

Subject: UHCA submission to CPC RE: Area Redevelopment Plan for Stadium Shopping Centre (m-z group)
From: Peter Khu <khu7@yahoo.com>
Sent: June-03-13 2:30:44 PM

Dear Friends and Residents

Please find enclosed the UHCA's 16 page submission to the Calgary Planning Commission (CPC) on the Proposed Stadium Area Redevelopment Plan Proposal.

We remain concerned that the City's submission to the CPC does not accurately reflect the numerous concerns of local residents and stakeholders on the main issues of density, building heights, discretionary use including a hotel and preservation of the municipal reserve.

For those of you who have been able to attend previous community forums or reviewed any of the community comments publicly released by the City, you will know that many UH residents have found the ARP extremely vague and giving extraordinary latitude to the developer for subsequent building permit applications. UH residents have worked tirelessly to identify and document many substantive and process concerns about Stadium ARP, and these efforts, in our assessment, have not been accurately reflected in the ARP.

At this time, we urge you to resend your comments of community concern for the Stadium ARP directly to members of the Calgary Planning Commission to ensure they are not misrepresented!

Please send a copy to president@uhcacalgary.org and dale.hodges@calgary.ca

As detailed below, we had to ask our Alderman to intervene as the deadlines that we were provided by Desmond Bleik from the City Planning Department were 1 week later than the actual deadlines.

Here is the link to the proposed ARP:

<http://www.calgary.ca/PDA/LUPP/Documents/Publications/stadium-shopping-centre-arp.pdf>

Also enclosed is the Information forwarded by Desmond Bleik to the Calgary Planning Commission. The Stadium ARP is item 13 on the agenda for June 6, 2013 to be held on JUNE 06, 2013 AT 1:00 PM in the in the Engineering Traditions Committee Room, City Hall, 800 Macleod Tr., S.E., commencing at 1 p.m.

The timeline of the release of information to the community has included unreasonable response deadlines, inaccurate deadlines for submission, and information not provided to the community association in a timely manner to allow for meaningful engagement. For example:

- May 17, 2013:
-A 17 page Draft ARP (text only) was released to a limited mailing list of the South Shaganappi Strategic Planning Group (44 people) with May 23rd as the deadline for comments. UHCA requested that the draft be posted on the city website. Community Association given less than 7 days to respond!

- May 23, 2013

The city posts the Draft ARP to the website after 2:00 pm. The deadline for responses remains midnight on May 23rd. Public has less than 24 hours to respond!!

-Due to efforts of the Community Association to raise awareness, UHCA and residents throughout the city provides response to Draft ARP

- May 24, 2013

City provides response to UHCA comments which appears encouraging, but changes do not satisfactorily address main substantive issues of Density, Building Heights, Discretionary Uses, including a hotel and incorporation of the the municipal reserve.

- May 27, 2013

-UHCA provides provides more feed back on Draft ARP. Requests that community opposition to full build out be clearly indicated in Proposed ARP in plain language. Also requested clarification on costs of infrastructure investments and phasing plans. (Neither of these key points were included in the Proposed ARP).

-City Planners provide Proposed ARP (40 pages with many diagrams and key figures) at 6:45 pm with actual submission deadline to Calgary Planning Commission May 28th at 10:00 pm. Told that comments could be provide to CPC until June 5, 2012, but UHCA later learns that there is not guarantee that they will be accepted. UHCA given less than 24 hours to respond to the actual CPC deadline!!

- May 31, 2013

-UHCA with intervention of Alderman submits comments on Proposed ARP. The proposed ARP vague and even more permissive than the Draft ARP. Also missing was clear indication that 76% of local residents support a moderate Garrison-Woods-like development and 97% do not support development that is being proposed. Links to evidence of community support go only to mid-March, 2013 and do not include survey results provided by the community or the community meeting of April 11, 2013 in which there was a unanimous consensus to preserve the green space in it's current form. Anonymous 3x3 post-it comments were included by the city planner's as evidence, but no written submission by residents, stakeholders or the Community Association were included.

As has been stated previously, this is a critical time for our community and I hope you all take the opportunity to express your concerns to the Calgary Planning Commission, or attend in person.

Files or Links to be included in this e-mail:

-UHCA comments to CPC on Proposed ARP with attached email to Alderman request assistance for filing.

-City of Calgary Proposed ARP (link only)

-City of Calgary Agenda Item 13 for CPC on June 6, 2013

-UHCA 2nd comments on Draft ARP

-List of emails of CPC members.

Begin forwarded message:

From: Peter Khu <khu7@yahoo.com>

Subject: UHCA submission to CPC RE: Area Redevelopment Plan for Stadium Shopping Centre.

Date: 31 May, 2013 3:09:18 PM MDT

To: Dale Hodges <dale.hodges@calgary.ca>

Cc: Gerry Kruk <gekruk@shaw.ca>, David Richardson <dsra@telus.net>, Lawna Hurl <Lawna.Hurl@niskapartners.com>

Alderman Hodges,

The City's file manager for the Stadium Project, Desmond Blik, has provided the University Heights Community Association with incorrect information on the submission deadlines for both CPC and for Council. In both cases, we learned that the submission deadlines provided by Mr Blik were in fact 1 week late.

Mr. Blik provided the following dates:

"Planning Commission Thursday June 6 (submit written comments by post in time to be received prior to June 6.)"

"Council Public Hearing Monday July 22 (submit written comments in person, by email, or by post between July 1 and July 18 and attend in person to speak)"

Upon verifying with the CPC and City Clerks, the actual submission dates are May 28th and July 11th, respectively.

We were disappointed to learn that the CPC submission deadline was 10:00 am on Tuesday May 28th. Despite our community's repeated expressions of concern, we only received a copy of the Proposed ARP at 6:15 pm on Monday, May 27th, less than 24 hours earlier. A draft ARP with very limited detail was provided us with less than 6 days to respond. Given the extremely short time allowed for a response, we worked diligently with the expectation that our responses to be accepted until June 5th, which is what Mr. Blik had stated. Mr Blik never indicated to us that, if submitted after the May 28th deadline, our submission faced the possibility of outright rejection or the need to be voted upon as a special provision prior to being accepted by the CPC.

The UHCA would therefore like to respectfully request your assistance in filing the community's attached submission regarding the Proposed Area Redevelopment Plan to the Calgary Planning Commission and its full acceptance by the CPC in view of the circumstances described above. We understand that it is beyond the May 28th deadline, but we have acted in good faith on the information provided by the city.

We ask that you please transmit our submission to all members of the CPC and its admin staff with a letter of explanation.

Thank you for your assistance.

Peter Khu, President
University Heights Community Association