

Franklin, Yvonne

From: Sasges, Mark
Sent: 2011 February 17 11:44 AM
To: Vargas, Liliana I.
Cc: Tebbutt, Fiona; Hall, Jules; Vanderputten, Ryan; Mulligan, Don; Lupton, Judy; Green, Brian M.; Mahler, Thorn
Subject: RE: Stadium Shopping Centre

At a previous mtg with the developers, hosted by LUPP, we advised that PI would not attend the preliminary sessions with the community, as this is engagement that they need to undertake with the community stakeholders. They do not have a development scheme to show us or the community as yet.

PI will be involved once the developer has evolved a concept plan; essentially, to accommodate them as a pre-app exercise.

As we understand it, they are currently working with LUPP in a policy exercise, related to the Shaganappi Reg Context Study DRAFT.

From: Vargas, Liliana I.
Sent: 2011 February 17 11:29 AM
To: Sasges, Mark
Cc: Tebbutt, Fiona; Hall, Jules; Vanderputten, Ryan; Mulligan, Don; Lupton, Judy
Subject: Stadium Shopping Centre

As per the email below, there was a session with the community last night. Despite all the areas (planning, parks, etc...) that will have to be involved in this file, I was the only attendee from the City. It would be highly appreciated that communications regarding the need/duty for attending such sessions be sent to all the internal stakeholders to show consistency.

Tx

Liliana

Hi Mark, Fiona, Brian and Thorn,

As discussed, we have now sent a formal invitation to the UHCA, SSADAC, Alberta Health and the University for the first workshop. I know some of us have a few additional meetings to have in the meantime, but I also wanted to send you the invitation so that we can ensure that we have as many key people at the table as possible.

The first workshop will be held starting at 7pm on Wednesday February 16th, 2011 in the library of the University School. The address is:

University School
3035 Utah Drive NW
Calgary, AB

The purpose of this workshop is to:

- Outline the approach and process for preparing the master plan;
- Discuss the aspirations of all stakeholders for the shopping centre;
- Present a context and site analysis;
- Discuss the principles of sustainable communities and how they can be applied to redeveloping Stadium Shopping Centre

The design team will not be presenting development proposals at this meeting. Following the workshop, we will develop concepts incorporating the input obtained at the workshop. The concepts will then be discussed with stakeholders at an additional workshop.

We hope that you can join us on February 16th. Please RSVP (including the names of the individuals who will be attending) via email (mikeb@westsec.ca) or telephone at 403.781.8109.

Again, please note that this event is for invited stakeholders only and not open to the public.

Thanks again, and please let me know if you have any questions or comments.

Regards,

Mike Brescia

Vice President, Commercial Assets Principal

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Ryan O'Connor

Liliana Vargas, M.Eng., P.Eng.

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My working hours are:

Monday: 7:00 - 3:00 p.m., Tuesday and Thursday: 9:30 - 3:00 p.m., **Wednesday: Telework**, Friday 7:00 - 4:30 pm

PE2011-00817

1914 Lxbridge Drive NW - Stadium Shopping Centre

Meeting - .3 November 2011

Meeting Notes

<u>Attendees</u>	Mark Sasges - Planning Implementation	CoC	MS
	Fiona Tebbutt - Planning Implementation	CoC	FT
	Jules Hall - Planning Implementation	CoC	JH
	Tom Hopkins - Transportation	CoC	TH
	Marty Richardson - Transportation	CoC	MR
	Kerensa Fromherz - Transportation	CoC	KF
	Dino Di Tosto - Urban Development	CoC	DDT
	Keath Parker - Parks	CoC	KP
	Sarah Hbeichi - Parks	CoC	SH
	David Down - Urban Design	CoC	DD
	Ryan O'Connor	Western Securities	ROC
	Mike Brescia	Western Securities	MB
	Brian Horton	Ziedler Partnership	BH
	Bruce Nelligan	D A Watt	BN
	Nick Finn	DA Watt	NF

Introduction

Following introductions, JH outlined the purpose of a paid CPAG pre-application meeting was to identify potential key constraints to a future Development Permit application. In light of that, discussions would reflect the Pre-application Assessment Form that the City would issue once updated after the meeting. The assessment form identifies that information which would be required with the submission of a Development Permit application, together with an initial assessment of the proposed scheme.

DA - 01066

Action: CPAG Team

Planning

JH identified the additional documents that would be required for the submission of a DP application. These include a Report on Consultation, Planning Supporting Statement, Mobility Assessment Plan and additional visual material, to assist the Development Authority in the consideration of the redevelopment of the site.

Action: developer team

BH indicated that the current situation with the re-development of the site is currently some way off the preparation and submission of a DP application. The intent of the meeting was to discuss the Masterplanning of the site, in concert with public and stakeholder consultation that is ongoing. A further stakeholder/community meeting is scheduled for 30 November 2011. Whilst a future DP application would include a phased approach to the development, a phasing plan has not currently been drafted.

Action: developer team

RO'C indicated that the developer team is looking to achieve approval of the Masterplan, through full Council, to be embedded into the recently approved non-statutory South Shagannapi Communities Area Plan (July 2011). Discussions have been held with Tom Mahler and Brian Green of the City's Land Use Planning and Policy department. JH would update LUPP on the outcome of the meeting.

Action: JH

In terms of the overall development of the site, the developer team is seeking on-going discussions with the City in the formulation of the Masterplan, to incorporate the various issues that arise through public consultation and discussions with the relevant City departments.

MS indicated that the proposed redevelopment could be dealt with in a similar way to an Outline Plan application, to include any relevant land use amendment. The developer team is encouraged to have further discussions with the City's planning department to consider this further.

Action: developer team. Planning Implementation

Urban Development

DDT indicated that the site would need to deal with fire access throughout the construction period.

A principal issue with the redevelopment of the site is the DSSP. DDT stated that a full DSSP should be submitted with the site Masterplan. This would then be amended and updated, as necessary, during the course of considering Development Permit applications for the specific buildings/phases. This approach has been used for other large site DP applications.

Action: developer team. DDT

Urban Development recommends that a formal LOC for an outline plan be done before any formal Development Permit applications are submitted. This would allow for all transportation and access, land use and land dedication issues to be dealt with before the Development Permit stage.

Transportation

MR identified that one of the key issues with the redevelopment of the site is the interchange requirements for 16 Avenue and 29 Street NW. The developer team should indicate, through the Masterplan, how this issue will be resolved.

Action: developer team. Transportation

Transportation view the process in a similar way to how an Outline Plan proposal is considered, including any necessary land use amendments for the site and/or individual parcels within it.

TH indicated that, upon the request of NF, the City's Transportation department would meet with DA Watt to discuss transportation and access issues in advance of the 30 November community/stakeholder meeting. That meeting will consider *inter alia* multi-modal transportation, site access and interchange requirements. Such discussions will likely involve significant analysis input. JH will arrange a meeting during the week commencing 21 November, to coincide with the community/stakeholder meeting.

Action: developer team. Transportation. JH

Parks

KP identified the need for the Joint Use Coordinating Committee ("JUCC") to consider the exchange and redistribution of 'Community Reserve' to be incorporated into the redevelopment proposals. He indicated that Community Reserve was an older form of designation for Municipal Reserve and would confirm with the City's legal department whether it could be dealt with in the same way.

KP advised that the most strategic approach would be to gain 'in principal' agreement from the JUCC that the exchange and redistribution acceptable.

KP indicated that any exchange of Community Reserve would require provision, within the site, adjacent to public roads. This is a design issue that DD requested input on. The developer team will have further meetings with Parks to discuss this issue.

Action: KP. JH. DD. riesvfilnPfir team

Other matters

JH indicated that the City would prepare the formal Pre-application Assessment Form and issue it to the developer team the week commencing 7 November 2011.

DA - 01068

Action: JH

The City has a 'Timeline Tool' that assists developers to indicate relevant timescales for the progression of the development process. JH will issue the Timeline Tool to the developer team, to be populated by them. After that, the City's planning department will meet with the developer to discuss the timescales and indicate where issues may arise.

Action: JH

A copy of the Pre-application Assessment Form and this meeting note will be circulated to all attendees, together with Tom Mahler and Brian Green of the City's LUPP department.

Action: CPAG team, JH

Franklin, Yvonne

From: Hall, Jules
Sent: 2011 November 29 2:34 PM
To: Tebbutt, Fiona
Subject: FW: Stadium Workshop

Fiona

Details of the community meeting tomorrow night (see below). It starts at 18:30.

Kind regards

Jules Hall MA, DipTP, MRTPI
Planner 2, Planning Implementation
Development & Building Approvals
The City of Calgary | Mail code: #8073
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ISC: Protected

From: Brian Horton [<mailto:bhorton@zeidlerpartnership.com>]
Sent: 2011 November 29 9:25 AM
To: Hall, Jules
Subject: Stadium Workshop

Jules,

Mike informed me that the City high-level process meeting was delayed. We look forward to discussing potential approaches once you have had this meeting.

Below is the information for the workshop tomorrow night. We will be primarily discussing and obtaining stakeholder feedback on the principles outlined in the material submitted to the City. We have members of the surrounding communities, UofC and Alberta Health attending.

Brian

In continuing a collaborative approach to preparing a redevelopment plan for Stadium Shopping Centre we would like to invite the UHCA to participate in Stakeholder Workshop #2 on November 30th at 6:30 pm at the University Elementary School (3035 Utah Drive NW).

The purpose of this workshop is to:

- * Update Stakeholders on the process and progress of the masterplan;
- * Review the outcomes of the first stakeholder workshop ;
- * Present the urban design and transportation principles along with the City's feedback;
- * Engage with Stakeholders in an open discussion regarding the principles and the City's comments;

* Discuss the next steps in the Masterplanning process.

For this workshop, our intention is to invite members of the UHCA, two members from each of the surrounding communities, as well as representatives from the City, Alberta Health Services and the University of Calgary (the same process as the first workshop). Please note that this event is for invited stakeholders only and not open to the public as we will be holding public open houses further on in the design process.

Could you please confirm your attendance at this workshop and let us know if you have any questions, comments or concerns.

Brian Horton, BA (Hons) MPLAN MCIP
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