

May 24, 2013

Friends and Residents,

The Stadium Area Redevelopment Plan is progressing quickly through the draft stage, but the most important hurdles are still ahead of us: A review by Calgary Planning Commission on June 6, 2013 and a Public Hearing at City Council on July 22nd. It is critical that as a show of support that residents attend both these meetings. Ultimately, the issue will be decided in Council and the July 22nd public hearing offers an opportunity to speak to City Council.

I ask that you join our mailing list to continue to receive updates to this project. Please send an email to: development@uhcacalgary.org

The Community Association's response to the city's Transportation Impact Assessment and to the Draft ARP can be found on our website: www.uhcacalgary.org.

In the Traffic Impact Assessment feedback, we pointed out what we felt were several errors in assumptions made by the TIA in establishing traffic numbers, and also pointed out that the TIA, does not in fact, support the a development to the extent that is being proposed. Furthermore, the TIA does not fully take into account the cumulative effect of development surrounding University Heights or properly account for shortcutting traffic through the community.

Also, the TIA used trip generation rates for a Transit Oriented Development (TOD) which assumes that the site has access to primary transit (LRT is an example of primary transit) This assumption assumes a frequency and service level for transit that is not currently in place, and depends on future uncertain funding by the city.

The feedback on the city's draft ARP focused on several points pointing out the vagueness and subjectivity of the descriptive words for the SSC redevelopment and therefore the excessive latitude they potentially provide the developer (Western Securities) in determining the ultimate level of density, scope and composition of the SCC redevelopment.

Infrastructure upgrades that were also assumed included widening of 16th avenue to three lanes, dual left turns in all directions at the intersection of 16th ave and 29th St. and a pedestrian overpass to Foothills hospital. While some of these are welcome upgrades, it is unclear how development will keep pace with infrastructure investment.

The ARP has the power to make statutory land use as if this is a Transit Oriented Development, and with infrastructure upgrades in place, but has no power to compel the city to provide the infrastructure to make this a reality.

We were also critical of the city for dismissing the strong community consensus for a lower more moderate development (garrison woods type development) as opposed to an excessive C-C2 mini-downtown-like development. We also requested that the ARP

be given more "balance" by adding to the "Context" section a note that clearly describes the strong consensus opposition by UH residents to redevelopment with the extraordinary density level potentially allowable under the current C-C2 zoning.)

Creating a mix of land uses is not a remedy for extraordinary density. One of our resident's who carefully studied the first draft ARP pointed out that "I am acutely worried that the draft ARP may be potentially misleading to members of the public. Because the project is such a large development (up to 800 thousand square feet & 14 stories – taller than portions of Foothills Hospital) getting the mix of land uses wrong will have a huge impact (just as having the right mix could have a very positive impact)."

NEXT STEPS:

[View The Proposed Area Redevelopment Plan](#)

Available Wednesday May 29 on calgary.ca/stadium website

[Calgary Planning Commission: June 6, 2013](#)

A guide to the Calgary Planning Commission can be found here:

http://www.calgary.ca/PDA/DBA/Documents/brochures/calgary_planning_commission.pdf

(submit written comments by post in time to be received prior to June 6)

Secretary, Calgary Planning Commission

Development and Building Approvals

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email: Kimberly.Holberton@calgary.ca (admin assistant CPC Development)

Location of Meeting on June 6th.

Engineering Traditions Committee Room, City Hall, 800 Macleod Tr., S.E., commencing at 1 p.m.

The meeting agenda for the Commission is normally available in the afternoon of the Friday before the date of the Commission meeting.

Go to calgary.ca and search "cpc agenda" for further details.

[Council Public Hearing](#)

Council Public Hearing Monday July 22 (Details will be provided closer to the date.)

Please plan on attending in person.