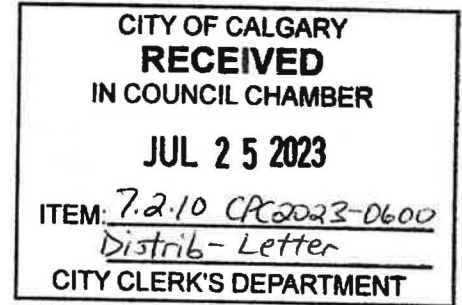


David and Alison McClurg

403 862 4474. davidemcclurg1@gmail.com. 2023 Urbana Rd. NW, Calgary, AB, T2N 4C1

July 16, 2023

Calgary City Council
PO Box 2100, Stn M
Calgary, Alberta,
T2P 2M5



RE: Land Use Amendment, LOC2022-0170

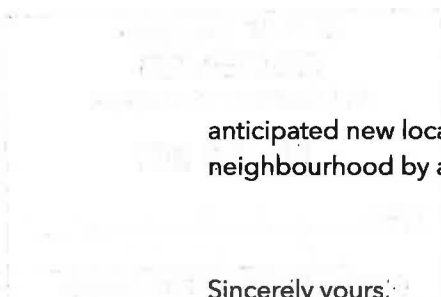
Council Members

We are adamantly not in favour of the proposed land use amendment whereby a very significant change to the originally approved Stadium Shopping Centre site development has been proposed. The change to land use being considered by Council would see the site use effectively transition to a "medical centre" instead of the "attractive, vibrant, mixed-use centre which provides employment opportunities, residential accommodation, and services that are complementary to the surrounding communities and institutions" which was the original ARP (p.4) vision.

The proposed changes overwhelmingly change the nature and definition of the original vision for the old Stadium Shopping Centre re-development. The proposed changes could prove to effectively squeeze out businesses and services that would otherwise choose to locate to the new development servicing a vibrant and thriving community within easy walking and biking distance from these presumed services. The old Stadium Shopping Centre housed thriving restaurants, pubs, pet care, personal care, butchers, and other businesses and services obviously welcomed by University Heights and other nearby residential communities. It was eagerly anticipated that the new site would welcome similar and new services.

While it is understood that health care services would be naturally attracted to the the new site and its proximity to the hospital, this was entirely predictable and it is with that in mind that the original land use proposal was made. The dramatic and significant proposed amendments now being considered could be construed as an "end-run" on the approvals process for this site redevelopment.

Finally, given the huge amount of office vacancy in Calgary's downtown area it would seem to be contrary to logic and good planning to encourage the potential edging out of



anticipated new local businesses and services in an established residential neighbourhood by a land use that would be otherwise welcomed downtown.

Sincerely yours,

David McClurg

Alison McClurg

CC: UHCA Development Committee, development@uhcacalgary.org