

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

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- 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:
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- 1. Foothills Medical Centre has announced plans for the new Tom Baker Cancer Centre to be built opposite the Stadium Shopping Centre site,
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- 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.
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- 3. On 24th Avenue, our northern boundary, the University is also building new dormitories to house an additional 3000 students on campus.
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- 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.uhccalgary.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 Udel 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.
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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 Diegos 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 none 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 Pre-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 "imbedded" 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 Sobey's 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.