

LAND USE AMENDMENT
UNIVERSITY HEIGHTS (WARD 1)
16 AVENUE AND UXBRIDGE DRIVE NW
BYLAW 183D2016

MAP 30C

EXECUTIVE SUMMARY

This DC Direct Control District application is intended to bring consistency between the Stadium Shopping Centre Area Redevelopment Plan (ARP) that was approved by Council in 2013 and the provisions of the Commercial-Community 2 f3.0h46 (C-C2f3.0h46) District. The ARP directs that the existing strip mall be transformed into a vibrant pedestrian friendly public realm with landscaping, plazas, activated streets, public gathering places and programmable spaces. Once redeveloped, the site will be a mixed-use development comprised of multi-family development; retail; food and beverage outlets; hotel accommodation; a child care facility; offices and medical office uses.

The proposed DC District is based upon the existing Commercial-Community 2 f3.0h46 District but will amend sections to better align with the vision and objectives of the area redevelopment plan. The elements that are being amended are the parking requirements, eliminating mandatory setbacks for restaurants and outdoor cafes from low density residential districts, and changes to landscaping.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 183D2016; and

1. **ADOPT** the proposed redesignation of 2.92 hectares \pm (7.21 acres \pm) located at 1923 and 1941 Uxbridge Drive NW and 3020 – 16 Avenue NW (Plan 8042JK, Block 1A; Plan 159JK, Blocks 1 and A) from Commercial – Community 2 f3.0h46 (C-C2f3.0h46) District **to** DC Direct Control District to align the land use controls with the Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 183D2016.

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REASON(S) FOR RECOMMENDATION:

The proposal advances the Municipal Development Plan (MDP) goals and policies for building complete mixed use neighbourhood activity centers that offer a range of housing, public gathering spaces; retail and services for local communities; and pedestrian and cycling connections. The vision of the Stadium Shopping Centre Area Redevelopment Plan is difficult to implement without significant relaxations from the provisions of the C-C2f3.0h46 District particularly as regards setbacks for outdoor cafes and restaurants, landscaping and parking. The proposed Direct Control District creates rules and guidelines that facilitate creation of the new mixed use development consistent with the vision of the area redevelopment plan.

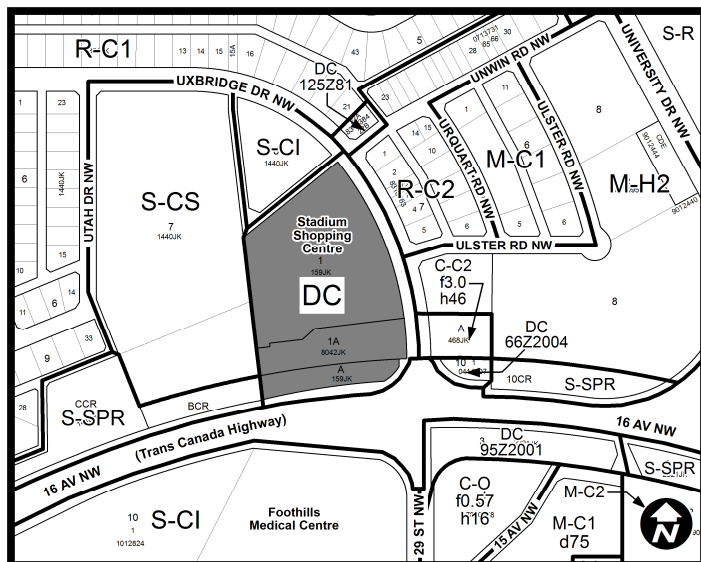
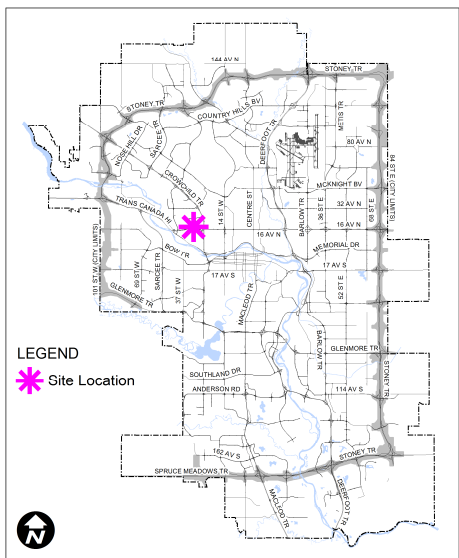
ATTACHMENTS

1. Proposed Bylaw 183D2016
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.92 hectares \pm (7.21 acres \pm) located at 1923 and 1941 Uxbridge Drive NW and 3020 – 16 Avenue NW (Plan 8042JK, Block 1A; Plan 159JK, Blocks 1 and A) from Commercial – Community 2 f3.0h46 (C-C2f3.0h46) District to DC Direct Control District to align the land use controls with the Area Redevelopment Plan, with guidelines (APPENDIX II).

Moved by: G. Morrow

Carried: 7 – 0

Reasons for Approval from Mr. Friesen:

- I voted in favour of this item as the project was generally well thought out and provided a lively center plaza which could become a new town center for the community. Parking was virtually all underground and did not compromise the surface design and although somewhat relaxed in numbers there should be plenty of parking space to accommodate the uses. Perimeter connection to the community could be better and would benefit from a bit of attention but overall an excellent design

Comments from Ms. Gondek:

- Once again, I am very concerned that our language of parking “relaxations” is creating conflict between stakeholders. I am respectfully asking that Council consider prioritizing a review of parking requirements, so that site specific assessments can be the guides for applications, rather than imposing generic requirements. If we send a message that we are somehow lowering expectations, it's no wonder that community groups become concerned about parking.
- I'm very pleased to see purpose-built rental in this plan, as it is a much-needed housing option in Calgary.
- If CPTED is a critical component of planning safe and great communities and projects, then requests of the Calgary Police Service to deliver such reports in a timely manner should be taken seriously. The requested timeline for a CPTED report was not respected on this application, and the rationale is “We'll only get back to you is we have an issue.” It should be easy enough to provide a courtesy reply that says “No concerns”.
- I do not support an additional condition prohibiting residents of the project from applying for on-street parking permits. If we are standing by our parking review, this is not an issue; the research shows that residents will have enough stalls on-site.

Comments from Mr. Wright:

- I find the parking relaxations very well defended with the level of analysis in a very fine grain examination. The Applicant has created a significant amount of public amenity and has activated it through outdoor cafés and speakers.

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Applicant:

O2 Planning + Design

Landowner:

1675778 Alberta ULC
(Ryan O'Connor, Sean O'Connor)

PLANNING EVALUATION

SITE CONTEXT

The Stadium Shopping Centre is located on a 2.92 hectare parcel on the northwest corner of the intersection of 16 Avenue and Uxbridge Road NW in the Community of University Heights. The shopping centre was occupied by 5,177 square metres of auto oriented retail strip mall with surface parking.

The surrounding land use districts are as follows: Residential - Contextual One/Two Dwelling (R-C2) District and Multi-Residential – High Density Medium Rise (M-H2) District to the east, the Special Purpose - Community Institution (S-CI) District to the north with the University Heights Elementary and the Westmount Charter School to the west within the Special Purpose – Community Service (S-CS) District. To the south across 16 Avenue NW is the Special Purpose – Community Institution (S-CI) District. A Direct Control District and the Commercial – Community 2 (C-C2) District are located on the northeast corner of the intersection of Uxbridge and 16 Avenue NW.

To the north of the Stadium Shopping Centre is Our Lady Queen of Peace Catholic Church that serves Calgary's Polish community. To the south, across 16 Avenue, the Foothills Medical complex and the future site of the Calgary Cancer Centre. To the west are the University Elementary and the Westmount Charter School and associated playing fields. To the east across Uxbridge Drive NW are a mix of duplexes and apartment buildings with heights ranging from four to seventeen stories. A small gas station and limited service restaurant occupy the north east corner of Uxbridge Drive and 16 Avenue NW. Further to the west, the West Campus Development program is being developed.

PLANNING HISTORY

The Stadium Shopping Centre was first developed in 1962 and has not been significantly redeveloped since then. A development permit application to create two medical office buildings was submitted in 2012. The development permit was successfully appealed to the Subdivision and Development Appeal Board. Following that, the applicant worked with the City and the local communities to create the Stadium Shopping Centre Area Redevelopment Plan (ARP) that was approved by Council in 2013. This plan directs that the shopping centre be redeveloped as:

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“...an attractive, vibrant, mixed use centre which provides employment opportunities, residential accommodation, and services that are complementary to the surrounding communities and institutions. A network of walkable open spaces, streets, sidewalks and pathways fronted by high quality mixed-use development will replace large surface parking areas. Easily and publically accessible and universally navigable by foot, mobility device, bicycle, transit, or vehicle, this community gathering space will contribute to creating a sense of community, place and activity.”

In January 2016, a development permit (DP2016-0305) to implement the Area Redevelopment Plan was made to the City. The application is consistent with the ARP. In reviewing the application, it became apparent that the rules of the C-C2f3.0h46 district limit the full implementation of the vision of the ARP in that at grade, outdoor restaurants and cafes are not possible, the landscaping provisions are difficult to implement and the parking requirements do not consider mixed use implications. Relaxations may be afforded within the C-C2f3.0h46 District but the magnitude would suggest a new land use district is justified.

This DC Direct Control District will not create additional density or height beyond the 3.0 FAR and 46 metre height that Bylaw 1P2007 provides in the C-C2f3.0h46 District. The Direct Control District does provide elements that are precluded from the stock C-C2f3.0h46 District:

- Provision of at grade cafes and restaurants without setbacks from low density residential districts. Mitigations to protect residential quality of life will still be required.
- A reduced parking stall provision in light of the mix of uses, their varied peak demand, provision of multi-family housing units, the availability of Bus Rapid Transit on 16 Avenue NW, and supported by parking demand and transportation demand management strategies.
- Provision of landscaping approaches that are consistent with the Area Redevelopment Plan

LAND USE DISTRICTS

The proposed land use district is a DC Direct Control District based on the Commercial-Community (C-C2f3.0h46) District of Bylaw 1P2007. Administration generally discourages Direct Control Districts but is appropriate in this instance due to the following:

The proposed DC Direct Control District is guided by the objective to create a pedestrian oriented, livable and vibrant neighbourhood. Specific regulations for landscaping, spatial separation of at grade outdoor cafes and restaurants and parking will be included. Application of the C-C2f3.0h46 District rules without significant relaxations preclude implementation of the Area Redevelopment Plan. Essentially, the provisions of the C-C2f3.0h46 District are not

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conducive to the creation of mixed use development as restrictions on cafes and restaurant limit the opportunity to animate the street.

The parcel is subject to an ARP that reflects a comprehensive approach to mixed use development. The Direct Control District is proposed to be based on the stock C-C2f3.0h46 District with specific provisions to implement the Stadium Shopping Centre Area Redevelopment Plan. The proposed Direct Control District guideline are presented in APPENDIX II.

LEGISLATION & POLICY

The redevelopment proposal for the Stadium Shopping Centre is consistent with the following policies:

Municipal Development Plan

The Calgary Municipal Development Plan identifies the Stadium Shopping Centre as a Neighbourhood Activity Centre (NAC) located along 16 Avenue NW which is considered part of the primary transit network.

Neighbourhood Activity Centres present opportunities for residential intensification and local jobs, retail, services and civic activities. NACs should contain a broad range of ground oriented housing and apartment housing and a mix of housing tenure and affordability to accommodate a diverse range of population.

Calgary Transportation Plan

Bus Rapid Transit will be developed along 16 Avenue NW and a transit stop will be developed on the south side of the Stadium Shopping Centre. Regular transit service is available on Uxbridge Drive NW adjacent to the site. This is consistent with “linking land use decisions to transit” where:

“Compact, mixed use development and pedestrian–friendly designs are required along the existing and future Primary Transit Network. This will be supported by timely investment in new transit lines and improved transit service levels to support land use intensification.” (Page 3-11)

The Stadium Shopping Centre Area Redevelopment Plan

The area redevelopment plan establishes a framework of principles, guidelines and requirements intended for use by The City, the public, landowners, and developers to shape the creation of an attractive, vibrant, mixed use centre that provides employment opportunities, residential accommodation, and services that are complementary to surrounding communities. Envisioned are a network of walkable open spaces, streets, sidewalks and pathways fronted by high quality mixed uses.

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The South Shaganappi Communities Area Plan

This area redevelopment plan directs that neighbourhood activity centres should provide local retail and personal services; a hotel; office; residential units including affordable housing; and an active, animated public realm that encourages transit use, cycling and walking.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted as part of the ARP process. No update was required as part of LOC2016-0070 or DP2016-0305. As per the ARP, a Parking Study that supports the parking proposal was submitted as part of the application for DP2016-0305. A Transportation Demand Management Strategy was also presented in support of the application.

Roadways on the north, east and south are being redeveloped. The intersection of 16 Avenue NW and Uxbridge Drive NW is slated to be redeveloped during the summer of 2016. A roundabout will be created on the east side of the site at the intersection of Uxbridge Drive NW and Ulster Road NW. The alley beginning at Unwin Road NW will be improved as a local street to provide access to the site.

Bus Rapid Transit is being created on 16 Avenue NW adjacent to the south boundary of the site. Regular transit service is available on Uxbridge Drive NW adjacent to the site. An elevated pedestrian walkway will connect the redeveloped shopping centre to the Foothills Medical Centre. A regional pathway runs through the playing field to the west.

This Table excerpted from the ARP, shows the responsibility for improvements related with the development permit application:

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Investment Responsibility	Investment Responsibility
Uxbridge Drive NW complete streets retrofit (16 Avenue NW to Unwin Road NW, including intersections allowing access at Unwin Road NW and Ulster Road NW), including right-of-way	Landowner/City
Northern laneway conversion into Unwin Road NW extension, including right-of-way	Landowner
Minor modifications to Unwin Road NW at Usher Road NW and University Drive NW	Landowner
16 Avenue NW at Uxbridge Drive NW / 29 Street NW	Landowner
EB dual left turn lanes	Landowner
SB dual left turn lanes, including right-of-way	Landowner
WB right turn lane	Landowner
WB dual left turn lanes	City
NB dual left turn lanes	City
Transit and EMS signal pre-emption and priority	Landowner/City
Deep stormwater utility relocation (including right-of-way or easement if required)	Landowner
Infrastructure for Primary Transit level service on 16 Avenue NW	City
Transit enhancements as identified through RouteAhead and the NW Hub Transit Service Review	City
Pedestrian overpass across 16 Avenue N	Landowner/City
16 Avenue NW: Additional EB and WB through lane	City

UTILITIES & SERVICING

In conjunction with the planned intersection and roadway upgrades, all utilities servicing the site are being upgraded. Considerable effort has been invested in coordinating these improvements with the intersection upgrades. The Stadium Shopping Centre Area Redevelopment Plan provides direction for the cost sharing of infrastructural and transportation improvements.

The development permit application has been made showing conventional servicing for sanitary sewer, potable and storm water. However, the applicant is negotiating with The City to use an alternative servicing arrangement that would achieve energy recovery from the sanitary waste stream.

ENVIRONMENTAL ISSUES

During the review of the development permit application DP2016-0305, it was discovered that a dry cleaning operation on the site had leaked various solvents. The spill is under review and

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monitoring and has been reported to Alberta Environment. If the development permit application is approved, the site will be excavated and the contaminated soil will be moved to an appropriate disposal facility.

ENVIRONMENTAL SUSTAINABILITY

The proposed redevelopment employs several sustainable initiatives such as:

- compact mixed use development located in the developed area surrounded by residential, institutional and commercial uses promoting shared services;
- development served by a combination of local and regional roadways and through transit improvements, offers viable alternatives to auto-oriented movements thereby reducing gas emissions, air pollution and other environmental impacts;
- mixed use nature development promotes shared use of parking and consequently a reduced parking footprint and mixed uses have differing peak demands for parking thus maximizing utility and parking efficiency;
- a Transportation Demand Management Strategy will be employed;
- bus rapid transit will be available on 16 Avenue NW after the transportation improvements are complete with pedestrian linkages through and around the site to the bus stop;
- multiple routes through the site for pedestrian and cyclist movements;
- public areas have been oriented for solar gains
- publically accessible amenity available in the centre of the site;
- building operation will embrace energy and water efficiency;
- stormwater management using irrigation of landscaping and green roofs with storage capable of retaining the 1:100 year event and allowing slower discharge from the site;.
- green roofs reduce storm water run-off and heat island effect, enhance bio-diversity and habitat and provide amenities for occupants. Green roofs are proposed for multiple buildings as occupiable terraces;
- water efficient landscaping at grade;
- district heating will be employed.

GROWTH MANAGEMENT

Capital expenditures will be required for the City's share of underground utilities, road and intersection upgrades. The applicant will be required to contribute a proportional share. These improvements will proceed summer 2016.

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PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to both the University Heights Community Association and the St Andrews Heights Community Association. The period for public comment was extended to April 30 to facilitate additional public review. The following comments were received:

- UHCA is in favour of the modifications with respect to relaxations in respect of the siting of the cafe, and in respect of alterations to the landscaping requirements
- UHCA is not in favour of a Land Use Amendment for the parking requirements. The community was heavily engaged in the ARP process, and has accepted the outcome of that process. The community has also extensively, respectfully and constructively commented on the DP Application currently circulating within the City. The ARP notes and adequately addresses the issue of parking relaxation, requiring no further Land Use Amendment. We remain committed to further discussion in respect of parking relaxations allowed by the ARP. It is in the spirit of the ARP governing the development of this site, which informs the built environment and provides for the framework for the site development, and which has been applied to community residents in respect of their DP comments, that the community requests this Land Use Application be refused.
- Some community members support the application because it aligns with the ARP and there are no changes to the DP. Others feel the changes involve aspects of the development that should be resolved through the DP review/relaxation process allowing for further community input.
- The community has no concerns regarding the restaurants.
- The community has not been able to review Western Securities' parking study and we hope that Western Securities would not jeopardize the success of this project due to inadequate parking. Parking is a contentious issue that some people say needs more discussion and they would not support a by-law change that results in the inability to further collaborate/compromise on the parking requirements.
- All community members recognize the importance of a strong and viable landscape plan for the site. Through our involvement with various stakeholder groups we have observed that there is widespread support for the overall landscaping/public realm which is more than trees. We also understand that landscaping will be a challenge on this site because of the underground parking which will underlie the whole site. Western Securities should be willing to continue to work with the surrounding stakeholders regarding the landscape plan.
- A number of community members are concerned that successful re-zoning will negate possible ARP and bylaw relaxations that may arise from review of the DP application such that these potential relaxations would not be open for challenge or review through the normal DP application process. These community members hope this will not be the case and that affected communities and stakeholders will still have meaningful input into the DP application review process regarding these

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potential relaxations. Given the number of significant issues raised in the DP detailed team review which must still be resolved through the DP application process, these community members feels the re-zoning request is premature.

Citizen Comments

One letter was received from a citizen who was concerned about the design of the roundabout at Uxbridge Drive and Ulster Road NW and the loss of street parking stalls.

Public Meetings

No public meetings were conducted as part of the application. However, the application has been extensively publically reviewed in the past.

The applicant has conducted extensive consultation with the community. Public engagement on the redevelopment plan began with workshops that resulted in Council approving the Stadium Shopping Centre Area Redevelopment in July 2013. The flowing meetings were held to assist in defining the area redevelopment plan policies:

Applicant Led Events

2011 February 02	South Shaganappi Area Strategic Planning Group
2011 February 16	Stakeholder Engagement Workshop 1
2011 November 30	Stakeholder Engagement Workshop 2

City Led Events

2012 March 12	University Heights Pre-Consultation Meeting
2012 June 11	Stadium Shopping Centre Redevelopment project Website is launched
2013 July 03	City Council Public Hearing
2013 July 22	City led Public Hearing
	Notice Posting of Application on site
	Circulation of the plans to both University Heights and St. Andrews Heights Community Associations.

Applicant Led Events

2013 October 09	Master Planning Workshop 1
2013 November 13	Master Planning Workshop 2
2014 February 25	Community Association Meeting
2014 April 09	Community Association Meeting
2014 April 11	Community Association Meeting
2014 April 15	Master Planning Workshop 3
2015 May 27	Public Open House
2015 February	Community Association Led open house attended by applicant and the City

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The aforementioned consultative events are important to note as the development permit application is consistent with the ARP policies. Public involvement has been ongoing since 2012.

Community Association led Events

2016 February 25 Town hall event organized by University Heights and St Andrews Heights Community Association attended by City staff and Western Securities

Community Association Comments

The site is located within the community of University Heights but St. Andrews Heights is located immediately across 16 Avenue NW so the application was circulated to both community associations.

St Andrews Heights provided the following:

- Some community members support the application because it aligns with the ARP and there are no changes to the DP. Other community members feel the changes involve aspects of the development that should be resolved through the DP review/relaxation process allowing for further community input.
- The community has no concerns regarding the restaurants.
- The community has not been able to review Western Securities' parking study and we hope that Western Securities would not jeopardize the success of this project due to inadequate parking. However, parking is a contentious issue that some community members feels needs more discussion and they would not support a by-law change that results in the inability to further collaborate/compromise on the parking requirements.
- All community members recognize the importance of a strong and viable landscape plan for the site. Through our involvement with various stakeholder groups we have observed that there is widespread support for the overall landscaping/public realm which is more than trees. We also understand that landscaping will be a challenge on this site because of the underground parking which will underlie the whole site. Western Securities should be willing to continue to work with the surrounding stakeholders regarding the landscape plan.
- A number of community members are concerned that successful re-zoning will negate possible ARP and bylaw relaxations that may arise from review of the DP application such that these potential relaxations would not be open for challenge or review through the normal DP application process. These community members hope this will not be the case and that affected communities and stakeholders will still have meaningful input into the DP application review process regarding these potential relaxations. Given the number of significant issues raised in the DP detailed team review which must still be resolved through the DP application process, these community members feels the re-zoning request is premature. SAHCA appreciates the efforts of Western Securities and the City to share information and encourage constructive input from all stakeholders.

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APPENDIX I

APPLICANT'S SUBMISSION

The proposed redevelopment of Stadium Shopping Centre aims to transform the existing strip mall into a mixed-use development combining residential units, retail and local services and employment opportunities along with a vibrant public realm comprised of public parks, plazas, activated streets and public gathering spaces. The planning for the redevelopment commenced in 2010 and has been a collaborative effort involving Western Securities, the City of Calgary and neighbouring stakeholders. Major milestones in the planning of the site include the approval of the Stadium Area Redevelopment Plan (ARP) in 2013 and the submission of a comprehensive site development permit application in 2016 (DP 2016-0305).

The purpose of this land use application is to better align the site's land use district with the policy vision outlined in the Stadium ARP (i.e. to ensure the land use designation is consistent with the ARP). The site's current Commercial – Community 2 (C-C2) land use district includes several rules that do not properly mirror and reflect the policies set out in the Stadium ARP. This land use application proposes a Direct Control (DC) district based on the existing C-C2 land use district with the inclusion of specific rules that will better harmonize site development with the policy goals and directions of the ARP. Accordingly, the proposed DC addresses parking, mandatory setbacks for restaurants and Outdoor Café's from residential districts, and landscaping.

The Applicant has determined that a lack of a specific Council direction on these areas may significantly compromise the achievement of the vision in the ARP. The rationale for each of the suggested direction of Council contained in the proposed Direct Control Bylaw is as follows:

1. Location of restaurants and outdoor cafés

During the preparation of the masterplan, much attention was given to the sizing and placement of restaurants and outdoor cafés to ensure that they will be situated to maximize the activation of street edges, draw people to all areas of the site, take advantage of solar orientation and complement the other uses on the site. These goals are achieved in a number of ways in the masterplan.

The proposed locations of the restaurants and cafés on the site respond directly to policy 5.1.1 (5) of the ARP which states:

"Retail and consumer and eating and drinking uses are:

A. allowed at-grade and on the mezzanine floors of mixed-use buildings throughout the plan area; and

B. particularly encouraged along any central open space, streets, or pathways that connect such a central open space to Uxbridge Drive NW, and in close proximity to transit stops on Uxbridge Drive NW and 16 Avenue NW.

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As the rules of the C-C2 land use district prevent the siting and sizing of the restaurants and outdoor cafés as envisioned in the ARP and established in the masterplan, a DC rule has been proposed.

2. Parking

The Stadium Shopping Centre ARP includes policy that supports the reduction of parking requirements. Specifically, Policy 5.5.5 (2) states:

“Reduced provision of parking is encouraged where analysis by a professional engineer can demonstrate efficiencies and reduced peak demand due to:

A. Sharing of parking spaces between uses with different peak periods (time of day and day of week); and/or

B. transportation demand management (TDM) strategies including by not limited to support for walking, cycling, transit, carpooling and car sharing

The Stadium site is designated as neighbourhood centre (NAC), is adjacent to major institutions (UofC, Foothills Medical Campus, Alberta Children’s Hospital that make up a Major Activity Centre (MAC) and will be serviced by Bus Rapid Transit (BRT). The land use by-law parking requirements do not reflect these site specific considerations, nor the goals and aspirations of the ARP in this regard.

In accordance with the ARP policy, parking consultants and engineers were engaged to prepare a parking needs analysis based on the proposed uses as identified in the detailed site Masterplan. Such analysis highlights the peak demand times having a substantially reduced need for parking supply compared to the land use by-law requirement. The proposed DC rule is required to recognize the ARP policy in relation to the provision of parking requirements that reflect the recommendations of the parking study.

3. Landscaping

The preparation of the detailed landscape plan has been coordinated with the site masterplan to deliver landscaped public areas that achieves the vision for the public realm as stated in the Stadium Shopping Centre ARP vision statement:

“A network of walkable open spaces, streets, sidewalks and pathways fronted by high quality mixed-use development will replace large surface parking areas. Easily and publicly accessible and universally navigable by foot, mobility device, bicycle, transit or vehicle, this community gathering space will contribute to creating a sense of community, place and activity.”

In addition to the vision statement, ARP policies 5.3.2 (Open Space Network) and 5.33 (Streets and Pathways) provide specific guidance for the design of the public realm. The proposed landscape plan responds to the vision and policy of the ARP by proposing a public realm concept that focuses on the quality of experience of pedestrians at ground level by providing a series of public gathering spaces and activated streetscapes. The public realm vision for the site

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far exceeds the simplified planting rules of the C-C2 land use district. Following the C-C2 rules is not feasible due to the required number of trees that is more reflective of a suburban strip mall development than a mixed use town centre development. Accordingly, the proposed DC rules specific to landscape will allow for the public realm vision of the ARP and masterplan to be implemented.

Public Consultation

Public consultation for the Stadium Shopping Centre development has been extensive and comprehensive, commencing at the beginning of the project in 2010 as Western Securities was first developing their vision for the site and continuing through the ARP, detailed masterplanning and development permit process phases.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) accommodate the redevelopment of the Stadium Shopping Centre;
 - (b) fulfill the vision of the Stadium Shopping Centre Area Redevelopment Plan; and
 - (c) establish setback, landscape and parking requirements reflective of Stadium Shopping Centre Area Redevelopment Plan.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The ***permitted uses*** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified below, the rules of Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 3.0.

Building Height

- 8 The maximum ***building height*** is 46.0 metres.

Location of Uses within Buildings

- 9 (1) **Dwelling Units** and **Live Work Units** may be located on the ground floor of a ***building***.

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- (2) “Commercial Uses” and **Live Work Units**:
 - (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in section 758 and 759 of Land Use Bylaw 1P2007, other than **Dwelling Units** and **Live Work Unit**.

Outdoor Café Rules

10 An Outdoor Café:

- (a) has no maximum size;
- (b) does not have any limitation on the height of its floor above any **storey**; and
- (c) may have outdoor speakers.

Restaurant Rules

- 11 Restaurant: Licensed – Large and Restaurant: Licensed – Medium** have no minimum separation distance required from an **adjacent residential district**.

General Landscaped Area Rules

- 12 (1) *Landscaped Areas*** may include both **hard surface landscaped areas** and **soft surface landscaped areas** and must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) No other landscaping requirements or rules apply in this Direct Control District.

Required Motor Vehicle Parking Stalls

- 13 (1)** Subject to subsection (2), the **motor vehicle parking stalls** for all **uses** referenced in sections 4 and 5 of this Direct Control District are the requirements set out in Bylaw 1P2007.
- (2) The maximum cumulative number of required **motor vehicle parking stalls** for all **uses** referenced in sections 4 and 5 of this Direct Control District is 1210.

Discretion of the Development Authority

- 14 (1)** Except as otherwise provided in subsection (2), the **Development Authority** may relax the rules of this Direct Control District in accordance with the test for relaxation in Bylaw 1P2007.
- (2) The rules in sections 7 and 8 of this Direct Control District may not be relaxed.

**LAND USE AMENDMENT
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APPENDIX III

LETTERS SUBMITTED

Mr. MacDonald,

University Heights Community Association (UHCA) wishes to make the following comments in respect of Application LOC2016-0070.

- UHCA is in favour of the modifications with respect to relaxations in respect of the siting of the cafe, and in respect of alterations to the landscaping requirements
- UHCA is not in favour of a Land Use Amendment for the parking requirements. The community was heavily engaged in the ARP process, and has accepted the outcome of that process. The community has also extensively, respectfully and constructively commented on the DP Application currently circulating within the City. The ARP notes and adequately addresses the issue of parking relaxation, requiring no further Land Use Amendment. We remain committed to further discussion in respect of parking relaxations allowed by the ARP. It is in the spirit of the ARP governing the development of this site, which informs the built environment and provides for the framework for the site development, and which has been applied to community residents in respect of their DP comments, that the community requests this Land Use Application be refused.

You have advised that the Community Association's comments in respect of parking concerns submitted with our general comments on the DP for this site will be forwarded to the Planning Commission with the LOC Amendment, and so I will not repeat them here. If this is not the case, we respectfully request you attach those relevant comments to this note.

Our community understands that it is bound by the ARP, being a statutory document. It seems reasonable therefore that the developer also be governed by the same requirements.

Yours truly,

Matt Law
Co-chair University Heights Development Committee

N. MacDonald

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***ST. ANDREWS HEIGHTS COMMUNITY ASSOCIATION*
2504 13 Ave. N.W., Calgary, AB. T2N 1L8**

April 15, 2016
Neil MacDonald
Local Planning Implementation
City of Calgary
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

I am writing on behalf of the St Andrews Heights Community Association (SAHCA) to provide community comments for land use change application LOC2016-0070 outlining the land use change requested as part of there-development of Stadium Shopping Centre (SSC). This application by Western Securities outlines the change in land use to better align the land use for the site with the Area Development Plan (ARP) approved for the site by the City last year. The St Andrews Heights CA has been an active stakeholder in ongoing discussions with the developer, Western Securities, regarding changes to the Stadium site.

The land use change details were made available to the CA executive, the community members of the South Shaganappi Area Strategic Planning Group (SSASPG), as well as community residents who have represented the community as stakeholders with other major institutional developments within and surrounding SAH. It is our understanding that the proposed development on the SSC site complies with the Area Redevelopment Plan and that this application does not introduce any changes to the DP2016-0305 application.

The community members involved in the review of this application had mixed opinions on the value of the land use change for the SSC site. The group's comments are summarized below:

- Some community members support the application because it aligns with the ARP and there are no changes to the DP. Other community members feel the changes involve aspects of the development that should be resolved through the DP review/relaxation process allowing for further community input.
- The community has no concerns regarding the restaurants.
- The community has not been able to review Western Securities' parking study and we hope that Western Securities would not jeopardize the success of this project due to inadequate parking. However, parking is a contentious issue that some community members feels needs more discussion and they would not support a by-law change that results in the inability to further collaborate/compromise on the parking requirements.
- All community members recognize the importance of a strong and viable landscape plan for the site. Through our involvement with various stakeholder groups we have observed that there is widespread support for the overall landscaping/public realm which is more than trees. We also understand that landscaping will be a challenge on this site because of the underground parking which will underlie the whole site. Western Securities should be willing to continue to work with the surrounding stakeholders regarding the landscape plan.
- A number of community members are concerned that successful re-zoning will negate possible ARP and bylaw relaxations that may arise from review of the DP application such that these

N. MacDonald

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potential relaxations would not be open for challenge or review through the normal DP application process. These community members hope this will not be the case and that affected communities and stakeholders will still have meaningful input into the DP application review process regarding these potential relaxations. Given the number of significant issues raised in the DP detailed team review which must still be resolved through the DP application process, these community members feels the re-zoning request is premature. SAHCA appreciates the efforts of Western Securities and the City to share information and encourage constructive input from all stakeholders. Please contact me if further information is required.

Sincerely,

Liz Murray
VP Non-Residential Development
St. Andrews Heights Community Association
403-968-6716
nonresidentialplanning@standrewsheights.ca