

Stadium Shopping Centre | Masterplan Roadmap “Refresh”

Workshop # 1

Objectives:

- Introduce the community to the Stadium Project Team and outline the process
- Determine what stakeholders’ priorities/interests are regarding the redevelopment of Stadium Shopping Centre.
- Explanation of the ARP and how it will be used to guide the masterplan design
- Initiate discussion on design ideas regarding land uses, massing, public space and streets

Outcomes:

Stakeholders rated the following as top priorities in the redevelopment of Stadium Shopping Centre (#1 being the top priority):

1. Traffic/Transportation/Parking
2. Density/Green Space (It was noted in the first workshop that density was an “off the table” discussion point as it had been defined in the ARP)
3. Retail
4. Design of Buildings
5. Residential
6. Timelines
7. Pedestrian Traffic & Hotel

Of the land uses identified in the ARP, the top 3 were rated as preferred:

1. Office above the shop
2. Townhouses/Restaurants/Live Work
3. Grocer

Massing options were explored to begin to look at the possible layout of the site. 2 massing options were preferred – a Ziggurat configuration and a point tower.

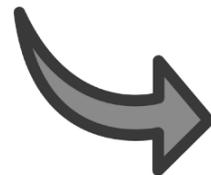
MR (Municipal Reserve) space was looked at in relation to the site. Preference was to distribute the MR throughout the site

Placement of the amenity space and types of amenity spaces were explored. Preference towards a central open space concept.

Transit stops and designs were explored with discussion towards integrating transit stops into 16th Avenue.

City of Calgary Role: Ensure that engagement plan meets the objectives as set out in the ARP. No City presence at the workshop

Community Role: Input into high level design ideas that will shape the development of masterplan concepts



Workshop # 2

Objectives:

Using the feedback and outcomes from Workshop #1 and additional comments/meeting outcomes, begin to look at specific design concepts for the site. Introduce and discuss concepts that illustrate: Location of land uses, interface with community, quality of open space and retail environment.

Outcomes:

Transportation concepts discussed via Western Securities’ Transportation engineer

- Complete Street concepts for Uxbridge, Unwin and 16th Avenue presented
- Majority of participants were unsure about selecting a Roundabout concept
- Majority of respondents agreed that a complete street concept is best for Uxbridge

Community Interface concepts presented that looked at massing options, land use options, and shadowing outcomes. Majority of participants leaned towards a concept that reflected a large central open space with density dispersed moderately and evenly throughout the site. (option 4)

The Retail Experience options were presented that included land use dispersion (i.e. what kinds of retail go where on the site?), parking and servicing. Majority of participants leaned towards a concept that reflected a generally even dispersment of restaurant, grocer and amenities throughout the site with great convenience parking and servicing provided via an internal loop. (option 4)

Pedestrian connection concepts were presented that included using a central park, showing concepts of pathways, pedestrian bridge, transit stations, bike lanes, sidewalks and trails. Current pedestrian access was looked at in relation to proposed pedestrian access. All of the site boundaries were also looked at from a design concept standpoint. The majority of participants agreed that all concepts presented reflected good use of connectivity.

Participants were asked to rate the importance of pedestrian amenities. The following were rated as highest (#1 being the highest ranked)

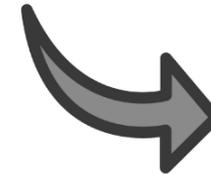
1. Landscaped trails and sidewalks
2. Improved crosswalks

*The majority of participants rated “all of the above” as important, which also included bike facilities, street cafes and a Central Plaza.

Open Space concepts were presented that included dispersment of MR (Municipal Reserve land), orientation and shading. Majority of participants leaned towards the concept that had a good orientation for amenity space and good sun exposure year-round. (option 4)

City of Calgary Role: Ensure that engagement plan meets the objectives as set out in the ARP. Attendance and observation of workshop

Community Role: Response and input regarding criteria of design concepts



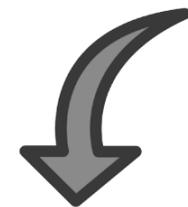
Community Associations Meeting

Objectives:

Answer community questions specifically about transportation, transit, infrastructure and timing.

Outcomes:

- Counselor Sutherland and four resources from City of Calgary Policy, Planning and Transportation departments attended the event to answer community questions. For a detailed overview of the questions and answers provided, please see
- (link to Q&A document)



Workshop # 3

Objectives:

Using the feedback and outcomes from Workshops #1 and #2 and additional comments/meeting outcomes, begin to look at one proposed design concept for the site. The proposed site plan will be derived from community input, Western Securities’ design and planning consultant team, guidelines of the ARP, and a proposed Transportation Plan. (link to website where Transportation plan is). Discussion in Workshop #3 will be centred around how the developer came to land on the proposed site plan, how the site plan may or may not be affected by City of Calgary feedback, details about open space and the public realm, and next steps in the process.

City of Calgary Role: Ensure that engagement plan meets the objectives as set out in the ARP. Attendance and observation of workshop

Community Role: Understanding of proposed concept and input into details of public realm and open space character