgent - Stadium Shopping Centre Proposed re-development
Date: 2013 July 11 8:20:55 AM

CPC2013-088
Public Submission 68

From: Andrew Brennan [mailto:andrew.brennan@shaw.ca]
Sent: 2013 July 10 7:41 PM
To: Nancy Loraas
Cc: Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Druh Farrell; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Shane Keeting; Colley-Urquhart, Diane; Demong, Peter; Albrecht, Linda; Peter Khu; Peter Khu
Subject: Urgent - Stadium Shopping Centre Proposed re-development

Hello,

I have lived in University Heights for over 25 years. I chose this home and community for many reasons including ease of access to 16th Avenue especially to go west; ease of access to downtown and the quiet family oriented neighbourhood. I particularly was attracted to this community for the quiet neighbourhood it was and the green space. The quiet is rapidly going away and the green space has and will continue to diminish.

I am writing today to express my absolute disgust for the process by which the proposed re-development of the Stadium Shopping Centre has been handled. Moreover, I want to express my complete disagreement with the proposed development. I am a business man and definitely understand that the developer wants to make changes. What I can't understand, as a business woman with integrity, is how under-handed the dealings with the developer appear to be and most important, how the city is not standing up for this community!!!

First, on process. I am a seasoned facilitator and mediator. I have worked through many tough conversations, particularly in the oil and gas field. The most important aspect is the process. There must be a forum for the voices of this community to be truly heard AND considered. We must know that the planners are looking at and responding to our concerns. In any process of this nature, all parties will make adjustments. In this situation there has not been an adequate process for us to present our view points and even less of an attempt to consider the numerous valid points that we are raising. This community wants to work with the city and developer not against them. In order to do so, there must be a process that allows this to happen. I am pleading with you along with this long established community, to stop pushing this development through and listen and react to what we are saying. We are not suggesting that we get "our way" outright but rather look at what matters to **all** stakeholders and create the optimal solution.

Second, on the proposed design, things have gotten right out of hand. The existing Stadium Mall has been a hub of this neighbourhood for as long as I can remember. The

proposed plan turns it away from the community and completely focuses on serving people from outside the community NOT us at all. This proposed plan brings hundreds of people from outside our neighbourhood to work and do business in this small space. This is absolutely ridiculous. My three children went to the University Elementary School. I would not have wanted them to attend a school where there was so much commercial activity backing on what should be a safe zone for kids.

When you look at the density of what is being proposed it is beyond comprehension. The Stadium Shopping Centre is a Neighbourhood Activity Centre under the MDP S. 3.3. In case you have not looked up or forgotten what this means an NAC is defined by the city as "appropriate sites to accommodate moderate intensification over time, with uses and development scales appropriate to the local context and community needs." The proposed ARP allows for an extraordinarily massive Major Activity Centre (MAC) with a scale far beyond what an NAC envisions. In case you haven't read the proposal, it plans for about 1250% more developed floor area than the existing SSC development of 64,000 sq ft consisting of only 1 story retail and restaurant units. **This is the point you really must hear it is equal to 83% of Market Mall floor area on 20% of the land area! Are you kidding us?** It is larger than the proposed 58 story new Telus Tower and 280% more intense (750 jobs and pop/ha) on the very small MAC. surrounded SSC site than the density (260 jobs and pop/ha) for development on the large 160 acre West Campus site! This is absolutely ludicrous! This type of density is not in alignment with "appropriate development." The infrastructure is not there to support it. It will totally change the face of this community.

Residents of this community already experience **SIGNIFICANT traffic delays** with the school traffic and the current business traffic around the SSC as it stands now. It would be impossible to easily access our community with the density that is being proposed. We already deal with people outside of this community using a route through this residential neighbourhood to access 16th Ave, the current mall and hospital. Can you imagine what traffic in our district will look like with an additional 1,800 2,000 people working here not to mention the additional traffic using the proposed commercial services? Please note that the traffic studies used in the work up of this proposal are very outdated. You need to do a traffic study once school is back in in the fall. Doing one in the summer is not a fair sample.

Another point the is missed is that unlike the development over near the Brentwood Mall, SSC is NOT on the C-train and is accessed only by one bus route. It is not high on the priority list by Calgary Transit for increased service.

Third in the city's own definition of an NAC, it says that development must be taken in context. What this means is that you cannot approve this development without looking at development plans around University Heights. There are on-going plans for expansion at the Foothills Hospital site. There are HUGE plans for expansion on the West Campus resulting in increased density.

If the SSC proposal goes ahead under its current form, it will exponentially increase density beyond what can be managed.

Fourth – Land use swap - incorporation of Greenspace

You have heard from our community association that a land swap does not work in the best interests of the community or the public. It unfairly favors the developer. Putting public space in a private development sets a very dangerous precedent. The community unanimously supported the view that the municipal reserve in front of the Keg-Redwater Grill-Wendy's (Block 159JK) be retained in place and converted to a gateway park.

The community's vision is to create a linear park that extends from University Avenue to West Campus along 16th Ave that can be enjoyed by future generations of residents and visitors to University Heights, including Hospital workers. The land would connect to the West Campus lands and enhance the City and community goals of connectivity and enhanced pedestrian, and bicycle modes of transportation. Moving the community's greenspace, even on the basis of a land swap, would constitute an appropriation similar to land acquired for road widening. The land is not owned by the developer and public land should not be mixed up with private property as this would blur the lines of ownership, control and access.

I am pleading, begging the city to find its own back bone and stand up **to** the developer and stand up **for** the community. I want to re-iterate that we are not saying no to any development, we want to reach an agreement on a development that preserves our community safety and accessibility and allows the developer to achieve some return as well.

Let's go back to a thoughtful, democratic process. Taking time now will enable all of us to ensure this community remains a safe family oriented place to live.

Regards,

Andrew Brennan

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: No to the Current Stadium Shopping Centre Development Plan
Date: 2013 July 11 8:50:11 AM

CPC2013-088
Public Submission 69

-----Original Message-----

From: Martin Thomas [<mailto:drmt@shaw.ca>]
Sent: 2013 July 11 8:07 AM
To: Albrecht, Linda; khu7@yahoo.com
Subject: No to the Current Stadium Shopping Centre Development Plan

Dear City Clerk:

I believe the impending redevelopment plan for the Stadium Shopping Centre is deeply flawed. The proposed development is simply too large for the available space and the existing (and proposed additional) network of roads & intersections. The TIA document used to support the size of the development has used the wrong computer traffic model and thus it has reached an inaccurate (supporting) conclusion. The traffic study used the regional traffic model (RTM) for its computer simulations, where as they should have used a micro-model which would have better reflected the complex traffic patterns in this compact, but very busy part of the city.

I am a professional engineer by training and over the course of my career as a research scientist have used all sorts of complex computer models. I can honestly say that I have experience with computer models. I attended several of the ARP planning meetings where I talked with the city staff, D. A. Watt personal and the owner of Western Securities about the limitations of using the RTM. My warnings were ignored and they have proceeded to use the RTM to analysis the traffic patterns for this proposed development. I believe the city and us as taxpayers will pay the ultimate price for the failure to use the appropriate tool as the cost to upgrade the road network will be truly enormous. I expect the city will spend upwards of a billion dollars by 2039 to accommodate the proposed development in this area.

I recommend the city council not to accept the current ARP and development proposal at Stadium Shopping Centre until a proper traffic study is made, which uses the correct tool (micro-model).

Thanks for the opportunity to voice my opinion.

Sincerely,

Martin Thomas, 3020 Underhill Dr. NW., P.End, M.Sc.

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Area Redevelopment Plan
Date: 2013 July 11 8:59:20 AM

CPC2013-088
Public Submission 70

From: Danelle Hames [mailto:dhames@shaw.ca]

Sent: 2013 July 11 8:10 AM

To: Matt Law

Cc: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter; president@uhccalgary.org; 'Donna Kennedy-Glans MLA Calgary-Varsity'

Subject: Stadium Shopping Centre Area Redevelopment Plan

The redevelopment of the Stadium Shopping Centre proposed under the Area Redevelopment Plan for the site does not follow the principles of the Municipal Development Plan (MDP). Critically, Stadium Shopping Centre is a Neighbourhood Activity Centre (NAC), to be developed primarily to serve the community. With this development being an integral part of the University Heights Community, I believe University Heights residents should have a material say in how this site is developed. As for it being a NAC as designated under the MDP, it is discouraging to note that virtually none of the elements of this development will be serving the community of University Heights.

The proposed 240 room hotel will serve the Foothills Medical Complex.

Medical and commercial office space (8,138 square metres) will serve the Foothills Medical Complex and parties outside the community.

Residential units (372 units), averaging less than 600 square feet will serve the University of Calgary with investor owned student rental accommodation. Students by their very nature are transient and it is unlikely they will become a contributing part of the UH community.

There is no proposal to materially increase the retail space which could have been a benefit to community residents.

This Major Activity Centre proposed to be built on a site designated under the Municipal Development Plan as a Neighborhood Activity Centre site does not comply with the principles of the Municipal Development Plan. Please respect the plan that all Calgarians have embraced, rather than the narrow financial objectives of one developer, and amend the Stadium Shopping Centre Area Redevelopment Plan to reflect the vision of the Municipal Development Plan, specifically by reducing the density.

Yours truly,

Danelle Hames

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre ARP - Support from Landownwer
Date: 2013 July 11 8:59:57 AM
Attachments: [2013.07.10 LTR-CityClerk-SupportForStadiumARP.pdf](#)
Importance: High

CPC2013-088
Public Submission 71

From: Mike Brescia [<mailto:MikeB@westsec.ca>]
Sent: 2013 July 11 8:40 AM
To: Albrecht, Linda
Subject: Stadium Shopping Centre ARP - Support from Landownwer
Importance: High

Please see the attached letter of support for the Stadium Shopping Centre ARP.
Thank you for your consideration.

Mike Brescia
Vice President, Commercial Assets

Western Securities Limited
Suite 310, 909 - 17 Avenue SW
Calgary, Alberta
Canada T2T 0A4

Direct: 403-781-8109
Fax: 403-266-6157
Email: mikeb@westsec.ca

July 10, 2013

The City of Calgary
Temporary Office of the City Clerk
4th floor, 1212 - 31 Avenue N.E.
Calgary, Alberta T2E 7S8

Re: Stadium Shopping Centre Area Redevelopment Plan

To whom it may concern,

Please accept this letter as Western Securities formal support for the Stadium Shopping Centre Area Redevelopment Plan (ARP) in its current form.

The preparation of the ARP has been a collaborative process led by the City of Calgary and involving Western Securities, neighbouring communities and other local stakeholders through the South Shaganappi Area Strategic Planning Group. We believe that the ARP is a robust document that provides policy and design guidance that establishes a framework for transforming Stadium Shopping Centre into a mixed use local centre that reflects the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP) and the South Shaganappi Communities Area Plan (SSCAP) with particular focus on building complete, walkable, mixed-use communities.

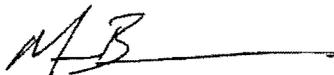
Western Securities is not looking to amend the existing Land Use. This Land Use has been in place since the early 1970's and was confirmed through Council support of the SSCAP in 2011. We supported working with the City through this ARP process in order to create an additional tool for all stakeholders to provide detailed input as to how a development permit application will be evaluated. The ARP will help ensure that a redevelopment of the site provides for a project that achieves the goals and aspirations of the MDP, CTP and South Shaganappi Communities Area Plan (SSCAP).

Western Securities has a long history in University Heights and are invested deeply in the community. We developed Stadium Shopping Centre on former farm lands in 1962, and have remained the primary land owner and proud member of the community. This is not just another development site to us, it is a family legacy.

It is important to note that we are committed to continuing a collaborative process while preparing a detailed masterplan for the Stadium Shopping Centre site. Following the ARP process, we have already committed to stakeholders that we will continue engagement through the detailed masterplanning design stage and work to address ongoing community and stakeholder questions. Our goal is to develop Stadium Shopping Centre into a best in class mixed use local centre founded on the best practice of urban design and planning to ensure that the redevelopment becomes a true asset for the local communities and Calgary.

Thank you for your consideration.

Best regards,



Mike Brescia
Vice President
Western Securities Limited



Ryan O'Connor
Principal
Western Securities Limited

From: [Albrecht, Linda](#)
To: [Dubetz, Jeannie](#); [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Redevelopment Resident Comments
Date: 2013 July 11 9:15:02 AM
Attachments: [City of Calgary Stadium Plaza Redevelopment 09.07.2013.pdf](#)

CPC2013-088
Public Submission 72

From: James Hogg [mailto:edgedsgn@telus.net]
Sent: 2013 July 11 9:02 AM
To: Hodges, Dale; Albrecht, Linda
Subject: Stadium Shopping Centre Redevelopment Resident Comments

Dear Sirs,

Please find attached our comments on the proposed ARP for University Heights and subsequent redevelopment of the Stadium Shopping Centre.

Sincerely,
James Hogg
403.210.0945
Resident of University Heights

Attention: The City of Calgary, City Council
Aldermanic Offices (8001)

July 9, 2013

Re: Stadium Shopping Centre and the current proposed Area Redevelopment Plan (ARP)

Our family has the following concerns about the proposed ARP and subsequent development to the Stadium Shopping Centre.

Urban design must create a place that is more likely to develop cultural meaning – what often makes a place attractive is the fact that it is different than every other place. Unique and special. A group of metal and glass boxes housing workers will undermine everything that University Heights Community is. And create another 'Office Core Development' forcing its way into our community. Accepting a Cookie Cutter development that turns many communities into faceless places that young people flee, residents avoid and which no longer instill a sense of pride in residents. This is where we are heading, and it appears at break neck speed.

Density Concerns

- 1.0 The proposed ARP allows for too dense a development for this site! The residence of this community are familiar with large scale developments as they completely surround us. This development however is different as its densification is much higher than anything we have seen anywhere around us, and only in a few other locations within the city, i.e. the city center.
- 2.0 The development must not exceed 4 to 5 stories maximum, in any area of the development.

General Density Comments

All density and traffic assessments must take into account the cumulative effect of all proposed developments in the area such as those for Foothills Medical Centre future development, West Campus lands and McMahon Stadium and City recreation facilities. To date this has not happened. Please make it so.

Traffic Concerns

- 1.0 There must be NO denying that the addition of so much office space and a hotel would draw considerable traffic from all over the city and region. The TIA does not accurately address the increases by way of gross assumptions made from both old and inaccurate predictions. See the submission comments by UHCA.
- 2.0 The increase in traffic which will most certainly follow this development has not been clearly or accurately estimated. Therefor a new unbiased detailed traffic analysis must be completed and proper entrances and exits provided for the development. These must be linked to the property to make traffic flow smoothly.

- 3.0 The Transit hub should be on the Hospital lands or the University lands as this is where most of the workers will be heading.
- 4.0 The SSC site is only accessible by just one side of one ALREADY very busy residential road. The main road into and out of our community.
- 5.0 The ARP and/or the future development permit must layout a schedule of allowed density that is linked to the timing of the upgrades required to the road and transit systems.
- 6.0 Infrastructure changes and improvements must be in place and tied to any future developments.
- 7.0 The statement the city has been mentioned numerous times about traffic increasing regardless of this development is accurate, however it shows again very little for thought about pre-empting problems, only that reaction will happen and it will only be after the situation is critical. This will become critical quickly as Ambulances heading to the Foothills will time and again be caught in multiple traffic jams at the intersection of Uxbridge, 16th Avenue, 29th Street. How many will die before action is taken?

General Traffic Comments

Cut through traffic has increased significantly in the 2 decades we lived in this community. The traffic calming methods that were implemented do very little and the police will not enforce the posted signs. They have been contacted numerous times only to be ignored. Why would we believe any other measures taken would work, or be enforced?

Additional Conclusions

- Over time University Heights has created its own identity, this proposed development will change this identity significantly. How can this development add 'special value' to our community when M. Rollin Stanley's publicly states in a recent edition of Alberta Venture magazine, "He is going to make Calgary a more urban and densely populated city – even if he has to drag it kicking and screaming into the future." This does not sound in anyway collaborative. It is becoming clear that we are being dragged, doesn't sound very democratic.
- Improving clarity and simplicity of language in all future documents with respect to these documents and this development.
- Key Performance Indicators must be linked to the SSC Development.
- It can't just be a denser community to save on infrastructure costs it must have LEEDs requirements tied to the development, if sustainability is truly the City's goal. Development conditions must be tied to clearly identifiable building improvements rather than meeting Alberta Building Code minimum building standards.
- Neighbourhood SCALE redevelopment is an important contributor to future sustainability. Regardless of what the current zoning is this development would crush this community.
- This anticipated large scale redevelopment creates a completely disproportionate use of the lands to further the needs of a single developer and a few select business persons. While at the same time removing, not revising, an integral part of UH community, "its heart" the SSC Plaza. We also have been lead to believe that the City's commitment to densification was to be custom designed for each application and sensitively implemented so as to NOT compromise the quality of life in effected communities. The current ARP proposed plan and consulting processes do not leave us feeling heard or supported by the City!

- Clarity and transparency of costing must be ensured with respect to what proportion will be paid for by the developer and what proportion will be paid for by the city and whether the amounts are currently budgeted by the city in any future planning. For items not budgeted, how will the money be obtained and in what timeframe? It is only in the context of total costs and available funding to transit, road infrastructure, and a pedestrian overpass, can the issue of density be fully understood and evaluated in an informed and fair manner.

From: [Peter Khu](#)
To: [Coulombe, Chantal](#)
Subject: Community Opinion Document
Date: 2013 July 11 9:34:26 AM
Attachments: [UH Opinion Survey-Final.pdf](#)
[ATT00001.htm](#)

CPC2013-088
Public Submission 73

Hi Chantal,

I was asked by Debbie Williams to send this to your email for inclusion into the council July 22nd information package. If you could please include the cover document in green, it would be appreciated because it places the information in context.

Regards,

Peter Khu

From: Peter Khu <khu7@yahoo.com>
Subject: **Fwd: Survey Results and Meeting Consensus (A-L)**
Date: 11 July, 2013 9:08:49 AM MDT
To: "cityclerk@calgary.ca" <cityclerk@calgary.ca>
Bcc: Brittany Stares <stares@ualberta.ca>, Esra Froese <esrafroese@gmail.com>

Dear City Clerks,

Please find enclosed the results of a General Meeting and survey conducted by the community in April 2013. More than 30% of the survey's were returned, and over 100 people attended and unanimously expressed their opinion, giving the community association the mandate to act on behalf of the community.

Peter Khu

From: Peter Khu <khu7@yahoo.com>
Subject: **Resident Opinions and Meeting Consensus (A-L)**
Date: 5 May, 2013 7:39:10 AM MDT

Reply-To: University Heights <president@uhcacalgary.org>

Friends and Residents,

Please find enclosed results of the community survey on Stadium Shopping Centre the high lights of which were presented to City Planners at a recent South Shaganappi Area Strategic Planning Group (SSASPG) meeting. Both the results of the survey, and the

University Heights General meeting of April 11th gives a very clear direction to the UHCA executive and the City of Calgary planning department of what the residents of University Heights are acceptable levels of development in their community. The most important outcome of the survey and the meeting is that the community has achieved a consensus on the critical issues related to Stadium Shopping Centre.

Density:

-76% support C-C1 zoning (270,000 square feet) or less as a max density for Stadium Shopping Centre. Currently, the property has 64, 000 Sq feet.Green

Building Height:

97% would not accept C-C1 with a building height above 6 stories, with a majority of 63% willing to support C-C1 with no more than a maximum height of 4 stories.

Municipal Reserve:

At the April 11th meeting, attended by over 100 people, there was unanimous support to keep the municipal reserve in front of the Keg, Red Water Grill, and Wendy's (Block 159JK) in place and develop it as a gateway park. This will involve enhancing the existing informal pathway as well as upgrades to add park benches and picnic tables. The community intends to fundraise and apply for grants to achieve these goals.

Traffic:

Traffic is a major problem now. The consensus is that traffic will not improve with this development. The development needs to be scaled appropriately.

Thank you to everyone who contributed volunteer hours to create, and compile the survey and also those who attended the General Meeting.

As always, it is very important to continue to provide written feedback to the city planners and our Ward Alderman.

stadium@calgary.ca

dale.hodges@calgary.ca

and please send a copy of your correspondence to :
president@uhcacalgary.org

UHCA Survey Report

The purpose of this report is to briefly summarize the results of the April 2013 opinion survey done within the community of University Heights. The survey results document the concerns and recommendations of the residents regarding the development of an Area Renewal Plan for the Stadium Shopping Centre Site, by The City of Calgary.

To effectively understand the issues that contributed to these survey results, it is useful to precede the survey summary with the following overview of the physical context that already affects our community. It is in the context that Western Security is proposing a major intensification of development within the Stadium Shopping Centre.

PHYSICAL CONTEXT

Large Surrounding Employment Centres

This small community of University Heights is already surrounded by a large number of major employers in the city which generate immense amounts of vehicle traffic into our community”:

- North – Foothills Medical Centre,
- East - University of Calgary,
- West – Alberta Children’s Hospital,
- East – McMahon Stadium; and
- Northeast - a highly used medical complex, the Foothills Medical Building

School-generated Local Traffic

1. The community also draws large numbers of people regularly to attend the popular Mennonite Church and the only Polish Catholic Church in Calgary.
2. Two years ago, Westmount Charter School relocated to the Sir William Van Horne School bringing an added 850 students and teachers into the community either by 12 charter buses or with the 450 parents who drive their students into the community daily.
3. Furthermore, many out-of-area parents working for the five employers listed above choose to register their children in University Elementary School which also increases the traffic entering the community daily. These large institutions, by drawing over 10,000 people to our area each day create traffic

congestion and parking issues, which have a profound impact on the quality of life for community residents.

Several Further Expansions by some Employment Centres

-
- Currently many of the above institutions are in varying stages of redevelopment which will add significantly to the density, traffic congestion and parking issues for this area:
 -
 - 1. Foothills Medical Centre has announced plans for the new Tom Baker Cancer Centre to be built opposite the Stadium Shopping Centre site,
 -
 - 2. The University of Calgary is in the process of formulating its plans for the West Campus Project which will add approximately 15,000-20,000 people (office space, residential, retail) on our west boundary.
 -
 - 3. On 24th Avenue, our northern boundary, the University is also building new dormitories to house an additional 3000 students on campus.
 -
 - 4. On our east side, the city has approved plans for a new \$200 million dollar Foothills Fieldhouse. The proposed Fieldhouse would have a 400-metre running track, full-sized soccer pitch, space for other sports such as basketball and tennis, plus seating for 10,000 spectators. The community is concerned about traffic from a main entrance off University Drive and opposite Unwin Drive.

Local Road System within the Community is already Awkward and Inadequate

- 1. The road system surrounding University Heights Community is awkward which results in high numbers of vehicles cutting through the community (Uxbridge Dr/Unwin Rd) to access Crowchild Trail from 16th Avenue and vice versa. These two roads (Unwin and Uxbridge) are the main entrance/exits to the community.
- 2. Furthermore, the community has recently lost parkland adjacent to 16th Avenue for the widening of 16th Avenue and the building of an overpass to link Foothills Hospital to the new Children's Hospital.
- 3. The City of Calgary has acknowledged there are no plans to expand our road network to accommodate future development.

Communications and Consultation Context

As the community daily experiences the impact of the large institutions surrounding us, the residents are concerned about the cumulative impacts of all developments presently proposed. A volunteer University Heights Development Committee has attended every meeting opportunity provided to us and has kept the community informed of all information provided to us. The City of Calgary Planning Department organized two activity meetings open to all community residents:

1. March 13, 2013, a Walk-About around the current stadium shopping centre, led by head city planner Rollin Stanley.
2. March 14, 2013, a display and Lego building exercise which **did not** provide a general presentation to provide information and answer questions.

Residents' Concerns and Frustrations:

Following these activities individual residents expressed frustration regarding the:

- Inadequacy of the specific information provided
- Lack of an opportunity, as requested, to meet with the planners as a community so all present could hear the same information and have their questions answered
- Appearance that community concerns were neither heard nor taken seriously by the planners

To address these concerns and to ensure the Development Committee was accurately reflecting the community's voice, the UHDC delivered a survey to each household in the community. Considering time restraints and the timing during spring break, we were pleased to receive 30% returned. The survey and results can be viewed on our website www.uhcacalgary.org. The following is a summary based on the 134 signed surveys returned.

SUMMARY OF SURVEY RESULTS

1. The three main concerns identified were Density, Traffic and Land Use:
2. The Survey Results indicate that 76% of the respondents would accept a density of C-C1 or less. In addition, the survey revealed that 97% would not accept C-C1 with a building height above 6 stories, with a majority of 63% willing to support C-C1 with no more than a maximum height of 4 stories.
3. Comments provided clarification stating increased density would create additional traffic congestion on community streets and would increase parking concerns and safety concerns.

Accordingly, at a recent general meeting attended by more than 100 residents, there was near universal consensus to support, given the small size of the land parcel and community impacts, a development consistent with a C-C1 zoning with a 4 story maximum heights – a development scale that is also compliant with the Municipal Development Plan. Moreover, there was unanimous motion for the community to keep that municipal reserve in front of the Wendy's-Keg-Redwater Grill, Block 159JK, in its current location and convert it to a community park.

Concluding Remarks

It is the expectation of the community that the City Planning Department recognizes the current designation of the Stadium Shopping Centre site as a Neighbourhood Activity Centre and the policies this designation provides for density limitations. Furthermore, it is the community's belief that the Planning Department's ARP must reflect section 3.5.1.a of the City of Calgary Municipal Development Plan which states:

Land use policies recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

If the Stadium development were to be scaled back from the current concept plan to something consistent with C-C1 zoning, both the developer and the city would be able to enjoy increased density compared to the current configuration – and widespread community support.

This ARP is the community's first true opportunity to engage in the process of development at the Stadium site. Many Community members have genuinely come to believe that the City Planning Department is presenting preconceived solutions in an engagement process not designed to ensure meaningful input by affected and concerned residents. The ARP Process needs to be an open ended dialogue for informed and appropriate community engagement.

University Heights' residents commented freely regarding their thoughts and vision for this site which is the critical core of the community. Emotions are involved as this unique community believes the decisions made in the City's Area Renewal Plan are vital to the community's continued survival as a viable, safe community and not be transformed into a mere extension of the institutions surrounding the community.

Survey results can be found at www.uhcacalgary.org.

Comments:

1. C-C1, 2-4 Stories Max, (5-6 Stories absolute max)

- When I hear the words "Neighborhood Activity Centre," i do not think that a high density commercial area with a 14 story hotel seems appropriate.
- I agree that the current shopping centre is much lower density than the site could reasonably support, but I think it's important to maintain a neighborhood atmosphere of low rise buildings with walking areas and retail, including such things as meat market, fish market, pub/restaurants, take-outs, convenience store etc, as well as some medical services and other commercial uses. I also feel some level of tasteful, low rise residential &/or office is also reasonable.

2. C-C1, 2-4 Stories Max

- Public/park/ space
- pedestrian friendly space
- restaurants & coffee shops
- Retail-bakery, fish, meat, green grocer, convenience store, bank (similar to current shops)

3. Less than 267, 000 sq. ft., 2-4 Stories Max.

- I would like to see an architecturally attractive square with buildings of no more than 3 stories to let in the sun with space for outdoor dining/lingering in the summer.
- Business with apartments/lofts above which are are spacious and might appeal to seniors
- Senior apartments would not contribute significantly to increased traffic which is one of the major negative factors in greater density.
- Business should be major value to local residents. eg. a market where fresh produce and foods are the emphasis-bank-pharmacy etc.
- Fast food, pubs etc. should be discouraged.

4. Less than 267, 000 sq. ft., 2-4 Stories Max.

- Grocery (fresh produce)
- Banking
- Drug Store
- Restaurant (Not Fast Food)
- Senior Residence

5. C-C1, 5-6 Stories Max.

- Walking and Cycle Area (pathways)
- Green Space
- Meeting Space- benches, coffee shop
- Community Center?
- Attractive & pleasing architecture
- Entrance and exit safety and ease of entrance and exit to our community.

6. Similar to what exists now (64,000 sf) – two stories max.

- Create a park like setting similar to Central Park. Residents of the area should be able to access the area without difficulty and extra costs (parking \$)
- Clean up existing traffic issues in and around the University Heights subdivision.
- Restricted Right Hand turns on 24th Ave and Udell Rd should be eliminated. Residents require access from the West
- Although traffic lights presently control the University Drive and Unwin Rd (& Usher Rd) intersections. The area can be quite congested with traffic movements flowing east on Unwin Dr to University Dr. It is further stressed with “University Dr” right turning movements to Unwin Rd. Bus Stops, Mail Box issues only intend to aggravate the issues.
- Traffic Density of the Shopping Centre and the Trans-Canada Highway will worsen these conditions with time.

7. Somewhere in between C-C1 and C-C2, 2-4 stories

- Maintain the existing stores and services
- add trees

8. Somewhere in between: 400,000-450,000 sq.ft.; 2-4 Stories

- density creates both problems and opportunities. Traffic and parking will increase and there has to be a way to accommodate this issue. Underground parking is a must.
- I do not want to see buildings crammed together. The Garrison Woods development is an excellent model to follow. High rise buildings are not suitable for a residential area. However low rise development can be attractive. We would like to see a neighborhood hub, not a development like market mall.

9. Less than 267,000 sq.ft, 5-6 stories

- Our prime concern is access to our home in University Heights

10. C-C1 designation of 267,000 sq. ft.; 5-6 stories

- We would very much like to see the area developed with building heights limited to 5-6 stories.
- The plan seems to satisfy a lot of different viewpoints and should be a unique neighborhood upon completion.

11. C-C1 designation of 267,000 sq. ft.; 5-6 stories

- Making functional retail opportunities available (grocers, bakery, butcher, florist, etc.) encourage engagement in the community and foot traffic throughout the community. Many residents have already bought in to a walking lifestyle and already walk to work

at FMC, ACH and UofC so ensuing useable retailers is a safe bet as opposed to more car centric communities.

- Overhead wheelchair accessible pedestrian walkways over 16th Avenue are necessary for safety as development will just increase an already busy/dangerous pedestrian crossing.
- Some control of retail leasers should be maintained given proximity to FMC. As a resident I would love a liquor store, however a liquor store within walking distance to FMC would be very dangerous to staff and patients at FMC and likely have a large financial cost to healthcare delivery just du to the vastness of FMC.

12. C-C1, 2-4 Stories Max

- Possibility of having a community meeting place
- Transition to the park
- Similar services to what presently exists
- Mitigate existing impact of traffic

13. Somewhere in between, 400,000 sf; 2-4 stories

- Attractive integrated green space and walkways
- General architectural theme

14. Less than 267, 000 sq. ft., 2-4 Stories

- Food store, supermarket
- Hardware store

15. Less than 267, 000 sq. ft., 2-4 Stories

- The present shopping centre is good for community

16. C-C1 designation of 267,000 sf (or less of course 150,000 would be ideal but probably not enough of a compromise., 2-4 stories.

- It would be very nice to have a portion of area allocated to a community centre or at least a community office with space to lease or rent for occasional community activities. There could be a community billboard, etc.
- A nice retail area would be essential
- Having some green areas with benches where residents could gather - maybe around a coffee shop
- Protection of existing businesses so they can remain viable and a part of our community
- Adequate parking areas and smooth traffic flow.

17. Less than 267,000 sf, 175,000 sf, 2-4 stories

- Besides the usual and existing activities of retail/postal/pharmacy/restaurant, additional space for community type activities would generally be appreciated. That may include ie, space for day-care, for community meetings, for community gatherings (multi-generational) so that we meet and hear the concerns of others in nearby areas and just socialize for activities to enhance preventative medicine (space for yoga, pilates, qi-gong etc.) for low costs musical performances, etc.. Community (including staff at hospitals/schools etc.) would be enticed in enjoyment/good health by easy access/low cost alternatives for all, picking up groceries as they leave or stopping for coffee with friends.
- The developer has had benefits for many years as the owner/operator and has been a good neighbour.
- Increased density is inevitable, however, even C-C1 is going to cause further parking, traffic, pedestrian, school bus, cut-through problems for the community as a whole.

18. C-C1 designation of 267,000, 2-4 stories

- Preserve green space of surrounding area
- Local markets, stores and businesses
- Pub! Restaurants
- Community centre/rooms
- Recreational facility
- Community gathering, centre/courtyard/BBQ

19. Somewhere Between C-C1 and C-C2, 5-6 stories

- Local shopping
- Walkability for the community to access services
- Esthetics and integration with community
- Park connecting from stadium dev. To west campus dev. (walking path)
- Local enhancements such as streetscape improvements

20. C-C1 designation of 267,000, 2-4 stories

- We love our mall, butcher, fish market, dry cleaners, convenience store, bakery, multiple restaurants, sorry can't list them all, it's great.
- Reasonable development is welcome and needed. The place looks a little dumpy, and all the merchants will appreciate the improvements.
- Parking Lot development, with underground parking is a real answer to the owners getting a better return, the mall being spruced up, and still retaining the character of this inner city mall.
-

21 Somewhere less than 267,000 sq. ft; similar to what exists now - 2-4 Stories or less

No enhancements - leave all as is

22 150,000 sq. ft. 2-4 Stories Max.

-Keep development "community oriented" - i.e. - not too big
-not too much residential (Brentwood is a disaster but at least is on the LRT line
-Expand services for the community, not for a huge number of new residents, not for the hospital, etc..

23 Less than 267,000 sq. ft ; similar height to what exists now

We would love to see a walking and bicycle path with trees cutting through the parking lot, linked to our park where the children's' park is.

24 C-C1; 5-6 Stories Max.

- (1) a mix of retail, commercial and restaurants like we already have in the centre, particularly Bon Ton and Billingsgate, bank, pharmacy;
- (2) good accessibility in and out of the centre;
- (3) safe ground level (free) parking;
- (4) underground parking viewed as unsafe by most women.

25 C-C1; 5-6 Stories Max

Maintain a mix of retail services suited to the community in general, not only to specialist medical needs (given the proximity to Foothills)

26 Less than 267,000 sq. ft. , 2-4 Stories Max.

I feel we need more time to think about alternatives which will be shown to us at the Strip Mall Exhibit this week and next.

The people I've spoken to in the neighborhood want no increased density; they want low rise, plus convenient parking.

I lived in San Diego for 2 years 30 years ago and at that time "prosperity and progress and expansion" sounded good on paper until the San Diegons saw what it brought - crime, increased traffic, overcrowding , less "small town" feel.

27 Less than 267,000 sq. ft; 2-4 Stories Max.

-To maintain the shopping centre as a “Neighborhood Activity Centre”, it is imperative that the density be maintained at a low level and that non of the green space on the southern edge of the community, adjacent to 16th Avenue be disturbed.

-It must be recognized as “public space’ with controls to affect the privacy and well-being of the neighboring community.

-Proximity to the Foothills Hospital and the University, both public areas, require that safety for the community must be of paramount significance.

-Any development must be modest and any significant increase in traffic will be immediately disruptive to the “Activity Centre” and the entire community if adequate free parking isn’t available.

-A fine balance must be maintained between private “profit” and the communities’ best interests.

28 C-C1; 5-6 Stories Max.

-a grocery store;

-Lots of trees, walkways, benches, outdoor eating;

-The overall proposed design of Stadium Shopping Center seems appropriate and a nice “village” feel, but I object to the heights of the apartment building in the NW corner and the hotel in the SE corner. Apartment building should be 3-4 storey row housing and the hotel should mimic Hotel Alma at the U of C or Village Park Inn (6-8 stories);

-Preserve green spaces around Westmount Charter School and University Heights Elementary .

-The 11 storey building located in the northwest corner of the proposed development and the 14 storey hotel located in the southeast corner of the proposed development (as shown in paragraph 4.2.2, page 32, of Stadium Shopping Centre Pe-Application Development Document) would exceed the 46m height zoning limitations. Current zoning limits building height to 46m = 150 ft. Such building would have an average height per storey of 12-18 feet. Based on these estimates, current zoning would limit building heights to between 8.3 and 12.5 stories.

Park/character area (shown in paragraph 4.2.3., page 33, of Stadium Shopping Centre Pre-Application Discussion Document) as well as interface between the site and the green space to the west (shown in paragraph 4.2.8, page 41 of Stadium Shopping Centre Pre-Application Discussion Document) contemplate encroached use or access to lands otherwise relied upon by Westmount Charter School and University School will

adversely impact students attending these learning institutions. These lands need to be segregated from the Stadium Shopping Centre.

Increased access between Westmount Charter School and the Polish Catholic Church will increase inappropriate traffic along this route and hamper access to the rear portion of Westmount Charter School.

Disturbance of green space at the 16th Ave. boundary would adversely impact the esthetics of the facility.

30. C-C1, 2-4 stories

- Designation as 'Activity Centre' is problematic. Suggests a sports centre or community centre which this community needs.
- Strictly opposed to any 'activity' that would draw increased population
- More development like the green space along 16th Ave with trees, shrubs, benches
- Include green space in the centre with patio, shrubs, benches, café

31 400 - 500,000 sq. ft. Up to 10 Stories Max,

Issues most important to me: TRAFFIC,

-No office spaces - they promote rush hour traffic issues and contribute nothing to the residential community. We are already surrounded by major roads and major institutions

- increased residential dwellings and support services (restaurant/café/retail) would be a positive for a community already in crisis (we are the major interchange for Highway 1 and Highway 24!).

32 Less than 267,000 sq. ft.; 2-4 Stories Max.

- Retain current mix of retail and restaurants, especially
 - drug store
 - BonTon Meat Market
 - Drycleaners
 - Hair Stylist
 - Bank

- Ensure adequate and easy, short term parking;

Would be nice to have some green space, coffee shop;

Retain low density - already there is too much traffic in the neighborhood.

33 Less than 267,000 sq. ft, 2-4 Stories Max.

34 C-C1 - 5-6 Stories Max.

bus transportation hub - we don't want this - keep at U of C and hospital where it belongs

- We would recommend that development serve the needs of the University Heights community rather than service the needs of the hospitals and the university.
- It is crucial that we do not lose any more green space and enhance what little we have.
- Please no more student housing !!

-Traffic calming measures are already long overdue. The Uxbridge/Unwin shortcut is already extremely dangerous and needs to be dealt with.

35 C-C1 - 2-4 Stories Max.

-Unless you are putting up a very high end hotel, you are OUT OF YOUR MIND putting it close to the schools with 16 Ave and the transients walking our neighborhood already! In fact NO HOTEL AT ALL !!

- comments:

- A market. Not a chain grocery store, not a convenience store but a proper market where you can pick up produce, meat, dairy, etc.
- A liquor store. I know it has to be so many ft. away from school property. I'm sure you could figure it out.
- Maintenance of the "green space". We don't want to see dead trees after a few years!
- Family friendly dining AND less family friendly dining.
- A pub.
- Keeping a pharmacy.

Making the space inviting for everyone with shops for everyone. These new communities have such useless shops. NO CHAIN STORE AND RESTAURANT CHAIN!

- Bike racks and not just "a few".
- Affordability (reasonable)
- Less "cookie cutter" design.

36 Around 200,000 sq. ft. - 2-4 Stories Max.

- should include:
 - some basic retail stores (small in size);
 - banks;
 - medical offices (dental, medical, etc.);
 - several restaurants;
 - general offices (insurance, post office, etc.);
 - more trees, better landscaping;
 - good traffic controls (e.g. traffic lights, etc.);
 - a small neighborhood police dept.

37 400,000 sq. ft. 5-6 Stories Max.

- 1 Max. density should not exceed 400,000 sq. ft.
- 2 Modified 16th Ave. and Uxbridge interchange;
- 3 Max. height of buildings restricted to 6 stories;
- 4 A green area must exist in the development area;
- 5 Some short term parking for retail and restaurant users.

38 Less than 267,000 s. ft, 2-4 Stories Max

- specialty grocery store (i.e. Sunterra Market);
 - liquor/wine boutique;
 - smoothie/frozen yogurt bar;
- 2 storey buildings - shops/stores on bottom - office space on top;
continue with charging for parking after ½ hour free.

39 Less than 267,000 sq. ft, 2-4 Stories Max

I couldn't find (on the Internet) what a "Neighborhood Activity Centre" is or what they look like.

Obvious enhancements are green areas, perhaps with dining tables adjacent.

40. C-C1, 2-4 storeys

- Redesign should enhance residents and sense of community for residents
- Hotel, low cost retail, long term care facility would NOT enhance community
- Traffic concerns
- Enhancements-pedestrian friendly walkways, restaurants, locally owned shops, green space

41 C-C1 - 2-4 Stories Max.

-In my opinion the needs of the community are adequately serviced by the present facilities

-In spite of M. Rollin Stanley's suggestion (at the March 13 meeting) that we do not worry about C-C2 land designation, I believe that is one of the most critical guide lines. Preliminary proposals from the developer appear to take full advantage of the C-C2 designation. Reduction of the guide line land designation is the best (and possibly only) way to limit development. Otherwise we are doomed to the mass development of the type proposed in the preliminary plans.

42 C-C1; 2-4 Stories Max. Should not need an elevator

Issues most important to me: safety (traffic and risk of motor vehicle collisions and pedestrian injury) Enhancements - Comments

(1) Traffic: Uxbridge Drive has heavy traffic with community commuters - by-pass University Drive to 16th Ave. , two schools and one church. Development cannot make this worse;

(2) Integration with community. Development should foster integration with the community and between neighboring - (i.e. St. Andrews Heights) communities . For example, residences with long term residents (owner occupied or rental) will look integration with the community while a hotel or short term rental will not;

(3) Shops;/businesses, to enhance community. These would include businesses used on a daily basis by members of the community and others (e.g. grocer, butcher, baker, fish monger etc.,) but not services targeted to select aspects of the population (i.e. office);

(4) Walkability: Development to get people out of their cars and outside. Ideally to green space.

43 C-C1 - 5-6 Stories Max.

Hotel - NO
bus transportation hub - NO;

-Page 9 shows University Heights as "irrebedded" in the Major Activity Centre as being a good thing. What other district in this City is completely surrounded by commercial activity. UH is a community of peoples' homes .. Not an industrial or commercial centre in the City. We already lost a lot when the prairie lands of West Campus were taken.

The plan in any form increases the density of the community - traffic, crime and everything else that comes along with population density. Too bad UH is here ..the City

could have a heyday with all the space. Maybe the City should just buy out the community and we could all relocate. What an absurd idea — just about as absurd as what is currently being proposed.

This is a residential area where people live, work and play. The City and developers are greedy. Condos are going up everywhere along Crowchild already. Measure the effect of the already approved development of Brentwood before blindly moving into more development. Big mistakes are very hard to undo.

44 C-C1 - 5-6 Stories Max.

I assume the Municipal Reserve will not form part of the proposed development. Accordingly it does not form part of the 20% land use percentage I'd like to see for public/park/activity space

I believe we are already well serviced in this regard by virtue of our proximity to the U of C, Market Mall, North Hill Mall and Brentwood Mall. Any enhancement to the C-C1 designation would only increase traffic and density to the development and would further detract from the "true value centre" the development proposes to build.

45 C-C1 - 5-6 Stories Max.

Hotel - ZERO

-Current shops and services are a good mix.

46 Less than 267,000 sq. ft , 2-4 Stories Max.

I like what is there now and will stay away from Stadium Shopping Centre if it is overdeveloped - e.g. Hotel, Offices.

I am also concerned it will increase traffic on my street which has had problems with cars cutting through and using Ulrich Road as a "short-cut".

47. Between C-C1 and C-C2, 5-6 Stories Max.

48 Between C-C1 and C-C2 ,4 Stories Max.

Issues most important to me: (1)Density (traffic) (1A) land use; (2) safetyEnhancements

Improved existing retail outlets (wine store, mini market).
Allow some residential development.
Consider assisted living/palliative care.
Consider transit as a low priority.
Health and Wellness Centres okay.
Doctor's offices/treatment facilities a "no go": there's enough close already.
Underground parking as opposed to surface.

49 C-C1 - 5-6 Stories Max.

Restrict traffic cutting through University Heights and a restriction on bus traffic thru University Heights community.

50 C-C1 - 2-4 Stories Max.

Retail - people space, restaurants, shops, boulevards, green space, trees, garden benches.

Senior apartments, gym, recreation centre, gathering place.

Attractive buildings 3-4 stories at most, with shops and restaurants ground level,

Ample parking in front of shops.

51 400,000 sq. ft. 5-6 Stories Max.

Restaurants/Retail
Additional services to include gym

52 C-C1 - 2-4 Stories Max.

-Better green space and flow for walking
-Focus on creating safe traffic flow around 16th Ave.N.W. and Uxbridge
-A slight increase in density would be beneficial to all, but within reason given the very small/tight physical space and limited traffic flow options. A doubling could be reasonable - an increase 10 fold is not.

53 C-C2 option preferred - 10-14 Stories Max.

Residential
Retail/restaurant
Medical Office
General office

A major upgrade of the 16th Avenue and Uxbridge Drive intersection in concert with this site development is far more important than the content of the site.

More services will come with more density - I am in favor of maximizing the site usage because I believe more services will result.

54 C-C2 - 10-14 Stories Max.

-Like to see a good size shopping centre with major grocery store like Safeway.
-Prefer parking underground.

55 less than 267,000 sq. ft., Preferably 3 Stories Max.

-This is a shopping centre which is very important for our community. If we lose this - it means this whole area has to drive elsewhere.

The issue most important to me: THE MOST IMPORTANT ISSUE IS TRAFFIC . If they increase the size of the shopping centre - then the traffic will become too heavy for the intersection and Uxbridge Dr.

We need to have the retail outlets, restaurants and services that a community needs.

If the City keeps redeveloping all the small neighbourhood centres, they will destroy not only our neighbourhood, but the whole City of Calgary. A large City needs its small neighbourhoods to give the City its character - or it will become an impersonal, high rise cement city like New York - WHERE NO ONE WANTS TO LIVE.

It is wrong to attempt to redevelop all the small communities in Calgary.

56 C-C1 - 2-4 Stories Max.

Office space that is used to serve the local community NOT draw people from other areas of the City. This adds traffic and contradicts your emphasis on pedestrian and cyclist.

Delete Hotel addition - again contradiction

Residences - definitely

Retail - yes - a variety that allows for surrounding communities to shop and buy goods here and not have to travel to big box stores.

58 500,000 sq. ft. - 5-6 Stories Max.

- Shopping - currently there is a great selection of stores for retail; would like to see this continue;
- Destination walking spot for coffee/ restaurants;
- Green space to try up the University Heights green space to appropriate levels;
- Absolutely no hotel/apartment space due to transient nature of occupants and proximity to schools;

Possible community centre space.

58 C-C1 - 5-6 Stories Max.

- Garrison Woods type development with 2-4 story buildings, landscaping and green space is preferable;
- Condo private ownership rather than rentals will connect owners close to community;
- Do not bring Foothills Hospital into community;
- To ease future traffic congestion, contain density of development.

59 C-C1 - 2-4 Stories Max.

- Continuation of BonTon and Billingsgate as tenants and drug store.
- I'd like to also see a good bakery, good deli, coffee shop, all small but good to serve as an attraction for the community to visit.
- Land scape the parking lot with rows of trees rather than "blank" parking, like U of C lots off setting 32 Ave. which are an attraction rather than this eyesore

61 C-C1 - up to 2-4 Stories Max.

· Enhancements

- Meeting space
- Park and trees and plants
- Benches
- Coffee shop
- Gym
- Easy access to retail that is relevant to the district:
Bon Ton

Billingsgate
Pharmacy
Convenience Store
Bakery

Comments:

The major requirement as I see it is the traffic entrance and exit to the site and on level parking for shops.

Following from that is the curtailment of traffic through the district which is essential for protection of the district.

I would like many of the same shops to remain - which they will not unless there is good and easy access and on level parking.

I have met for community functions for so long at UES that a community center doesn't really matter to me. A gym and a good coffee shop would be great.

I would prefer residential and retail to the constant traffic of medical offices.

I would like the building to be aesthetically pleasing and the site to be well landscaped.

63 C-C1 - 5-6 Stories Max.

64 C-C2 - amount as prescribed by the Land Development by-law. 10-14 Stores Max.

- 1 It is long past due that the redevelopment of this area commences.
- 2 Western Security has been an eyesore in our community for years.
- 3 TRAFFIC is going to be the biggest issue in the absence of an overpass at Uxbridge and 16th Ave.

We should require the following:

- ADD AT LEAST ONE LAND WIDTH ON UXBRIDGE from 16th Ave. to the 3 way stop;
- Remove all street parking in this area (16th to 3 way'
- Upgrade the alley north of the shopping centre to a 2 way street;
- ONLY RIGHT TURN EXIT ON TO UXBRIDGE between 16th Ave. and 3 way stop;
- Turn 3 way stop to the 4 way light controlled intersection;

It is currently unsafe the way traffic exists from the Shell Station;

SUMMARY

Turn Uxbridge into a 4 LANE NO PARKING, NO LEFT TURN;

Install traffic lights at Uxbridge and Unwin Rd.

Upgrade intersection for traffic on Uxbridge at this intersection for 4 way traffic.

65 600,000 sq. ft. Max density; 5-6 Stories Max

Air space for the hospital

Please let the neighborhood know the time schedule of the beginning of demolition to the completion of the project. Air quality and safety are first.

66 C-C1, 2-4 Stories Max

At present, the shopping centre is a well used retail/restaurant area with the parking area being used by University and Hospital traffic. I would like to see it redeveloped with an emphasis on small businesses and restaurants as are currently there, but not for hotels and office and a residential use. This has long been a desirable and quiet area and I don't wish to see that changed with high density housing (backing onto a school yard) or hotels. While the density of the retail can be increased, it is not desirable to have the huge density problems that will occur with offices, residential and a hotel.

67 C-C1, 5-6 Stories Max

Residential - Seniors

Green space for neighborhood activities - i.e. play ground, walking paths, small but nice common centers, tennis courts. University Heights has always been a close friendly neighborhood and it would be nice to expand these qualities. A community center could unite the young and growing older populations. The concept of a senior retirement centre has great appeal and long term benefits. If density was equal to or less than Garrison Woods that would be ideal. We do not want a mini-downtown, but rather an upscale development that has a great "village feel. Think brick, stone, wood, and not glitzy metal construction and advertising facades.

68 Less than 267,000 sq. ft., 2-4 Stories Max.

Retail/Restaurant

General Office (for the dentist who is already there)

A reduction in traffic would help. We have a dangerous amount already.

There is no community centre for groups to meet. This would be great. An outdoor ice skating rink would be great!

We do not need a hotel in that area. There are some in Montgomery, Motel Village and Hotel Alma nearby. If Foothills Hospital needs a hotel, let them build one on their land (they won't because they know they don't need that!)

We do not need more office space, medical or not. Foothills Professional Centre has a "For Lease" sign up for years, and there is more medical/non-medical office space in the new buildings near Shaganappi near the post-office where EFW has set up. If Foothills doctors need more offices, let Foothills Hospital build it!

69 C-C1 , 5-6 Stories Max.

Retail/Restaurant: 80%

Hotel: No No No

Public/Park/Activity Space: 20%

Grocery Store- there is enough demand in the area for something like a Safeway.

Green Area - we need green space incorporated 100%

Garrison - we need something like what they have, a great community focal area

Hotel - No, no, no! There is Hotel Village and Alma at the U of C, this should be enough.

Tall Office Buildings- No, no, no! We are not a mini-downtown. If more office space is needed, this can be provided by AHS on the Foothills Campus.

Traffic - We need a reduction to the current flow, not more. With Westmount traffic is already bad at peak times.

70 C-C1, 2-4 Stores Max.

Retain the municipal reserve land. Do not allow the developer to drurlod the land on the reserve.

If the City doesn't approve the right hand turn onto 16th Ave., the City needs to come up with an alternative exit.

Can't say how a hotel would enhance the needs of the community.

Change the land use from C-C2 to C-C1

Add measures to deter Foothills Traffic from using Unwin Road.

Restrict the number of pubs/restaurants in the complex

Widen 16th Ave. to handle the added traffic

71 Less than 267,000 sq. ft. 2-4 Stories Max.

Enhancements to serve the needs of University Heights -
Upmarket Retail - ie. Bonton Meats; Food/Veg. Market; Coffee Shop
Parking Privileges - for residents (permit holders etc.) At the stores
Green Space/Landscaping - the Uxbridge/16 Ave. Access to University Heights needs
to be attractive not just another strip mall. We are being surrounded by huge
institutional buildings. Our charming neighborhood is being smothered. We need an
Oasis!
H E L P.

72 500,000 sq. ft. 2-4 Stories Max.

The issues most important to me are entry and exit traffic, density, parking, building
form/character

73 C-C1, 2-4 Stories Max.

Retail/.Restaurant - 25%
Medical Office -25%
General Office -25%
Public/Park/Activity Space.-25%

Hotel- ZERO

74 Less than 267,000 sq. ft. 2-4 Stories Max.

Hotel- Zero

Land Use - C-C1 or less
Building form/character - architecturally pleasing
Bus transportation hub - NONE!!!
What about parking.

75 C-C1, 2-4 Stories Max

Hotel - none - Motel Village and those near COP should be adequate

With access to the schools and churches rooms on a rental basis - why would an
activity centre be needed? Plus the University has rentable spaces. We hope the
“public consultation” process is simply not a charade similar to what we experienced
with the Childrens’ Hospital and University Reserve Lands.

76 Less than 267,000 sq. ft. 5-6 Stories Max.

We need a community centre where people can meet for functions and can get to know their neighbors. After all it is identified as a neighborhood activity centre but we have never had a place to have any activities.

77 Less than 267,000 sq. ft. 2-4 Stories Max.

More green space and low density retail/restaurant is best to keep it in the character of the neighbourhood.

78 C-C1. 5-6 Stories Max

A good mix of retail/restaurant to reflect the diversity of the surrounding communities. No transient housing, development like hotel/ motel near communities and schools.

79 400,000 sq. ft. - Up to 10 stories only on 16th Ave.

#1 Traffic/Traffic/Traffic
Hotel- Zero

-Enhanced retail with more selection - include more food stores, e.g. fruit, veg market public gathering space, café, some green space

-Increased residential of the type that would attract residents that would be part of the community - i.e. not student housing with small apartments like the new Brentwood development

-Substantially improved transit that would help decreased traffic through community at Uxbridge 16th Ave. intersection

-Seniors residence

-Improved intersection at Uxbridge and 16th

-Improved signage to discourage cut through traffic.

80 350,000 sq. ft. - 2-4 Stories Max.

(traffic volume is #1 concern which can be related to density)

-Concern of a large development is that it becomes a regional activity centre not a neighborhood one. So size of development is a significant factor.

-Primarily independent shops as opposed to chains, that meet day to day needs similar to ones presently there - i.e. BonTon, Billingsgate, bakery, bank, drug store, flower shop, "convenience" store;

-Would like a "café" - coffee shop to meet friends;

-A seniors residence deserves strong consideration. Seniors and their families will contribute to the community;

-I do not want high density housing that will ultimately serve as a student residence. Students are transient and do not contribute to the community.

81 C-C1 - 5-6 Stories Max.

82 Less than 267,000 sq. ft. 2-4 stories Max.

Enhance the safety and character of the community and no charge for parking!
We have lived in district 45+ years.

83 Perhaps 200,000 sq. ft. 5-6 Stories Max. - No hotel

Issues most important to me: Density (increased density implies increased pressure on traffic and parking); land use (should not be a hotel or "general office". Post office, bank, drug store of the present size, food stores, hairdresser; restaurants from "short order" to "elegant" - the facilities to supply the community.

Whatever alterations may occur, we will lose what we now have in the process. The present centre provides a good selection of food stores of high quality, also restaurants and necessary services - a bank, post office, beauty salons, drug store, medical clinic (though there are clinics easily accessible close by). If the redevelopment provides suitable and economically viable spaces in stages, permitting the community continued access to such facilities, it might succeed. Otherwise I foresee that University Heights residents will find other centres and this space will cease to be a neighbourhood centre. Improvements: Restore the green space along 16th Ave; provide a paved path parallel to 16th Ave (already a much used trodden path). Re-grade present parking area to

improve access and unloading areas. Create residential space in 2nd and 3rd floors up to 3 floors, perhaps partial business and residential.

If parking is to be reduced, many residents will go elsewhere.

84 Less than 267,000 sq. ft.; 2-4 Stories Max

Services provided today work for my family.

85 Less than 267,000 sq. ft. 2-4 Stories Max

Enhancements: either more professional offices, or a Sobeys food store or equivalent.

86 Less than 267,000 sq. ft. 5-6 Stories Max.

Enhancements: A retail mix similar to now but with grocery store and liquor store. Green spaces, access pathways to cross development in pleasant fashion. Try to keep traffic out of hood and maintain short access times for residents to major thoroughfares.

87 Less than 267,000 sq. ft. 2-4 Stories Max

Comments: some children related services, perhaps day care, etc. Improvements in traffic flow/management.

88 Somewhere between C-C1 and C-C2 zoning. 2-4 Stories Max.

I would like the green space to be kept as is. We have such a beautiful area - what a shame to fill it up with buildings. There were so many young families over here today enjoying the space and playground.

89 C-C1. 2-4 Stories Max

Keep drug store, Macs, Bon Ton, Billingsgate, some restaurants (Redwater) if possible
Community Centre would be great addition

Keep green spaces and fields adjacent to schools !!!

Make walk to stores across playground/park accessible and provide lights in winter to stop vandalism

Esthetics of overall construction is important - e.g. Garrison Woods

90 C-C1; 2-4 Stories Max

Keep current tenants especially Bon Ton and Billingsgate, drug store, Macs, restaurants. Prefer the Marda Loop area model to a mall type arrangement.

91 Less than 267,000 sq. ft. 2-4 Stories Max

92 Less than 267,000 sq. ft. 2-4 Stories Max

Too much density is my concern and traffic congestion for the walkability for the older residents.

Keep all present amenities but could add a green grocer

Don't take away any more green space

93 Twice as much (as present 64,000 sq. ft) or 128,000 sq. ft. 2-4 Stories Max

The shopping centre could house a Community Centre and a police station , possibly even a public library and/or an office of our MLA.

Please note - if the developer and the City go ahead with unrestrained density growth, the area will become dangerous for passers by, for children attending the neighborhood schools and for church goers. The number of vehicles will increase exponentially so much so that there will be constant gridlock and pollution - both by emissions and noise. Entry into the neighborhood will become troublesome.

A hotel will attract transients, criminals - individuals with no stake in the neighborhood's well being. Also, the city must respect our unique zoning strictures.

94 Less than 267,000 sq. ft. 2-4 Stories Max

95 C-C1; 2-4 Stories Max

Comments:

I am not sure what is meant by a "Neighborhood Activity Centre", but from what I can gather from the Pre-Application Document, this means a massive COMMERCIAL development that would include, inter alia, a 17 store 142,407 sq. ft hotel. To me that is not part of a neighborhood centre, neither are massive developments of office space. As for the residential portion, it is my opinion that this will be transient rental housing which already exists on the east side of Uxbridge Drive to University Drive, and I can't see this as any big enhancement to our community. This is a density issue comparable to some areas in cities in China. The whole project is NOT geared to community land use and I have to disagree with Zeidler Partnership's statement on page 32 that higher density leads to safer communities. Higher densities in the Belt Line have not prevented crime or murder.

There is a visible lack of planning with regard to parking on the site and traffic issues. I have lived here since 1967. I see hardly any pedestrian traffic on the sidewalks or in the shopping mall. And as for a transportation hub - that is absolutely ridiculous. There is only one bus in this area (#20) with a stop at Unwin and Uxbridge and that creates a bottleneck when loading and unloading, and Zeidler and someone at City Hall think we need a transit hub here? I have invited the powers that be to come to Uxbridge north of 16th Ave. around 3 p.m. and see for themselves what is going on (Mr. Stanley included) but no one has deigned to reply.

And Mr. Stanley's statement that there will be no right turn out of this shopping centre has me wracking my brain as to how (and everyone else) is to get out of the shopping centre to get to (a) the Foothills Hospital complex; (b) the Foothills Professional Building (c) 16 Ave. both E and W; (d) Shaganappi Trail, (e) 29th St. to St. Andrews Heights and Memorial Drive E and W; (f) University Drive N and S (g) Crowchild Trail, etc. etc.

With this proposed development, City Planning is providing more taxation dollars to the City's coffers and the Developer is lining its pockets.

Has the Calgary Public School Board been advised of a 17 storey hotel next to public schools, kindergarten to grade 12? I am not aware of any school, public, private or separate that is adjacent to a hotel.

96 C-C1; 5-6 Stories Max

Comments:

The irony is that at one time, in 1969, the Stadium Shopping Centre had everything that made University Heights a totally walkable community:

Safeway, drugstore, bakery, bank, doctor, dentist, restaurant, fast food joint, dry cleaners, I think even a hardware store, and maybe a couple of other small businesses. It was when the Safeway went that it became less convenient, and one could no longer live in the community easily without a car. A substantial food/grocery store would be the most useful addition to the business complement of the shopping centre, but I guess that's too much to hope for.

97 C-C1 - 5-6 Stories Max

I would like to see a liquor store, pet store not exclusive to cats and more restaurant options including a Subway

Considerations around parking should be a high priority as well

Please include at least one pub such as Moose McGuire's

98 C-C1 - 5-6 Stories Max

No need for a hotel - we have big hotels complex a few blocks away

Green area/public space is the most important

99 Less than 267,000 sq. ft. 2-4 Stories Max

North Hill Plaza has high end condos in a run down plaza. Lot of street people come up from down town to spend a day in plaza and library.

A redeveloped shopping mall done right would increase property values in University Heights, believe it or not. Dalhousie Mall is one of nicer one where Chapters is. Crowfoot Mall is a nightmare - congested and traffic nightmare. Would like to know why a hotel would ever be considered in this mall? For people who have sick relatives at hospital? A high price hotel is just what they need when parking is so expensive at the hospital. Build hotel on university or hospital property then.

Can't mix apples and oranges - if want retain plaza can't have office buildings or apartment buildings - decide what want to do. Apartments at Brentwood might work because of all other stores weren't torn down to do. Huge land area. Why in world would you need a transit hub by plaza, got enough traffic as is.

Stadium owners need to build good looking retail plaza.

University and hospital need to build more parking structures so not parking in front of Polish church and wherever they can. No parking then chaos.

Don't get a City architect because they build ugly structures - e.g. pie shape apartments on 24th and Crowchild are an eyesore already.

Who built the chicken coops on 29th St? Apartments aren't attractive.

100 C-C1 - 5-6 Stories Max

(Hotel - none)

Library (or book exchange)

Community Centre (for University Heights) - yoga, book club, health lectures, etc.

*Third place: coffee shops

Farmer's Market concept like Granville Island Market in Vancouver

*Third Place: coffee shops would be in this facility

Underground parking

Senior Citizens' residence

Pedestrian friendly public spaces encouraging people to walk, meet and socialize

Inviting walkways from neighborhood communities to visit Stadium Shopping Center - it'll cut down on automobile traffic

Play area for children - it'll add exciting dimension to shopping center

101 C-C1 5-6 Stories Max

Our greatest concern with the proposed preliminary drawings for redevelopment of the shopping centre (found on the web) is the proposal for building over 790,000 square feet on a relatively small property. The traffic that such a proposal would produce boggles the mind. Before any redevelopment is okayed, there must be a detailed traffic analysis done and proper entrances and exits provided from the property to make traffic flow smoothly - even now from 3:30 pm on, getting onto Uxbridge from the shopping centre can be very difficult.

The 14 story hotel and the 11 story residential block are definitely too high density. We would like to see nothing more than 6 stories at the most, preferably 4-5 stories.

For the University Heights community we would like to see good retail shops, restaurants (some with patios), residential development, some above the shops. Medical and business offices would also be okay - again above the shops. Good pedestrian access is essential. We definitely don't want to see the shopping centre turn into an extension of the Foothills Hospital complex. If a hotel has to be built, a boutique hotel of 2 or 3 stories might work (definitely not a 14 story monstrosity with its accompanying traffic and noise)

We would also like to see adequate above-ground parking so one doesn't have to park underground with the accompanying fees, in order to shop for a loaf of bread at Cobbs. Speaking of which, we love the merchants already at Stadium - Bon Ton, Billingsgate, Cobbs, Foothills Florist, a drug store and my bank - what provisions will be made to entice these merchants to stay on during and after the redevelopment?

I am not sure what a transportation hub involves? Buses to the LRT? Express buses? Wouldn't a transportation hub on Foothills Hospital grounds be more appropriate considering the number of people employed there?

I am uncertain about the best use for the green park reserve along the highway behind Wendy's and the Redwater Grill. I don't think it is of much use where it is, but I am concerned that if the developer is allowed to transfer that space into the new development, it may set a precedent for us to lose the green reserve further west along the highway.

We also wonder what the city plans for the Uxbridge/Hwy 1 intersection? It seems sensible to know what the plans are for traffic control at that very busy intersection before any new building on the Stadium site is decided.

To sum up, we would like to see a mix of retail, residential and business/medical offices with a maximum height of 6 stories, some above-ground parking and a detailed traffic plan (how to get into and out of the centre without traffic snarls already existing)

102 C-C1 5-6 Stories Max

Why have you not included traffic in this list?! I am shocked that this has been left out.

Traffic was the main reason that the previous development proposal was overturned at appeal.

Enhancements that would serve the needs of University Heights and the surrounding communities:

indoor/outdoor park area with seating areas and good lighting

space for community meetings and activities

bulletin boards for posting community activities/events

I am not so certain that we need recreation space such as gyms, tennis courts etc. as these are already available in the area.

GENERAL COMMENT

In reviewing the previous appeal document File # CP 2006-3587 Appeal and Order No. SDAB2008-0221 it seems to me that everything is being done backwards. A full traffic assessment should be done to determine what increased would be realistic and how they could best be handled. The assessment must take into account the cumulative effect of all proposed developments in the area such as those for Foothills Medical Centre future development, West Campus lands and McMahon Stadium and City recreation facilities. The appeal document contains several statements relating to the fact that the Uxbridge Dr./29th St./16th Ave. intersection is already "over capacity" (p. 52, - #49), needs "a more comprehensive traffic impact assessment study" (pl.52, #51). See also note 41, p.50; note #20, p.47; note #14, p. 46.

103 Less than 267,000 sq. ft. 2-4 Stories Max

University Heights is a residential area. It is a small isolated and enclosed area. Being surrounded by a "mini downtown" of university, stadium and medical hub does not make us part of it and should not be taken into consideration in planning our neighborhood. Adding a bit more retail and pretty-ing up the area is all that is needed.

But it will not inconvenience me. If this monstrous plan is what happens I will not be patronizing the area.

104 C-C1 2-4 Stores Max

NO HOTEL !!!

Leave green space.

105 C-C1 5-6 Stories Max

Biking/Walking paths in park area with benches for the community and especially visitors to the Foothills/CCB

Since we don't have a community center - a space that could be used for community events, rented out for community groups, etc.

It would be nice to have commercial development similar to what is there and consistent with the neighborhoods of St. Andrews and University Heights. We need to avoid the usual 16th Avenue development of seedy bars, pawn shops and hooker hotels.

106 C-C1 5-6 Stories Max

Traffic #1 issue

We have a great "Neighborhood Activity Centre" already - so I would like to see those current merchants in the new build (bakery, florist, meat, seafood)

A non-chain coffee shop/café

I realize unlikely - but a grocery store would add lots.

107 Less than 267,000 sq. ft. 2-4 Stories Max

hotel 0%.

Restaurants, good bakery, meat and fish market (already existing), some public space (do not take away the walk-way along 16th Ave (we presently have campaigned to have that much park saved from highway construction.

Before any density enhancements happen we need to know how the traffic situation at 16th can be handled. We would then be able to consider whether more businesses and/or residential might be managed.

We agree that enhancement/updating is important. However, it should enhance quality of life for the community, not cause problems.

108 Less than 267,000 sq. feet 2-4 Stories Max

(1) Elimination of pay parking would enhance quality of all services. On a cold day especially, but also any day, even to get a two hour ticket is a nuisance (and for the old, a considerable inconvenience)

(2) Once upon a time a pool hall provided excellent recreation in this centre. It could do so again. It was located, I think, where Scotiabank is now.

109 Less than 267,000 sq. ft. 2-4 Stories Max

Public/Park/Activity Space - 100%

Not to build at all.

110 Less than 267,000 sq. ft. 2-4 Stories Max

It's already very busy in the area with 1 high school, 1 elementary school and 2 churches, plus the shopping centre.

111 150,000 sq. ft. no more than 267,000 ; 2-4 stories - at 4 stories; no more than 5-6 stories at 6 stories

Keep the current variety and diversity of retail outlets, especially BonTon, Billingsgate, pharmacy, Mac's, bank, beauty salon, bakery and other small businesses. Also current restaurants such as Redwater Grill, the Keg and fast food restaurant for young people
A grocery store (fresh vegetables) would be great.

2nd: to be a "go to" destination; the space should include a developed sunny public park area where people can enjoy coffee and patio dining.

3rd: ideally, a space where community members can meet.

Our major concerns are density, traffic and building height. Please no building height near anything like 14 stories. The diagrams on pages 33-35 of the Pre-Application document are very worrying.

Planned related developments at West Campus, McMahon Stadium and Foothills Hospitals will make traffic congestion much worse than at present. Allowing high rise as depicted in the pre-application development will make traffic even worse.

To make Stadium Mall a destination for residents of U Heights and St. Andrew' Heights, New West Campus residents and Foothills Hosp. Employees. The pre-application plans

fail because it is congested and lacks green space, wide sidewalks and cycling paths. In addition, young children walking to UE school Westmount school from St. Andrews will have to cross an extremely busy 16th Avenue intersection and Stadium Mall traffic connected with a hotel, high rise residential development and retail businesses.

112 C-C1; up to 10 stories - maximum 2 bldgs at this height

Car traffic is also an important issue.

Enhancement comments:

A business that sells fresh goods - e.g. organic market

A common community activity area for activities such as games, music, presentations

Retain current businesses - BonTon, Billingsgate, Pharmacy, Bakery, Post Office, Bank, Restaurants

A good independent coffee shop

113 C-C1 - 2-4 Stories Max

Less traffic through Community - i.e. no short cutting through Community;

Less school traffic on Underhill Drive.

114 180,000 sq. ft. max. 2-4 Stories Max

The primary purpose of Stadium Shopping Centre should be to serve the needs of the residents of University Heights. These needs will not be served by bringing more residents and visitors (and therefore traffic) to the area. The plan outlined contains far too much in the way of people and traffic generators which will only hamper the residents' use of the space. Also, the idea seems to be to restrict the residents to pedestrian access. As many residents of University Heights are seniors, this would render the area "off limits" to them.

115 C-C1 2-4 Stories Max

116 C-C1 - 2-4 Stories Max

Enhancement comments:

Area for a farmer's market

117 C-C1 - 2-4 Stories Max

Enhancement comments:

Good mix restaurants (all ages)

Medical/Dental

Green space/pathways for walking/riding to areas for outdoor eating.

118 Enhancement and comments

S.C. Centre is not simply a local, neighbourhood centre. Most businesses draw from a wide area and from others - i.e. Foothills Medical Complex and University, stopping off after work.

#1 - So free parking is essential . Otherwise the shops will be killed off!

#2 - Any increase in density will add to the congestion on Uxbridge - 16th Av and will require a major interchange. Will the developer pay for this? High density development will create this problem. How can the planners ignore this basis point.

#3 - Ensure that low density is maintained to prevent shadowing of the school fields and park by high density buildings.

#4 (a) Installing a bus bay on Uxbridge so traffic can flow more easily;

(b) no parking on the Uxbridge Rd-Unwin to 16th Ave. to improve traffic flow;

(c) solve the rapid increase in grade to the S.S.C./Uxbridge Junction near S.

Drug Mart.

#5 - The developer should sequence any buildings so that some shops can remain open as development proceeds.

(a) I am still very annoyed at what I can only describe as the pathetic level of information provided by the City Planners/Transport people. Their glossy questionnaire dealing with design was an insult to the intelligence of a concerned audience. I am complaining to the Chief Planner by letter.

(b) Try to postpone the ARP for as long as possible.

(c) Petition for a review of CC2 zoning status to a lower density. NOW.

119 C-C1 - 2-4 stories

public gathering space with shops - cafes - residential attractive (think Garrison Woods) architecture

green space - leafy streets - benches

similar types of local shops as opposed to chains (preferably the same shops)

a pedestrian overpass to Foothills for safety

residential - shops - no offices, no hotel

Let's make it an attractive community space that will serve the UH and people who work at UC, Foothills H.

120 C-C1 - 2-4 Stories Max.

121 300,000 - 400,000 Max. sq ft; depending on what it is. If it is offices/retain, then C-C1 designation would produce enough added traffic. If seniors' residential/hotel/retain, then traffic might be manageable for 400,000 max. 5-6 stories for one bldg only (hotel) (for the rest 2-3 stores max)

I would like to see a meeting place which would house a work-out facility (for yoga, art classes, tai chi, etc), an indoor garden, a coffee shop and a daycare. I see this "shopping centre renovation/redo as a real chance to create community, by having an attraction other than retail, where all ages can connect.

I visualize this centre as being more than square boxes; it can be made attractive and welcoming as opposed to ugly (as it always has been)

By having a hub such as this, and possibly a Seniors' Retirement Residence (for purchase), we could shift some of the population in the neighbourhood and have room to house younger families (if seniors move) ...and a place for all to meet.

122 C-C1 designation 2-4 Stories Max.

1 Improved appearance of the site with a fair balance of retail usage (e.g. present tenants **) with some residential spots. Even at 240,000 sq. ft. And 35% of that residential leads to 84,000 sq. ft or 60 fair sized apartments and 60+ new vehicles regularly into the area.

2 Ensure better ingress/egress at 29th/16th Ave. Do not under any circumstance permit direct access to 16th Avenue.

3 Restaurants/coffee shops provide a format for people to meet socially (not > chains like Starbucks)

4 ** Post Office/Bank

123 128,000 sq. ft. 2-4 Stories Max

We appreciate and frequently use Bonton, Billingsgate, Cobs, Drug Store, Macs, Bank, Eclipse, Mooses, Hi Ball, Keg, Saigon Star. Several of these would be a shame to lose. We could use a coffee shop, "higher end" wine store (to avoid problems). Increased medical/office space might improve access to physio, lawyer, accounting services etc. Increased office could help support existing/new retail/restaurants. Some public/greenspace/patio would be very welcome, but safety could become a concern.

Keeping height down would be desirable. Perhaps 4 story office/medical and the rest 1 or 2 story retail.

124 C-C1 - 5-6 Stories Max

Stadium facilities that serve the residents of the various locales, e.g. University Heights, St. Andrews Heights, etc. Are only indirectly related to such neighborhood activity areas as sports facilities, parks or playgrounds. There are ample such offerings elsewhere - but in this limited space - already in an overcrowded, traffic- laden sector, what is needed are many of the same types of small businesses, shops, bank branch services, etc. already in place. A hotel should be out of the question. So should any thought of seeking "high density" under its current expectations.

125 Less than 267,000, -5-6 Stories Max.

Land Use: 0% for hotel

parking . I have concerns about more traffic on the side street from school buses, parents picking up and dropping off (trying to avoid 16 Avenue etc.) Traffic on side street has increased dramatically already. The peak periods are 7:00 a.m. - 9:00 a.m.; 3 p.m. - 5:30 p.m. weekdays. A huge increase in noise and dust.

126 300,000 sq. ft. - SW & West - 3 story residential ; by 16th Ave - 6 stories; up to 10 stories and 10-14 stories - NO WAY.

Bus Transportation Hub - No, No, No

1. Keep all retail owners at all costs;
2. Need minimum of 5 exits and entrances;
3. Parking in front of retail stores;
4. Max. height of 6 stories only along 16 Ave. SW and West only 2-3 stories for residential apts. Backs facing SW and West towards school and mountains. Also must be high quality. No cheap stuff;
5. North side (Polish Church) can be 4 stories with retail on main floor;
6. Buildings to have atriums in middle so design for 8 months of winter (botanical);
7. No cheap exteriors like Childrens Hospital or apts on 24 & Crowchild to N.W.

127 120,000 + or - sq. ft. - up to 2 Stories Max.

In stages, to "rebuild" the existing shopping centre, up to the new medical clinic, and to provide enough parking.

128 Less than 267,000 sq. ft. - 1 Storey Max.

Retail-Restaurant - have enough
Residential and general office - none
Medical Office - as is
Hotel - NO

Leave it as is!

129 Approximately FAR 1.5 400,000 sq. ft. - 5-6 Stories Max. ; 6-7 Stories at corner 16th & Uxbridge; up to 10 stories

Residential + or - 250,000 sq. ft
Retail/.Restaurant - 90,00 sq. ft
Medical office - +or- 30,000 sq. ft
General Office - +or-
30,000 sq. ft
Hotel - 0

Retain existing park, integrated development amenity space with community.

Comments:

Percentage would vary depending on density. Residential should only have 10% retail. A predominate office development should be discouraged.

Land use effects density which impacts parking. With no viable transit in place with the wrong use and density, parking and traffic will have a neg, impact on community.

Enhancements - comments:

Key downside I see with the redevelopment of Stadium Shopping Centre for University Heights is the encroachment of the Foothill Medical Centre on the neighborhood. This will occur if the dominate Uses cater to the medical center, which is not the case now. Focusing the redevelopment is not the intention of a Neighbourhood Activity Centre (NAC) as defined in the Municipal Development Plan and should not be allowed.

The pre-application document provided by Western Securities show an "example" of their intended uses which clearly demonstrates they are focusing their development on catering to Foothill Medical Centre. In their full-building out scenario Western Securities propose 312,927 sq. ft. to office and 142,407 sq. ft. hotel (which my understanding is to serve people primarily using the hospital). One could expect that with such a predominate focus on catering to the hospital that much of the proposed retail would end up being hospital focused too i.e. sandwich shops for the medical office employees, and medical labs, drug stores, x-ray, imaging etc. This would represent about 60% of the development being purely for hospital uses. The meat and fish markets, and bakery would likely not survive in this mix. The proposed mix of use would require significant parking and result in generating significant traffic which could not be offset by any amount of Transportation Demand Management (TDM) strategies. With the number supplied in the pre-application document we can expect parking requirement in the order of 2500 plus parking stalls.

The traditional mixed use model is generally a ground floor of retail, with floors above being predominately residential. This is the type of mixed use that would add diversity and viability to our community. The focus on single use i.e. predominately hospital focused use will in my opinion have serious negative impacts on our community's living quality, and will take away from the complete community arrangement that we presently enjoy.

Although I feel that more density can be accommodated on the site than is the general view in our community (FaR of +or- 1.5 400,000 sq. ft) , I temper this with requiring to see a proper transportation assessment that uses proper inputs and that does not assign unrealistic predictions for TDM measures. This site is service by just one street and will require double left turning lanes in all four directions with sufficient stacking, and credible rapid transit has to be provided to the site and hospital before redevelopment can occur without significant damage in the community.

With regard to enhancements, I would see reinforcing the existing retail base. With a FAR of just 1.5 the developer could build a plaza in the interior of the site servicing more ground floor retail, and provide an informal community gathering place. I would like to see residential development that was primarily owner occupied, and not predominately rental. Owners are more invested in the community and more likely to enhance the social life of the community. Again the suggestion of a Senior home being the predominate type of residential is again too focused on the care aspect and hospital use to added vitality our the community. Although a portion of the residential could provide this type of residential use, it should be limited to no more than 25% of the resident floor area as we also need families with children to enhance and enliven our community and to fill out schools.

Again to make this a successful NAC the development focus has to be on the community and not on Foothills Medical Centre.

130 5-6 Stories Max.

Community meeting and event space

Daycare

Medical offices that serve the established community e.g. Dr. Schmidt (dentist)

Retail that serves the established community e.g. bakery, deli, meat/fish, small grocer, bank branch, dry cleaner, florist, coffee/tea house, etc. Not apparel retail as this is abundantly available at Market Mall.

131 C-C2, 5-6 Stories

Hotel-Zero

Keep current shops that are there. Add Wine Store

132. C-C1 (267,000 sq. ft), 5-6 Stories max

Library

133. Less than 267,000 sq. ft, 5-6 stories max

Hotel-None

Library

Existing businesses

coffee shop

134. C-C1 (267,000 sq. ft), 2-4 Stories max

First, the ARP process is extremely superficial and misleading. It has been months and the city has nothing to show for their work, just some panels that shows 4-6 story buildings when you know that the proposal is for much more. When you tell the city you don't want so much density or don't want a hotel, they just tell you they are following the South Shaganappi Community Area Plan. What does that mean? When was the community consulted on the Stadium part of the plan? It means that a lot has been pre-decided and the ARP is just a way to give the developer's preapp a regulatory stick.

Keep the greenspace where it is. Better for the community to take control and be responsible for the green space than swap it with the developer. I like the idea of having a park along 16th avenue that goes all the way to West Campus. The community could raise money and put picnic tables there and everyone, including the folks from Foothills, the schools and community could use the park. It would be far better than to work it into the development as the developer wants.

Also, C-C1 is the way to go. 800,000 sq. ft, even if it is mixed use is crazy on that small site. What about all that traffic on Uxbridge? What about parking? If the development were to be C-C1, there would be changes, but it would be a good balance between something the community could live with, and profit for the developer, and taxes for the city. Besides, it is a neighborhood activity centre.

135. C-C1 (267,000 sq. ft), 2-4 Stories max

Taking public greenspace and moving it into the development is nothing more than a public subsidy to a private development. It is a SCAM. The community will not benefit from green space in pieces and the idea of a 1:1 swap is just a way to sell it to the community. Keeping it in place and developing into a park along with the greenspace all along 16th avenue is the better solution. How can the reserve be public when it is in a private development? It doesn't make any sense.

The real motivation moving the greenspace is for the developer to gain right of way access to 16th avenue by road or transit. It is being proposed so the development can be ridiculously overbuilt.

If the development were to be built on the more reasonable, C-C1 zoning, there would be plenty of opportunity to have planned into the development as part of the developer's land. No need to take city land for space within the development, that should essentially be the developer's responsibility!!

Moving the greenspace breaks up the beautiful strip of land along 16th avenue. We lost hundreds of trees when 16th avenue was widened. Keep the greenspace where it is and build a more reasonable, neighbourhood oriented development, to scale with the rest of University Heights.

Hotel--If Foothills wants a hotel, let them lease out the land like West Campus and let the hotel be on the FMC side, complete with underground parking. Then the guests could walk to the hospital. FMC could make some revenue to help fund the new cancer clinic.. It isn't the responsibility of University Heights residents to have to accept unreasonable commercial oriented zoning to serve institutions around us. This is a neighborhood activity centre not a mini downtown.

From: [Albrecht, Linda](#)
To: [Coulombe, Chantal](#); [Dubetz, Jeannie](#)
Subject: FW: A Review of the Final Traffic Impact Assessment Deficiencies for SSC
Date: 2013 July 11 9:27:48 AM
Attachments: [Analysis of Final Traffic Impact Assessment Deficiencies, rev. 1.pdf](#)

CPC2013-088
Public Submission 74

-----Original Message-----

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 9:25 AM
To: Albrecht, Linda
Subject: A Review of the Final Traffic Impact Assessment Deficiencies for SSC

Mayor Nenshi and City Council,

Please find enclosed a reasoned analysis of the Final Traffic Impact Assessment Analysis for Stadium Shopping Centre. It confirms for the residents of University Heights and other stakeholders, the inability to justify more than moderate development on the site. The TIA contains several flaws and assumptions that

Respectfully Yours,

Peter Khu, President
University Heights Community Association

Submitted to : University Heights Association (UHCA).

A Review of the Revised Transit Impact Assessment (TIA) on the Stadium Shopping Centre Site.

(Revised from original May 18th review document on July 8th*)

Overview.

At first sight the TIA appears to be a reasonable document. But this review will reveal a number of flaws in its structure and conclusions, which cast doubt upon many of the conclusions. It is also worth noting that the models used in this study produce estimates which are only indicative and they can be varied by adjusting the inputs. Some of the key inputs— especially the size of the various land use categories - are never justified. Even the figures in the report show that the existing congestion at peak times on Unwin is going to get far worse, although the report downplays the size of the increase. Moreover, the 45% increase in traffic along Uxbridge, will add to congestion on a junction to 16th Av that is already at capacity. The suggested increase in traffic lanes and turning lanes to solve this problem are not in place, or funded. No development on SSC should be contemplated until they occur. Even if they were added, which is problematic, especially given the funding needs of the city to recover from the floods, the report shows the Level of Service (LOS) figures for the Uxbridge/16th Av junction will barely improve, to a D grade on an A to E scale. This is a minimum improvement, with many of the turning lanes below that level. However, these 'improvements' are based on old land use allocations that have been rapidly altered in the change from the draft ARP to the final ARP, creating values 16-20% higher. The old and the new allocations have never been justified. So why does the TIA revision and original report stick to the old land use figures? When the new ones are used, Uxbridge/16th Av becomes as congested as ever at E and F LOS grades, even if the new lanes are added. This conclusion is based on the report's own figures. These changes also significantly increase the parking numbers required for the massive development.

Given the number of problems revealed in the TIA report it is concluded that the document does not provide an adequate justification of the scale of redevelopment to be allowed under the current zoning at SSC. The congestion problems will not be solved. They will get worse at a junction that links to the Foothills Hospital, presenting a real problem of access and safety. Hence the proposed ARP should be rejected.

*Note: This is a revision of the original review dated April 25 presented to UHA on May 18th. The original Area Redevelopment Plan (ARP) dated April 25, received by UHCA President several days later, was revised on June 25th and later made available to the community. The revised TIA seems to take into account criticisms/clarifications suggested by the Transport Dept. but not from the community. However, the revised report and its predecessor can still be challenged as an inadequate justification for the mammoth development which would be allowed on the small SSC site under this ARP. The very limited time available to the community to review the reports was unfair and did not conform to the city's requirement for full and meaningful consultation.

Detailed Review

1. Process and link to ARP. The original report was only received by the community ten days before the last Planning Dept.-Community meeting in which the draft Area Development Plan (ARP) was revealed. Similarly there was only two weeks between the date on the revised report and the July 11 deadline for submissions to Council.

i) These short times were unfair. They did not provide enough time for any community -many of whose members have full-time employment - to read, understand and discuss such a technical report. This shows the limitations of the community engagement exercise.

ii) The short time between the date on the original TIA and the draft ARP makes it obvious that the ARP had largely been written *before* the TIA was received. This is the *only* piece of empirical research carried out to justify the ARP and the plans of the developer. There has been no attempt to justify either the scale of the development or the distribution of land uses used by the TIA. The TIA should have been the centrepiece of the first community-planners' meeting in February so that its implications could be discussed. The fact that it was not, shows that the ARP has been created without any proper assessment of the traffic issues and congestion that the development will create. It also indicates the flawed nature of the whole process of so-called community engagement and consultation over the ARP, with far little time for any meaningful discussion of the issues.

2. The Model Approach. The estimates of future traffic flows for 2013-2039 are based on standard models. However apart from naming the models, the formulae on which they are based and the inputs used are *never* specified. It is well known that the results from all models can be adjusted by altering either the parameters in the models or changing the input data. So without this information on formula and data there must always be the suspicion that the results are tailored or altered to fit the views of the modeller, or for whoever pays for the work. *Hence the TIA report can be criticized for being not transparent*, which would allow others to replicate the work in order to confirm the conclusions. This is surely a crucial issue if planning decisions or frameworks such as the ARP are to be evidence-based. Since this type of transparency - a recent city council objective - was not adopted, the reader is in the position of being asked to accept the conclusions on what amounts to faith, not scientific rigour. However, there are sufficient places in the TIA in which questions can be asked about some of the data inputs and the results obtained. In addition to this general point there are aspects of the approach adopted and results obtained that can be questioned, which lead to worrying critiques of the conclusions reached.

3. Questioning the Input Data. The existing traffic counts used as input to the analysis were taken in February 2013 on Monday, Tuesday, Weds. It is likely that flows in winter months are less than those in summer. Unlike the original report the revised report suggests that the seasonal flows only vary by some 2%, so seasonal adjustments in turning flows were not made. This small seasonal variation may be the case for the gross transport flows at the city scale, using a grid of large cells. It is unlikely to be true for small or unique areas such as the area around SSC where seasonal and weekly variations in flow have been observed. For example, there are variations in shopping behaviours during different days of the week which are downplayed. This is actually reported in the both TIA reports, where Table 18, p.47 (revised report) uses data from the parking meters to show the number of people parking each day in the existing parking area. This varies considerably by day of the week: (Sunday-185/M-388/T-583/ W-421/Th-509/F-752/Sat-386 vehicles.

Traffic turning counts in the report were taken on Tuesday/Wednesday, 12-13Feb., yet the average parking figures in SSC for these days is 464. However, the Th/Fr averages are 680. This is 216 higher, a 47% increase! Hence the utility of the traffic count figures in the TIA on T/W as being representative of the variations in flows must be questioned. . They are likely to be under-estimates of the actual flows in this area during the end of the week, not only because of seasonal variations but because they were taken on days of the week with less traffic in the shopping centre.

It is also unclear from the input data whether additional flows from *variations in daily visitors*, such as to the hospital and university etc are included in the model. If so, the figures are never identified. For example, Table 9 (p. 25) which shows predicted employment values for various areas shows the expected increase in employment of 58% for the Hospital area and a 17% employment increase and 134% increase in population (by 5,000 extra students in residence) for the University, does *not* show any figures for the 30,000 students in the university, most of whom commute and significantly affect traffic flows in the area.

Little attention is paid to the way that cars cut through University Heights on their way to the Trans Canada. Residents have observed an increase in short cutting since Childrens' Hospital has opened. The major development at the West Campus is very likely to add an additional element of short cutting through the community and especially an increase on the 29th Av. Unwin-Uxbridge Drive-Trans Canada route, making the congestion on Unwin even greater.

4. Dated or Missing Information. Several tables in the report contain dated information and should have been brought up to date. For example, Table 9 showing employment in the areas around SSC, uses 2006 census data for population and employment. This is already 7 years old and ought to be updated to the 2011 census figures. It is also worth mentioning that the proposed Field House for the Foothills Athletic Park is dismissed on p.26, although could also have a significant spill-over effect on SSC – given the experience of increased congestion during the CFL games at McMahon Stadium. There is no attempt to measure the additional impact of the new building recently confirmed (early 2013) for the Tom Baker Cancer Clinic in the vicinity of 27thStreet/16th Avenue which will surely give rise to increased traffic flows to and from 29th Av into 16th Av. although this may be included in the 58% increase in employment for the Foothills Medical Complex.

Surely it is also dubious to use 2006 figures for Mode Split in Table 5. In addition, it is very likely that the figures for the travel habits of people in Apartment Complex area in Univ. Heights will be different from those in the single family dwellings in the area. Any figures should be based on the patterns of the Apartment Complex inhabitants, not generalized to the whole area, especially given the number of senior citizens in the single family dwellings of University Heights (UH). This later point also means that within ten years there is likely to be a major change in the composition of UH as new residents replace the existing ones. In any case the comparison with Coventry Hills and Glamorgan is spurious since UH is surrounded by major employment zones, quite unlike the other two places. It must also be noted that the report states that potential 'right in and out access' at the Uxbridge-16th Av. intersection is currently being explored (p. 30). Given the current congestion on the junction at peak periods this critical matter should be settled well before any final decision on the ARP and development plan can be made. In any case it is dubious that the minor improvements suggested will solve the congestion problem. [The Proposed ARP eliminated the "right in and out access" option.]

5. Operation of the SSC. The TIA does not show a good understanding of the current operation of the SSC. Tables 3 and 4 show the values obtained from an observation of the people, cars etc moving into the centre in between 7 and 9 am and 3-6 pm Thursday Feb .21. When the figures are adjusted to remove those going to school or short cutting through the area, the report claims that an average of 83% of the trips observed are by auto drivers and 14% auto passengers, but only 1% are walkers. This led to the conclusion that there is 'considerable potential to reduce vehicle use'. Such an opinion can be challenged as completely underestimating existing walking use. An questionnaire survey for UHA by an experienced graduate student carried on Friday, May 3rd interviewed (not observed) 214 shoppers throughout the whole .9am-6.00pm period who had entered one or more stores. It revealed that 21% of the shoppers had walked into the centre to shop, with 74% by car, showing there are 20% more walking to shop than counted from the observation study. In addition the survey revealed that 50% came directly from home compared to 41% from work, confirming that the SSC also serves the nearby employment zones. However only 43% of the people coming from home came from neighbouring University Heights/St Andrews Heights/ Parkdale showing that the area acts as a shopping destination for many communities in the North West, who would be unable to walk, or even come by transit to this centre. Hence available parking would be an important consideration for

shoppers who would go elsewhere if parking was not free. Given the scale of the development envisaged by the TIA and the ARP there would be very few surface parking spots available in the proposed centre, not enough to serve the local shoppers.

6. Variations by Adjusting the Model. As noted above, different results can always be obtained by changing the model inputs or parameters. The following discussion is based only on the p.m. peak flows. Similar conclusions come from using the peak a.m. flows. Several examples of the model variations can be seen in the results which impact the degree of congestion in various areas. For example, it is suggested in the revised TIA that a roundabout could be added at the west end of Unwin (Figure 18), to improve the flow along Uxbridge. Then the peak pm flow along Unwin, a collector road between Univ. Drive and Uxbridge increases from the current 587 v.p.p.m.(vehicles at peak p.m. hourly flow) to 964, instead of the initial predicted flow of 914 without the roundabout. The revised report states (p. 46) that the predicted flows will only be 'approximately 200 extra vehicles' per hour at peak times. This is clearly false for the Figures 16 and 18 show values of 50% more than the 200 vehicles on a road that is already congested at peak times. Indeed, Unwin, which is on a bus route, is currently near capacity with 5,500 vehicles/day and the report states is at the 'upper end of the city's environ. design thresholds for standards for collector roads' (p.45). Residents at the community meetings have time and time again alerted planners to the congestion problem of this route but have been ignored. So how can the 55.7% increase or the 64.2% (with roundabout) increases on Unwin be accommodated? There is a small suggestion of traffic measures in the TIA but these simply involve crosswalks and traffic calming and speed tables. They do NOT deal with the huge increase expected in traffic after development, even on the figures predicted by the model. Given the comments made earlier about weekly variations, the predictions are likely to be underestimates of the increase.

The post development figures *turning into* Unwin from University Drive in Figures 16 and 18 also change from 231 (current) to 223 (pd-post development) to 265 (pdr- with roundabout), yet the southward flows along Univ. Drive more than double, from 515 current, to 1106 (pd) 1064 (pdr). Is it really likely that the estimated doubling of traffic along University Drive will produce such a minimal increase turning into Unwin? *This is dubious.* Any increase will add to the flows along an already congested Unwin, which is predicted to get 55% to 64% worse by the model. The report does not deal with the increased volume along University Drive and Unwin during episodic events, such as Stampeder games or Athletic Events in the Foothills Stadium, or even the possibility of greatly increased traffic because of plans for a major Field House in the Athletic Park.

7. Variations in flows along Uxbridge Drive alongside the SSC.

The existing and estimated post development volumes at various intersections along the roads near SSC, especially Uxbridge and Unwin are shown on various flow diagrams (Fig. 6 and 7). However the details of these figures are never made explicit in the report, which has the effect of disguising the size of the increase along Uxbridge, paralleling the SSC.

The revised TIA does *not* clarify the variations in flow along Uxbridge Drive facing the SSC. It is very probable that the city used a traffic cable at the top end of Uxbridge near the Unwin junction, since residents saw this location on a second survey in April, after pointing out that previous figures were taken on a school holiday! . This location underestimates the variation in the existing volume of flows along Uxbridge (Fig.4) - and hence the problem of congestion - while the predictions from the model in Figures 16 and 18 at the TransCanada, or south end, are also far higher. Unlike the original report the revised report does note the difference (p.36) stating that the southern Uxbridge flows are 1350-1565 whereas the northern area of Uxbridge at 1100-1150. There is no information on the reasons for the range, which may be am/pm peak flow differences (Perhaps the comment came from knowledge of the original draft of this review). Yet in Table 4 the existing traffic flows and turnings on junctions shows the figures above the SSC south entrance to be 1,615 and 1,187 in the north at p.m peak. So again the southern volume is undercounted, even by their own figures and it is this which adds to the congestion at 16th Av.. Since the revised traffic report then states that the difference is due to traffic in and out of SSC it shows they did not take this key generator into account in the initial report. Moreover, the revised report does not address the implications of the variations along Uxbridge in terms of the size of the future traffic increases, which are described below.

a) North End of Uxbridge between SSC exit/entrance and Unwin

↔ Both directions... 819 vehicles/peak p.m. (current figures) to estimated 1,187 in model: a **44.9% increase**

b) South End of Uxbridge between SSC exit/entrance and 16th Av Junction

↔ Both directions... 1,113 vehicles/peak p.m. (current figures) to estimated 1,615: a **45 % increase**.

These figures show that the current vehicle count varies by 23% (819 north to 1,113 south) along Uxbridge, even in the cold months of February and early in the week, and predictions show a 36% increase along the road, which is not adequately taken into account in the report. There is a suggestion to move the entry exit points into the SSC to other locations. The southern suggestion may reduce the current queuing on the south end of Uxbridge, but this is dubious, given the predicted 45% increase in flows by the model. Moreover, the new northern exit near Unwin will surely only increase the pressure on the Uxbridge/Unwin area since there will be limited space to join the traffic flows.

The predictions to 2039 also show a 45% increase in traffic volumes over current flows on Uxbridge as seen in the turning figures on Figure 16 but is not noted in the text. Surely this major increase should be made explicit?

The report admits that current conditions at the south end of Uxbridge /16th Av. junction are 'approaching capacity' (p19) with long queues at the junction, with LOS, Level of Service values (on the A-Good to F-poor scale) at an E grade, meaning long waiting times and congestion. This congestion is something all the UH residents and people around know. It is suggested that adding new turning lanes would improve the current level of service to a D. *This is hardly a major improvement on an A to E scale!* In any case none of these suggestions of extra lanes etc have any firm funding commitments, or priority in the transport plans of the city. So adding such a large dense development on SSC site seems foolhardy and creates unnecessary extra congestion on a critical junction. In any case it is dubious whether the suggested improvements would work as the extra lane on the westbound traffic would have to extend a bridge over University Drive with only a limited zone for weaving into the exit lanes to occur. Problems would also occur if a transit stop is added to the west of the junction since it would impede the traffic in the extra joining lanes.

Later, the report looks at the effect of the predicted traffic flows of the new development on the junction and concludes (p.19) that even with extra lanes and turning lanes the junction at peak times will "be close to capacity"(p.19), with an overall D level of service. Moreover, it can be seen from Table 11 that 40% of the turns are still listed at either E or F, very low service. *So even if major investment in road conditions along the Trans Canada occurs, the effect of the proposed development will mean that the level of service on this junction will virtually be the same at the current congested situation.* So why develop at such high density if the situation is not going to improve significantly? It will only cause problems to the flow of traffic along the Trans Canada and in/ out of the Foothills-Medical Complex, which ought to be a priority.

Moreover the Traffic flows along the TransCanada are themselves predicted to increase, given the figures reported in the TIA, Figure 16: Trans Canada at Uxbridge/29th Av junction

Eastward flow is currently 1,097 at peak pm and Westward 1416 (ppm), with estimates of 1,606 and 2,415.

These alone are 49% and 71% increases.

So does the city really want to add a high density development on this junction that will generate an extra 45% of flow from Uxbridge, on to what is going to be an even more congested main highway through the city?

The situation of future congestion may be even worse on this junction than predicted, since there is surely something wrong with the predicted traffic flows along 29th Av (adjacent to hospital-medical complex). These are shown in Figures 4 (current) and 16 (post Development) to change from: 1,294 (ppm) to 1256 (estimated).

So a drop of -2.8% along 29th Av is estimated, despite the huge increase of traffic along the TransCanada and a projected 58% increase in projected employment in the Foothills Hospital Medical Complex! This conclusion seems faulty.

8. Parking Requirements. In the initial TIA the parking requirements for various land uses showed that 2207 parking spaces would be required for this scale of development. In the revised draft the figures are revised, reducing the total to 1695. There is no adequate explanation for the changes. However in Table 19 showing the various parking requirements the calculations for the first two categories (Retail and Restaurants do not appear to be not correct. Surely the figures should be 305 and 90 respectively, not 275 and 100. Similarly the Office and Medical Office figures are shown as 403 and 474 whereas they should be 474 and 557. The total therefore should be 1,889, not 1,715. However, it is worth noting that it is possible to alter all the figures by changing the land use categories, for instance by adding more medical offices than general offices the number of parking stalls increases substantially. Since the balance of the uses is NEVER justified one is left with the conclusion that attempts are made to minimize the parking stall requirements.

It is also worth noting that in the Proposed ARP and the information boards at the St Andrews Community meeting (July 3rd) to explain the ARP to this community, a different set of land use figures was given on one of the information boards and to the Draft ARP figures and presented to the University Heights Association in the meeting to discuss the Draft ARP. See Table 1 below. No explanation has ever been provided of these changing figures or the original land use allocation.

Table 1. Changing Vales of Land Use Distributions

Land Uses		TIA Reports	Draft ARP	Proposed ARP, p11
	Table 12	Table 17		
	Land Use Concept	April and June	May 17 2013	
Retail	73,000sqft	6,781sq.m s	9,720 m2	8,138 m2 (87,597sq ft)
Restaurant (Eat/Drinking)	24,000	1,148 s	3,240	2,676 (28,804)
Residences	310	310 s	310	372
Offices	255,000	23,690 s	23,753	28,428* (305,996 sq.ft)
Medical offices	100,000	9,290 s	9,237	not subdivided
Hotel	200 rooms	200 s	200 rooms	240 rooms

s=same *Medical capped at 11,148 + 120,000sq.ft

Differences in TIA reports to Proposed ARP= 16% increase in floor space and 20% increase in hotelrooms/resid.units.

The latest version of the ARP has figures 16-20% higher than the Draft ART. It is puzzling to find that the initial TIA and the revised version both use the original Land Use figures shown in the initial proposals of Western Securities and in the Draft ARP of 17 April 2013.

The Traffic Assessment and its predictions of future traffic flows are based on an old set of land use figures, even though the revision is dated June 25th. Perhaps one explanation of the change is found in Appendix M of the TIA which is a re-run of the prediction model using land use figures that are 20% higher, presumably to look at the effect of traffic flows higher than expected. These calculations show that the LOS (Level of Service) for the Uxbridge-16th Av intersection fall to E and F grades, even assuming that the new turning lanes and extra traffic lanes at the junction are added, for which no funding has been allocated. So the Proposed ARP is based on a set of land use allocations which produces predictions of poor levels of service (LOS E and F) at the junction, a worse scenario than the D level and many lower LOS figures for various turns predicted in the TIA report with the original land use allocations. It is worth noting that the Uxbridge junction is currently rated at E with many F's, a congested site.

So it does seem that with the Proposed ARP figures the level of congestion on the Uxbridge/16th Av., even with all the extra lanes (not funded) will still be as congested as ever. Of course it will be even worse if more medical spaces are added to the office allocation, which Table 1 shows is 20% higher than the figures used in the TIA reports.

Is this problem of predicted congestion the reason why the TIA report did not comment on Appendix M and used the old Land Use figures?Could there be a hope that nobody would notice that the Land Uses had changed?

The changes in land uses also mean that the parking requirements in the revised TIA need to be altered . Recalculating all the land use-parking stall requirements under city bylaws using the new land use figures revealed on July 3rd and in the final ARP, increases the parking stall numbers to 2,240, not the flawed 1715 in the revised TIA report, together with a 33 stall allowance for better transit service, which does not exist, or the original 2,060 in the first TIA study. This new number of 2240 means a 30.2% increase in the parking needs from the values shown in the table shown in the revised TIA (**Table19, p49**). So whether the parking stall needs are the flawed 1,715 figure shown in the revised TIP, the corrected 1,889 number, or the predicted 2,240 requirements using the 20% higher land use/rooms proportions in early July, this is still a massive number, even if the number is reduced by assumptions about some mythical greater transit use at Development Permit stages as implied by the ARP. The parking requirements should be clear in any ARP report and open to public scrutiny, not manipulated at some later stage.

No attempt has been made in the TIA to show the effect of a presumably underground parking structure on the area, the effect of paid parking on shopping behaviour, or upon the potential retail tenants. Conversations with the retailers in SSC revealed that few believe that their customers would continue to shop in the area if they had to pay for parking; it will be easier to go to a mall, thereby adding, not reducing road traffic along the main arteries. In addition, the inevitable time delays in getting in/ out of such a large structure has not been added to the predictions of traffic flows along Uxbridge. Such large streams of traffic coming out of a parking structure for this number of cars is bound to decrease exit/entry times and add to an already predicted congestion. There is also no consideration paid to delays caused by pedestrian crossings, the location of which are never mentioned in the report. Given the nearby schools and the 600 apartments over the road from SCC, the effect of pedestrian traffic crossing roads Uxbridge and Unwin will be considerable at peak traffic flow times and may well lead to accidents.

It must also be noted that the addition of a Complete Street on Uxbridge may look pretty in a report (see revised TIA) will likely add to congestion, especially if people are allowed to park outside the shops on the road or, as is the current situation, outside houses that line the other side of Uxbridge. In any case the diagram shows two traffic lanes on each side of a median and a bicycle lane in the middle of the traffic lanes (surely not a sensible solution!) as

well as wide sidewalks. This will increase the width of Uxbridge Drive in this area considerably and cut into the SSC property, reducing the ability to reach the suggested density levels, and will almost certainly add to the congestion. The change of slope from Uxbridge to the SSC parking area is also ignored.

As was pointed out in the overview, the TIA does not provide an adequate justification for the huge redevelopment which would be allowed under the ARP.

Submitted to UH CA president, July 8, 2013, by W. Davies

The author has benefited from points raised by other members of the community, especially J. Rowse and D, Richardson.

....

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Coulombe, Chantal](mailto:Coulombe.Chantal); [Dubetz, Jeannie](mailto:Dubetz.Jeannie)
Subject: FW: Feedback on Stadium Shopping Centre Draft ARP
Date: 2013 July 11 9:26:44 AM

CPC2013-088
Public Submission 75

From: Peter Khu [<mailto:khu7@yahoo.com>]
Sent: 2013 July 11 9:25 AM
To: Albrecht, Linda
Subject: Fwd: Feedback on Stadium Shopping Centre Draft ARP

Resubmitted

Begin forwarded message:

From: Tom Stelfox <tstelfox@ucalgary.ca>
Subject: Feedback on Stadium Shopping Centre Draft ARP
Date: 23 May, 2013 1:22:10 PM MDT
To: <Stadium@calgary.ca>
Cc: <dale.hodges@calgary.ca>, <druh.farrell@calgary.ca>, <naheed.nenshi@calgary.ca>, <president@uhcacalgary.org>, <tstelfox@ucalgary.ca>

Dear City Planners,

Re: Draft Stadium Shopping Centre Area Redevelopment Plan (ARP)

Thank you for the opportunity to provide input on the draft stadium shopping centre area redevelopment plan. While I appreciate the work that has gone into the proposal I would like to express three primary concerns as currently presented.

1. Mini Downtown in University Heights: I am disappointed to see the draft ARP propose a large (almost 800 thousand square foot, 14 story) 'medical industrial development' that does not reflect the South Shaganappi Communities Area Plan. The building of large numbers of offices and a hotel may address the perceived needs of Foothills Hospital, but in no way contributes to the surrounding communities. In fact, the proposed development puts the surrounding communities at risk, potentially replicating the "hollowed out" centre of many cities by encouraging business hour visitors (patients visiting medical offices and hotel guests) who retreat to their city perimeter homes. This is particularly disappointing given the public statements by both the major and chief city planner regarding their goals of building Calgary into a world-class city. Having had the good fortune to previously live in both the Annex in Toronto and in Brookline MA (two great communities with substantially higher densities than the communities surrounding stadium shopping centre) this is not how to build a vibrant community where people want to live, work, shop and socialize together.

2. Safety: The draft ARP proposal raises two important safety concerns. First, building a hotel in close proximity to two schools (one of which is an elementary school) is worrying and I believe will represent a long-term safety risk. Will it still be safe for our children to walk to school? Or will we now need to drive them the two blocks? Second, the increased traffic that will accompany the proposed development will increase the frequency of motor vehicle collisions. In the short time since Westmount Charter School relocated to University Heights there has already been one serious motor vehicle pedestrian collision. The increased traffic (unless there is a successful comprehensive plan to address it) will increase the frequency of these events. As a practicing intensive care physician at Foothills Hospital (second busiest trauma centre in Canada) I can tell you from personal experience that we are much better off preventing injuries than trying to treat them after the fact. The draft ARP indicates that public transit is a key component of the redevelopment plan, but without the LRT stopping nearby (which would be a great redevelopment and could replicate the success of well-designed public transportation at the University of Alberta & Walter Mackenzie Health Sciences Centre in Edmonton) it is hard to envision how traffic can be efficiently and safely managed.
3. ARP Process: I would like to thank the city planners for the opportunity that the ARP process has provided for members of the public to provide input. However, I have to say that unfortunately the ARP Process to date has felt like a formality designed to ensure that all items on the development checklist are legally completed and to provide “cover” for officials that a public consultation has been performed (rather than a true public consultation designed to build the best community possible). I base this comment on the timing of the process with its short timelines for providing feedback and scheduled culmination during the summer when many members of the public are away. In addition, I would like to express my disappointment with the casual handling of previously raised public concerns relating to traffic and school children safety. City Planner respective communication regarding these issues during the May 14, 2013 open house (and through posted documents, <http://www.calgary.ca/PDA/LUPP/Documents/Publications/stadium-open-house-panels.pdf>.) that the “police were consulted” and that “city has initiated discussions with School Board, School, and School Council representatives” suggest that these public concerns have not been taken seriously. The ARP process should provide an opportunity for meaningful public engagement and identifying solutions to build a stronger community.

The Stadium Shopping Centre Area Redevelopment is a potential opportunity to improve our city. I hope that as the Stadium Shopping Centre ARP is evaluated and refined that city planners will address these concerns and foremost focus on helping us build a world-class community where people want to work, life, shop and socialize.

Thank you for your consideration.

Sincerely,

Tom Stelfox

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Feedback on Stadium Shopping Centre Draft ARP
Date: 2013 July 11 8:41:13 AM

From: Peter Khu [mailto:khu7@yahoo.com]
Sent: 2013 July 11 4:36 AM
To: Albrecht, Linda
Subject: Fwd: Feedback on Stadium Shopping Centre Draft ARP

Resubmitted letter of Concern which was not included in the CPC core filing.

Begin forwarded message:

From: Tom Stelfox <tstelfox@ucalgary.ca>
Subject: Feedback on Stadium Shopping Centre Draft ARP
Date: 23 May, 2013 1:22:10 PM MDT
To: <Stadium@calgary.ca>
Cc: <dale.hodges@calgary.ca>, <druh.farrell@calgary.ca>, <naheed.nenshi@calgary.ca>, <president@uhcacalgary.org>, <tstelfox@ucalgary.ca>

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Thank you for your consideration.

Sincerely,

Tom Stelfox

From: [Albrecht, Linda](#)
To: [Coulombe, Chantal](#); [Dubetz, Jeannie](#)
Subject: FW: Stadium Shopping Centre Development
Date: 2013 July 11 9:45:19 AM
Attachments: [Levson letter re Stadium Shopping Centre Development.pdf](#)

CPC2013-088
Public Submission 76

-----Original Message-----

From: DAN LEVSON [<mailto:danlevson@shaw.ca>]
Sent: 2013 July 11 9:41 AM
To: Albrecht, Linda
Cc: Hodges, Dale; president@uhcacalgary.org
Subject: Stadium Shopping Centre Development

Hi,

Please see the attached letter.

Dan Levson

July 10, 2013

City Clerk
City of Calgary
Calgary, Alberta
(via email: CityClerk@Calgary.ca)

Dear City Clerk:

Subject: Stadium Shopping Centre Development proposed by Western Securities

I love living in the City of Calgary, having grown up in Thorncliffe. My wife and I have spent much of our adult lives in Huntington Hills. We moved to University Heights in 2004 and have enjoyed living here, even though there is a high traffic and people intensity in the area. The area around the Stadium Shopping Centre, located close to the corner of 16th Avenue and Uxbridge Drive NW, already experiences an excessive number of visitors per day.

The proposed substantial expansion to the Stadium Shopping Centre is not appropriate given the following:

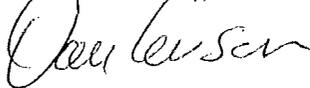
1. On a regular day, we have significant traffic to the Foothills hospital, the largest hospital in Alberta. With thousands of staff, which also includes over 100 outpatient clinics and a 24 hour emergency room, this area has thousands of people constantly coming and going for work, treatment or visiting a patient in one of over 1000 beds. The hospital complex includes the Tom Baker Cancer Centre (to be expanded), the newer McCaig Tower, the University of Calgary Medical Centre and other medical-related buildings.
2. Across the street from the Hospital is the very busy Foothills Professional building which contains many doctors' offices, a Laboratory service, diagnostic imaging, physiotherapy clinic, a pharmacy and restaurant. When you think the average time of a visit is about 30 minutes, and these services are often fully booked, the result is a lot of people coming and going throughout the day.
3. The University of Calgary is another high density user of the area. There are over 31,000 students, 1,800 faculty and 2,900 staff populating the campus. Many of these students and staff access the University by passing through the intersection of 16th Avenue and Uxbridge Drive NW and some will use Uxbridge Drive. While not directly related, many of the students park in University Heights (obeying and sometimes not obeying various parking restrictions). This causes continuous parking challenges and adds to the overall people and traffic intensity in the area. The University also has staff and students traveling from the main campus to the University of Calgary Medical Center located next to the Foothills hospital.
4. The new children's hospital can handle 60,000 visits per year. Again, we see a major amount of people coming and going as the hospital sees 60% of its patients as outpatients.
5. The University Heights neighborhood is now the residence of a charter school housed in a former public high school. Almost all of the children come from outside the community. In the

mornings, there has been a steady stream of about 12 to 15 school busses that roar down our street and awaken everyone in the neighborhood, whether they want to be awakened or not. There is, of course, all the other traffic associated with this school from staff and students who arrive by car. The school is located on Uxbridge Drive and is one block from the Stadium Shopping Centre.

6. McMahon Stadium, seating some 38,000 fans, creates enormous traffic and congestion problems whenever there is a football game or other large event. A large number of vehicles park in the Stadium Shopping Centre and the intersection of 16th Avenue and Uxbridge Drive NW becomes exceptionally congested.
7. Other factors driving high activity levels, noise and intensity issues include:
 - a. The STARS air ambulance routinely delivers patients to the Foothills Hospital trauma centre.
 - b. Ambulances turning from 16th Avenue into the Foothills Hospital are routine, 24 hours a day.
 - c. The Shell gas station and Tim Horton's also located on the intersection of 16th Avenue and Uxbridge Drive creates a continuous traffic hazard as vehicles attempt to enter or exit the facilities onto Uxbridge Drive.
 - d. Thousands of University students and staff walk, drive or ride through the area during University sessions.
 - e. Two churches in the community have significant activity and largely draw people from outside the community. The main access to the church buildings is on Uxbridge Drive N.W.
 - f. There is substantial traffic close to the Stadium Shopping Centre for people and traffic accessing the extensive sporting facilities such as the Volleydome, swimming pool, hockey arena, and the foothills field complex to the north of McMahon Stadium. One logical access route to these facilities includes the intersection of 16th Avenue and Uxbridge Drive N.W.
 - g. The TransCanada highway (16th Avenue) already is a major traffic artery in and out of the City.

We believe that all of these factors contribute to the area around the Stadium Shopping Centre already having the highest intensity of people and traffic in Calgary, other than the downtown core. However, the current access is extremely limited and adding a largely expanded facility at this already overly stressed intersection does not appear to us to be wise City planning.

Yours sincerely,



for Dan and Ev Levson

3031 Underhill Drive N.W., Calgary, AB

From: [Albrecht, Linda](mailto:Albrecht.Linda)
To: [Dubetz, Jeannie](mailto:Dubetz.Jeannie); [Coulombe, Chantal](mailto:Coulombe.Chantal)
Subject: FW: Submission - proposed Stadium Shopping Centre ARP
Date: 2013 July 11 8:25:34 AM
Attachments: [Johnson - SSS ARP Submission.pdf](#)

CPC2013-088
Public Submission 77

From: Mark Johnson [<mailto:markj@telus.net>]
Sent: 2013 July 10 9:54 PM
To: Albrecht, Linda
Cc: president@uhcocalgary.org
Subject: Submission - proposed Stadium Shopping Centre ARP

Please see attached. I request that it be included in the documents package for Council's July 22 meeting.

Mark Johnson
(403) 284-2845 (H)
(403) 481-1695 (C)
(403) 284-2845 (F)
markj@telus.net

MARK JOHNSON

3619 Umber Place NW
Calgary, AB T2N 4B1

403-284-2845 (Ph/Fax)
403-481-1695 (Cell)
markj@telus.net

July 9, 2013

Office of the City Clerk
City of Calgary
Via e-mail to: CityClerk@calgary.ca

RE: Proposed Area Redevelopment Plan - Stadium Shopping Centre

I write with respect to the proposed Stadium Shopping Centre Area Redevelopment Plan which is expected to come before Council at meetings commencing July 22, 2013. As a long time resident of University Heights, the community in which the subject shopping centre is located, I urge you to defer any decision on this ARP and ask that you direct city administration to collaborate with the community to revise the ARP to better reflect the concerns and interests of both the community and the developer and to facilitate closer compliance with the Municipal Development Plan. My concerns behind this request follow in summary form and I would be willing to provide additional and supporting information if and when desired.

Development and use of the ARP

It appears to me that development of this ARP, while city initiated, has very much being driven by the developer with the full support of the planning department to clear the way for development of a nature and scope that is incongruent with the existing community and with the Municipal Development Plan (MDP). Throughout this "process" any community engagement has been window dressing at best and certainly nothing approaching the collaborative approach espoused by Council and reflected in the MDP. The result is a proposed ARP laden with things that "should" happen or be considered, with very little direction to or specific requirements of the developer, resulting in little reassurance to the community that any of their valid concerns and interests have been heard at all.

Density

My primary concern and the one from which most others emanate is the extraordinary density the proposed ARP supports for this site. The MDP, developer, city administration and the South Shaganappi Area Plan all refer to this site as a Neighbourhood Activity Centre (NAC) and I could add my support if that were indeed the case. The reality is far from it. The proposed ARP supports, under current zoning, development intensity of not two or three times that for a NAC but closer to SEVEN times that – in fact more than double the minimum for a Major Activity Centre (MAC). That is somewhat akin to taking a 2.5 ha. chunk of downtown and dropping it into a residential area! This is also primarily commercial rather than residential 'densification'. It may be worth noting that University Heights is already more densely developed than 80% of all other Calgary "established communities".

Even in isolation such a development on that site is clearly inappropriate, both from a common sense standpoint and according to the city's own MDP. But it cannot and should not be viewed in isolation. University Heights is already bordered on all sides by other MAC's:

- North border: Main Campus of the U of C (9,000 employees and 31,000 students)
- South border: Foothill Medical Centre (14,500 employees)
- East border: McMahon Stadium, Foothill athletic park; Norma Bush and Father David Bauer arenas; expected 10,000 seat soccer facility in the works

- West border: Alberta Childrens' Hospital; West Campus of the U of C currently planning for massive development to add thousands of residents and millions of square feet of commercial development on the site.

These exist. Each continues to expand. The effects of tens of thousands of people moving through and around the University Heights community are real and will be exacerbated by redevelopment of the Stadium Shopping Centre site on the scale proposed. This will impact, in a potentially very negative way, not only the University Heights community but all of those working and/or living in the adjacent MAC's.

Traffic

The community already has traffic issues stemming from institutions within it; the MAC's surrounding it; and the number and configuration of access/egress points. The proposed ARP and accompanying Transportation Impact Assessment pay lip service to these challenges and the tremendous strain a development of the magnitude supported by the ARP would add. This is one area where I do not believe that sufficient attention has been paid to the cumulative effects of the development together with existing and proposed expansions of the surrounding MAC's. Transportation 'experts' may claim that it can be made to work. But even when looked at through rose coloured glasses and assuming the stars all align just right to make it possible, they also concede that numerous infrastructure changes/investments would be required as would the site being a Transit Oriented Development. Some of those infrastructure changes would fall to the city and to my knowledge are not planned, prioritized, approved or funded. The same appears to be true of transit service in the area. We all know too well the result of development ahead of required supporting infrastructure, yet the proposed ARP gives little assurance that such would be avoided in this case.

Fallout

Of necessity most of us have to rely to some degree on the technical expertise of others to determine what can be done in areas where we lack the same expertise. But we also know that in many circumstances what "can" be done doesn't necessarily equate to what "should" be done. The former should inform but not dictate the latter.

As residents we have collective and important knowledge, information and hopefully wisdom about our community that is valuable and should not be discounted or ignored in any determinations directly affecting our community. We clearly feel ignored in this important process and determination involving our neighbourhood shopping centre.

While the developer and city planners appear to have decided to simply bulldoze their way ahead "because they can", that approach almost certainly sentences us all – the developer, city administration; Council; the community residents – to ongoing acrimony at every turn of the development process, with the attendant expenditures of both human and financial resources. And for what – so someone can purport to "win"? In my view there is no "win/lose" outcome to be had in this. It's either going to be "win/win" or "lose/lose". We're on a path to the latter and need Council's support to derail that train and change tracks.

Deferring any decision on this ARP and directing administration to bring back a solution reached collaboratively with the community is the best and perhaps only way to get there. With an informed, active and motivated community, an informed, active and motivated developer and a clear message from Council to administration to resubmit an ARP supported by both parties, it can and will be done.

Thank you for your consideration!

Mark Johnson

From: [Executive Assistant Ward 1](#) on behalf of [Hodges, Dale](#)
To: [Coulombe, Chantal](#)
Subject: FW: Stadium Shopping Centre Area Redevelopment Plan
Date: 2013 July 11 9:58:31 AM

CPC2013-088
Public Submission 78

Marlene Deur
Executive Assistant
Alderman Dale Hodges, Ward 1
Office of the Aldermen, #8001A
403.268.2430

From: Fiona Law [mailto:fionalaw@computouch.ca]
Sent: 2013 July 11 9:57 AM
To: Albrecht, Linda
Cc: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
Subject: Stadium Shopping Centre Area Redevelopment Plan

As a responsible citizen of Calgary I have been disturbed to hear of the way that the Planning Commission has been dealing with the plans for the Stadium Shopping Centre.

The Area Redevelopment Plan for the Stadium Shopping Centre does not conform with the City of Calgary Municipal Development Plan. A Neighbourhood Activity Centre as proposed under the Municipal Development Plan should address the needs of the community in which it resides. Specifically, the high density and orientation of the proposed development to business and commercial interests does not contribute to the vitality of any of the residential communities surrounding this site.

This matter needs addressing and redressing.

I should be most disappointed if such a development was proposed for the heart of my own community.

Yours truly,
Fiona Chapman
Elboya Community Resident

From: [Albrecht, Linda](#)
To: [Coulombe, Chantal](#); [Dubetz, Jeannie](#)
Subject: FW: Stadium Shopping Centre Area Redevelopment Plan
Date: 2013 July 11 10:00:21 AM

From: Fiona Law [mailto:fionalaw@computouch.ca]
Sent: 2013 July 11 9:57 AM
To: Albrecht, Linda
Cc: Albrecht, Linda; Office of the Mayor; Hodges, Dale; Lowe, Gord; Stevenson, Jim E.; MacLeod, Gael; Executive Assistant Ward 5; Pootmans, Richard; Farrell, Druh; Mar, John Y.; Carra, Gian-Carlo S.; Chabot, Andre; Pincott, Brian; Keating, Shane; Colley-Urquhart, Diane; Demong, Peter
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Fiona Chapman
Elboya Community Resident

From: [Williams, Debbie D. \(City Clerk's\)](#)
To: [Coulombe, Chantal](#)
Subject: FW: University Heights Stadium redevelopment
Date: 2013 July 12 7:58:40 AM

CPC2013-088
Public Submission 79

Debbie Williams

Legislative Assistant
City Clerk's Office, Legislative Services Division
The City of Calgary | Mail code: #8007
T 403.268.5861 | F 403.268.2362 | www.calgary.ca
Main Floor, Historic City Hall, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: Mar, John Y.
Sent: 2013 July 11 10:28 PM
To: Sandra Sobko
Cc: Williams, Debbie D. (City Clerk's); Executive Assistant Ward 8; Ward 8 Contact
Subject: Re: University Heights Stadium redevelopment

Mr Seifred,

By way of copy, I will ensure this letter makes it into the public record.

Most Respectfully,

John Mar
Alderman, Ward 8
City of Calgary

[@aldjohnmar](http://www.calgary.ca/ward8)

On 2013-07-11, at 9:50 PM, "Sandra Sobko" <ssobko@shaw.ca> wrote:

Dear Mr. Mar,

I understand that none of my letters that were submitted to the City Planning Department were presented at Calgary Planning Commission and therefore were not automatically sent to council.

I find this fact alone disturbing especially when added to several other irregularities in the process. I believe University Heights Community Association has written about these and other concerns about the Stadium Development and the process.

I would like to reiterate my comments and have included one letter below.

Thank you,
Bruce Seifred,
403-288-0608
E-mail ssobko@shaw.ca

From: "Sandra Sobko" <ssobko@shaw.ca>
Subject: Stadium development
Date: 16 May, 2013 8:38:22 PM MDT
To: <Stadium@calgary.ca>
Cc: <dale.hodges@calgary.ca>, <druh.farrell@calgary.ca>, <president@uhcacalgary.org>

Sirs,

I have been following this development for some time and have a few comments based on the recent information from the city.

- 1. Traffic issues have not been dealt with. Particularly offensive is the vague way future Transit plans are supposed to help the obvious congestion problems of the development.**
- 2. Safety is also not dealt with. With respect to a hotel immediately adjacent to an elementary and a mid/high school we are left with vague references about speaking with Police (what about the many other sources of information like social agencies or the schools in the vicinity?)**
- 3. Traffic safety is also not dealt with. The city's comment that traffic will increase regardless of the development is disingenuous at best.**
- 4. Parking is to be reduced when the developer makes a case that other methods of transport are available is ridiculous - parking is already a problem and throwing a mini-market mall on the site will not make things better.**

More disturbing is that the City is clearly taking the side of the developer. I was under the misapprehension that the City was supposed to be neutral. The City planners have been embarrassingly biased in their pro-developer stance both at the public meetings and their released information.

The community has made it abundantly clear that it is not any development they disapprove of, just a development that will surely damage the community by its completely inappropriate scope. At one point the City boasted that one of their guiding principles was that the development had "to have a positive impact on the community." What happened to that?

The community has made its feelings about better directions for a development on the site and these have not been seriously addressed.

The City planners should be embarrassed of their role in this inappropriate development. I thought behavior like this only took place in Montreal.

Bruce Seifred

May 16 2013