

# WESTERN SECURITIES

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## **Stadium Workshop #3 May 2, 2014 Feedback Form Responses and Answers**

*\*Stakeholder responses have been organized into overall subject headings, which have been bolded. Responses are in blue text and bolded.*

### **Overall Presentation Comments and Suggestions**

- Tonight had good discussion and it was helpful to see more diagrams describing the site.
- We all need this site to work so we can use it effectively. It is in everyone's best interest to make it work.
- Need more detail; Need more information about phasing; Need better diagram of parking; Enlarge the printing; Use a laser pointer; More microphone usage; Want a model

### **Traffic & Parking**

- Will there be traffic congestion given the amount of parking stalls (35 spaces)?
- Will there be a parking garage connecting to 16<sup>th</sup> avenue to Uxbridge?
- Will service vehicles be constrained to service late at night?
- Are there traffic safety issues with the oval shape of the traffic circle?
- Can you keep the barrier in front of Tim Horton's/Shell?
- Could you configure the Uxbridge/Unwin intersection so that traffic could not travel Northbound up Uxbridge through Unwin?
- Could Uxbridge drive have at least 2 lanes in each direction from Uxwin road to 16<sup>th</sup> avenue?
- Could you show a traffic simulation from 3pm-4pm, as this is a high traffic period in our neighbourhood?

**Please refer to "Community Associations Meeting: Questions and Answers" posted to the website on March 12, 2014. Here you will find information pertaining to the Stadium Shopping Centre's parking and**

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**traffic. We understand this is a major concern for community members and we are working with the city to design a plan that is most suitable.**

## **Snow removal**

- Where will snowfall be pushed into piles?
- How will snow storage/removal impact pedestrian movement?

**Our team will be exploring various options that ensure all snowfalls are plowed and removed from the site to ensure that it does not impede pedestrian or vehicle movement.**

## **Sunlight/Shadows**

- Shadowing concerns (inner canyon, shading, shortens our short season)
- Will the hotel, retail and office buildings will block light to the public square?

**The design team is looking at different options to optimize sun penetration to the central square with the purpose of ensuring that shadowing does not compromise the quality of the space.**

## **+15**

- Could you connect the +15 overpass to the hotel on the north end and the new Tom Baker Cancer center on the south end for more security?
- Can there be an outdoor elevator at the bus stop that directly connects the +15 to the bus stop?
- Could there be a +15 Type of connection to all buildings?

**The design of the pedestrian bridge will be determined through discussion with the City and the Foothills Medical Centre. We will consider these comments for the conversation.**

## **Buildings**

- Could the hotel have higher, slender, profile to reduce shading?

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- Can the hotel be moved closer to the corner in the East to reduce the shading in the green space?
- Could you move the hotel closer to road and further away from central space?
- Could the hotel change location to corner of Uxbridge and 16<sup>th</sup> avenue?
- Could there be lower buildings near the schools and parks?
- Will there be enough land to accommodate this development?

**Our team is making adjustments to the layout of buildings and taking into consideration the comments and question above.**

## **Phasing**

- What is the phasing of the development?
- What is in what phase?
- Will the site be vibrant from phase one?
- Would the phasing include all three aspects of mixed use in the spirit of the ARP?

**At this time, we do not have a definite phasing plan. We will communicate the phasing plan when it is determined.**

## **Pedestrians**

- Pedestrian accessibility within the development, integration of internal roads and crosswalks
- Ensure there is a good/safe pedestrian connection to the schools
- Adequate access for service vehicles, which does not impede pedestrian safety
- Wide walkways with green space or trees to separate pedestrians from vehicles

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- Access “tunnels” safety, appeal and will they be welcoming
- Unwelcoming – no sun, too many roads, and not human
- Watch pedestrian routes, east to west across site need straight access routes
- Pedestrian bridge – most likely bridge into centre square – can we make it wider?

**We want to ensure that the redevelopment is welcoming, accessible, and safe for all users. The design team will take the comments above into consideration when design the detailed pedestrian realm.**

## **Cyclists and Buses**

- Cyclist access on pedestrian bridge of 16<sup>th</sup> Ave

**It is the intent that cyclists will have access to the bridge crossing 16th Avenue. We aim to create paths that are user friendly for all means of transport.**

- Include a bus layby on Uxbridge

**The City determines whether a bus bay is required or not. At this time, they have requested that no bus bay be included.**

## **Retail Space**

- Will there be continuity of existing (or other) independent businesses?
- Will it be well lit with restaurants retails, etc.?
- Will this only be for chain retailers? Not local because the rent is so high?

**At this time, the retail program has not been determined. It is the intent of Western Securities to ensure that the retail is viable to make a successful project. We look forward to attracting a wide variety of tenants creating positive synergy in the Stadium Shopping Centre.**

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## **Residential Space**

- Rental variety is good as rental accommodation is lacking in Calgary
- Will there be a mix of residential spaces?
- Rentals units – who is the target market?
- Will the residential space attract a transient population?

**Ideally, there will be a mix of residential types and sizes. The intent is to build a residential area that is attractive to a variety of demographics.**

## **Public Park**

### **Questions/Concerns:**

- Loitering after hours, how will this be deterred and controlled?
- Is there a need for roads on all four sides of central green space? or can this be reduced, specifically as this concerns families with children?
- Could there be a skating rink for winter use in the public center space?
- Can we potentially move a building – swapping a green space with a building?
- Will the park attract loiters at night?
- Is this really public land in the centre? What is the access? What happens overnight?
- Is reserve land/park really public space, no restrictions to public use?
- Could there be a clubhouse dedicated to the community association?

### **Suggestions:**

- Native Species in green spaces; Clock tower in the South East corner; Central Plaza Rink in winter months; Fountain at gateway; Performance area; Tables around square; Picnic tables

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**We are very motivated to create a central plaza that will appeal to a variety of users. As we develop more detailed designs for the space we will take into account the comments, suggestions, and questions above.**