

Acting Director, Land Use Planning & Policy
Planning, Development & Assessment
The City of Calgary | Mail Code #8117
T 403-268-5394 | C 403-703-4113 | F 403-268-3542 | www.calgary.ca
Floor 4, Municipal Building, 800 Macleod Trail SE
P.O. Box 2100, Station M, Calgary AB Canada T2P 2M5

<image002.png>

ICS: Protected

From: Bliek, Desmond
Sent: 2013 May 30 4:53 PM
To: Tita, Matthias
Cc: Mahler, Thom; Donker, Paul
Subject: Update for Alderman Hodges

Matthias,

Further to our conversation this morning, please see below for updates and changes to the Stadium ARP made this morning (Thursday May 30). As there are a number of changes, I've also attached a copy of the final plan, as distributed to the CPC members, to this message. I'll note that we are also working on a more comprehensive marked-up version of the Proposed Plan that covers all changes made since the Open House held on May 14, in response to public input and internal circulation, and further review of the TIA.

I've also attached LUPP's review of the public feedback on the TIA that we provided to (along with original comments) Transportation Planning and the consultant, DA Watt. The original attachments (in .doc format) referred to in LUPP's summary of public feedback on the TIA were all directly sent to Alderman Hodges when LUPP received them, with the exception of the 'TIA_Comments.pdf' file, which is attached to this message.

Attachments:

Proposed ARP sent to CPC (see below for final changes):
stadium_shopping_centre_arp_document_proposed.pdf
LUPP summary of public feedback on the TIA: TIA
Feedback Summary db20130530.pdf
TIA Comments.pdf: TIA
comments from David Richardson
Transportation review/feedback to DA Watt on the TIA: TDS
Comments for TIA – Stadium ARP – 20130523.pdf

ARP Changes to the Final Proposed Plan:

In the final version of the ARP, the following items were changed in order to correct math and conversion errors in the previous version of the document:

5.1.1 – 6 (page 9)

Item C has been changed to allow no more than 11,148 square metres of medical clinic uses. This was previously 11,084 square metres, an increase of 64 square metres.

5.1.2 – 1 (page 11)

Item A was changed to 8,138 square metres of retail and consumer service (previously 11,664 – a decrease of 3,526 square metres)

Item B was changed to 2,676 square metres of eating and drinking (previously 3,888 – a decrease of 1,212 square metres)

Item D was changed to 28,428 square metres of office (previously 28,504 – a decrease of 76 square metres)

In the final version of the ARP, the following items were changed in order to improve clarity as well as to respond to comments received from Alderman Hodges on Wednesday May 29:

5.1.2 – 3 (page 11)

“... with the exception of medical clinic uses.” This was added to the end of the policy, in order to indicate that applications for greater floor space for medical clinic uses will not be considered, even with a revised and updated transportation impact assessment. In other words, the ‘no more than’ established in Policy 5.1.1 – 6 (item C) is a hard cap that would require ARP amendment to modify.

5.3.1 – 1 (page 14)

“The incorporation of part or all of the municipal reserve lands...” Upon consultation with Law (Jill Floen) and with Parks (Keath Parker and Shimin Wu, as steward of these lands), the recommendation was made to retain the ‘part or all’ wording in order to allow Council flexibility to make decisions relating to disposition of these lands, both as part of the Public Hearing relating to this ARP, as well as in future, upon approving (or not) any transactions relating to these lands. The intent of the ARP is to establish a minimum ten metre setback from 16 Avenue NW, with the ultimate ownership and management of those lands subject to approval from Council and from all relevant City business units (Parks, Roads/Network Planning, Transit, Water Resources), with their interests in mind, at the time of a proposed transaction. Representatives from these groups, as well as Law, have reviewed the ARP with the above language and have expressed support for this flexibility in order to avoid fettering future Councils.

6.1.1 – 2 (page 26)

“...with the policies in the Plan, as well as the master plan submitted as part of the first Development Permit application.” The comma has been replaced with a period, and everything following “...the Plan.” has been deleted, as per Alderman Hodges’ suggestion.

Best,

-Des

Desmond Blik

Planner II | Land Use Planning & Policy | [City of Calgary](#)

T [403.268.2918](tel:403.268.2918) | F 403.268.3542 | desmond.blik@calgary.ca |

calgary.ca/todplanning | calgary.ca/stadium

800 MacLeod Trail SE | 4th Floor | Mail Code 8117

PO Box 2100 Station M | Calgary AB | T2P 2M5

<image001.png>

<stadium_shopping_centre_arp_document_proposed.pdf>

<TIA Feedback Summary db20130530.pdf>

<TIA_Comments.pdf>

<TDS Comments for TIA - Stadium ARP - 20130523.pdf>