

# STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

	QUESTION	RESPONSES (recorded verbatim)
1.	<p>What type of events and / or public uses would you like to see accommodated? (ie: ice rinks, market, movies in the park, etc.)</p>	<ul style="list-style-type: none"> <li>• Market, drugstore</li> <li>• Community and kid events</li> <li>• Pump track</li> <li>• Music Concerts, Ice Rink, Movies in the Park, Farmers’ Market</li> <li>• Music, Movies in the Park, Art Displays</li> <li>• Model an Olympic Plaza Downtown (grass proportion) with natural amphitheatre or slight slope at least for large group audiences.</li> <li>• All of the events noted sound great.</li> <li>• This site does not appeal to me – I would not go to either the grocery store or a public event. Its cramped, dark, hard to get in and out of and poor parking. Where is parking for 15 minute shops – like we have now?</li> <li>• There isn’t enough open space. Farmer’s Market</li> <li>• Marching bands, dance groups and performances. School performances, comedy night and 5 minute soap boxes.</li> <li>• Ice rinks, Botanical Garden and rooftop gardens.</li> <li>• The public area will always be in shadow and avoided for much of the year.</li> <li>• Rink, playground equipment, benches and tables.</li> <li>• Farmers Market</li> <li>• Market Store, Sunterra (fruit / veggies / meat), Cafe and Restaurants</li> <li>• Market, live music, movies in the park, outdoor restaurants and ice rinks.</li> <li>• Open green space with trees and a creek and animals grazing. Sunbathing.</li> <li>• Open market, car wash bay, no movies, no ice rink, no skateboarding or rollerblading through community.</li> <li>• A small skating rink would be nice (see “Shops at Don Mills” in Toronto, Ontario).</li> <li>• Any community events are fine, provided a 10:00 p.m. cut-off to reduce noise, certain events should be limited to weekends only (ie: bbq’s / fairs, etc.)</li> <li>• None. The space and its uses will define itself.</li> <li>• Garden Café – Summer</li> <li>• Market, sunlight. The public space should not have car circulation.</li> <li>• I like your ideas about how the space could be used: music, concerts, market, special festivals, movies, etc. Sorry it won’t be more “green” to replace our ever-diminishing green space.</li> <li>• Community Socials</li> <li>• Recreation space – the rink is good – outdoor farmers market in summer.</li> <li>• Ice rink and picnic area.</li> <li>• Public skating rink, trim track in summer (i.e.: Glenmore park path above elbow river), tennis court, summer movies in the park, outdoor concerts and Frisbee golf / mini golf.</li> </ul>
	<p><b>Western Securities Response:</b></p>	<ul style="list-style-type: none"> <li>• <b>We continue to review potential uses and events for both the public areas as well as the retail space. There has been great interest in a variety of the above noted potential uses. Please continue to provide feedback to <a href="mailto:stadium@westsec.ca">stadium@westsec.ca</a> so that we can evaluate all possibilities.</b></li> <li>• <b>There will be designated short term surface parking available. The majority of parking will be underground as highlighted on the parkade presentation boards. We have been working with transportation, parking, and way finding consultants to ensure that the design of parking facilities is intuitive and easy to use.</b></li> </ul>
2.	<p>Would you utilize a community garden?</p>	<ul style="list-style-type: none"> <li>• Yes <b>(X 4)</b></li> <li>• No <b>(X 9)</b></li> <li>• Maybe</li> <li>• Not likely</li> <li>• No – this site is way too hard to access for that.</li> </ul>

## STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

QUESTION	RESPONSES (recorded verbatim)
	<ul style="list-style-type: none"> <li>• No – not enough room – silly idea</li> <li>• No I wouldn't – but would be a good idea.</li> <li>• Yes, good idea.</li> <li>• Yes, but they are not "attractive". I can't seriously believe one is being considered for this space.</li> <li>• Where is the room? This is nonsense.</li> <li>• If it is maintained and looked after</li> <li>• No, I have a large yard of my own. But there are a lot of apartment dwellers that may well use garden. Good idea to have. Too bad there is so little green space in the design. Hard pavers will be too hot / cold and not relaxing / soothing.</li> <li>• Absolutely</li> <li>• Yes, growing vegetables / food for the local community or for charity would be a good idea. Sustainability.</li> <li>• Not likely, given the mixed residential / retail use.</li> <li>• No sunshine for all hours of the day is hard to maintain.</li> <li>• It would be more usable if it was more open to the community and have more sunlight.</li> <li>• Not likely – I have my own yard.</li> <li>• Probably</li> <li>• I would not use it as I don't grow things and we are building one in Parkdale, but based on its success here, it may be very well supported by your local residents.</li> </ul>
<b>Western Securities Response:</b>	<ul style="list-style-type: none"> <li>• <b>We continue to explore the potential for a community garden on the site however we still need to ensure there is a suitable location and that there would be the appropriate ability to maintain such an amenity.</b></li> </ul>
3. Do you support a pet friendly environmental in this community? If so, what would you like to see?	<ul style="list-style-type: none"> <li>• Yes (for dogs)</li> <li>• Yes (for dogs)</li> <li>• Yes, off leash zones</li> <li>• Dogs on a leash – no rabbits or squirrels – there are already too many</li> <li>• <b>No (X 7)</b></li> <li>• Yes – on leash only – but who would use it - how will you keep it clean – why would dog owners go there with the other alternatives so close by.</li> <li>• Yes, small pets only.</li> <li>• Yes – but well controlled and regulated.</li> <li>• Is this a "dog park" – then no. Is this a supervised dog run for the condo people with enforced clean-up, exterior monitoring – they yes, if a small one.</li> <li>• No – no room.</li> <li>• Yes – off leash area.</li> <li>• I am neutral to negative to dogs in the open area. A lot depends on how well behaved the owners are and the pets. If there is a market with food, or outdoor restaurants, I don't think dogs belong.</li> <li>• Horses and an equestrian centre.</li> <li>• Yes, pet walk would be great, main area fish tanks.</li> <li>• Yes – provide receptacles with plastic bags so that owners will pick-up after their pets.</li> <li>• Within reason – dogs and cats okay (as long as no continual barking. Exotic pets (eg. snakes / spiders / lizards) should be prohibited.</li> <li>• Parking for pets – areas to secure your pet for a short duration only.</li> <li>• Yes – we do not have a dog, but I see many dog owners walking their pets in the area.</li> <li>• Yes, but the square is too small and too urban for off leash.</li> <li>• Yes, but please keep pets on leash, otherwise it will be chaos – someday I hope to get another dog – not currently a dog owner, but appreciate the need for pet friendly spaces.</li> </ul>

# STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

	QUESTION	RESPONSES (recorded verbatim)
		<ul style="list-style-type: none"> <li>• Okay</li> <li>• Yes – dog and cat friendly – no size restrictions.</li> <li>• Yes – dog walks, grooming salon.</li> <li>• Pet friendly outside – meaning dog bowls and hitching posts outside retail spaces, ample garbage cans, etc. Pet restricted inside – meaning tenants. Consider the audience – students with no time: suggest a pet registry with mandatory pet pictures, consider size and breed limitations and added damage deposit to cover unit and common area damage.</li> </ul>
	<b>Western Securities Response:</b>	<ul style="list-style-type: none"> <li>• <b>We are exploring options to provide a pet friendly environment. We certainly understand concerns on maintenance and cleanliness of pet areas and will need to carefully consider how to ensure that users are made aware of rules and how these rules are enforced.</b></li> </ul>
4.	What type of retail, entertainment, restaurants and services would you prefer in the Development?	<ul style="list-style-type: none"> <li>• Restaurants, Dentist, Bakery</li> <li>• Restaurants, Coffee Shops, Bank, Drugstore, Medical Clinic, Dentist, Chiropractors, Massage Therapists</li> <li>• Grocery Store, Family Restaurant, Dollar Store, Tim’s (if it moves from present location) &amp; Mac’s</li> <li>• Grocery, Post Office, Pharmacy, Moose McGuire’s (pub), Fine Dining, NO fast food, Café (not Starbuck’s). Reasonable priced shops for a diverse population</li> <li>• Drug Store, Grocery Store, Coffee Shop, Bakery, Medical offices, Business Services</li> <li>• Doesn’t matter – I won’t be using it – I will go to Market Mall – much easier to access, park, better retail – North Hill Mall and Northland</li> <li>• Grocery store, Doctor’s office, Pharmacy, Café, Liquor Store</li> <li>• Grocery Store, Pharmacy, Bank, Post Office, Convenience Store, Restaurants, Butcher, Fishmonger, Bakery and limit the bars</li> <li>• Hi-ball Restaurant, The Cat House, Vegetarian Restaurant.</li> <li>• Pool in the hotel, like the daycare idea, dance – yoga studio.</li> <li>• More than exists today – but without free parking – retailers will not come.</li> <li>• Restaurants, Bank, Drycleaners, Meat / Fish Stores.</li> <li>• Grocery, Café, Fine Dining, Chiropractor, Dentist, Laundry, Pharmacy, Post Office, Pub and Bookstore (no Fast Food Restaurant)</li> <li>• Sunterra</li> <li>• The mix currently in the “old” centre is a pretty good range of affordability and services. A grocery store would be great addition. Entertainment as above, also community “room” with studio space, classes, etc.</li> <li>• No retail, except a feed store. No restaurants.</li> <li>• Something simple, without blending upscale or specialty.</li> <li>• Organic food store – high end development. Nothing is close that provides organic food. Higher end restaurants with one of two fast food locations to attract younger individuals.</li> <li>• Restaurant (including pub / bar) okay, but need strict closure rules or noise abatement. No night clubs!</li> <li>• Let the market forces prevail.</li> <li>• Grocery / Convenience Store, Coffee Shops, Restaurants</li> <li>• Small retail shops and restaurants.</li> <li>• Please try and keep your current retailers – or similar ones. More restaurants. A coffee shop would be nice. Keep the Drug Store and Postal Outlet.</li> <li>• All the above.</li> <li>• Restaurants, local pub, etc.</li> <li>• Café, bakery, butcher, wine store, some fast food and some fine dining.</li> <li>• Retail, entertainment, restaurants and movie theatre.</li> <li>• Retail and entertainment – much of what we already has but add beer / wine and cool movie cinema or something unique and special, neighbourhood pub(s) with patio, high end restaurant (Redwater / Keg), casual dining (Asian), fast food (Wendy’s /Fat Burger) (good burgers and licensed – go there sometime), pharmacy, grocery, bakery, dry cleaning, hair / nails, coffee (Tim Hortons / Second Cup /</li> </ul>

# STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

QUESTION	RESPONSES (recorded verbatim)
	Starbuck's), dental, convenience store (Mac's / 7-11), wine / liquor store, boutique cinema (like in Europe, poofy seats, licensed in the snack area and in the theater),
<b>Western Securities Response:</b>	<ul style="list-style-type: none"> <li>• <b>We continue to discuss the retail areas of the project with potential tenants. Many of the above noted suggestions certainly reflect the type of retail / restaurant environment we will be working to create.</b></li> </ul>
5. One of the goals of the design team was for the exterior of each building to represent the intended use. Are we on the right path?	<ul style="list-style-type: none"> <li>• Yes <b>(X 6)</b></li> <li>• Stick to a "Color Scheme"</li> <li>• I don't see what difference this makes.</li> <li>• Sure</li> <li>• No - they all look the same.</li> <li>• Very hard to tell from your presentation.</li> <li>• So far they all look like office buildings, except the residence and half of it looks like an office building.</li> <li>• No sign of this relationship in any building.</li> <li>• Yes, but how do you do this and will the intended use be understood?</li> <li>• Must avoid the ugly glass building, like Brentwood Mall.</li> <li>• The black metal cladding is not something I like and I'm not sure that it speaks "retail" "residential" "hotel" "office" in any way. Doors, balconies, etc. do make this clear. What is <u>not</u> represented is any sense of <u>place</u>. These buildings could be in any city in 2015. Can something be done to say Calgary? Use sandstone? Use river rock? Or (over used) rundle rock? Medalta brick?</li> <li>• No, buildings are too tall. Square footage density too high.</li> <li>• I think so; avoiding too much commercial storefront, allowing for rooftop gardening and recycling water for low flush toilets and general outside maintenance.</li> <li>• Looks decent – any thoughts given to rooftop solar panels to reduce carbon footprint?</li> <li>• Yes. The building fit in with Foothills Hospital and University of Calgary.</li> <li>• Yes, looks good to me.</li> <li>• No - express the buildings in a less "go" block concept- think more urban.</li> <li>• I don't like the sterile design of the buildings. Not a fan of the flat fronts, glass and color blocks. I would have preferred more traditional brownstone or something similar.</li> <li>• Okay</li> <li>• All looks the same, no innovative designs</li> <li>• Not sure – looks very industrial – too high</li> <li>• Big focus would be on the grade space (grade up to 3 to 4 stories – public realm). This space will define the development. High quality grade level interface utilizing brownstone, wood and brick (think Garrison Woods) on the Retail Area. Love the step back concept in transitioning from the grade space to the higher level building facade. I do like that there is some architectural articulation in the larger masses – keep the glass land steel in the air (off the grade level) but let it differentiate itself cleanly in the overall campus (not multi-colored faded panels like the university housing on Crowchild Trail), overall project appeal must be delivered at all scale levels – from afar as a contiguous mass, closer up as individual buildings, and at the micro level as a Village within a forest.</li> </ul>
<b>Western Securities Responses:</b>	<ul style="list-style-type: none"> <li>• <b>We have been working with our design consultants to continue to develop the design of each building.</b></li> <li>• <b>We will likely not incorporate solar panels into our design however our team are exploring various sustainable building strategies.</b></li> <li>• <b>We continue to review material options that can incorporate a sense of place as well as meet the modern design intent.</b></li> </ul>
6. Are there specific elements that you would like to see included in the enhanced pedestrian / bike connections?	<ul style="list-style-type: none"> <li>• Park benches, Speed Limits, Wayfinding</li> <li>• Designated small cross walks, rather than wide cross walks</li> <li>• Signage to direct traffic, separate lanes for bikes and walkers</li> <li>• Park benches, speed limits</li> <li>• Railings, Well Lit Paths</li> </ul>

# STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

QUESTION	RESPONSES (recorded verbatim)
(i.e.: park benches, speed limits, wayfinding, etc.)	<ul style="list-style-type: none"> <li>• Park benches, wayfinding, lots of bike racks spread all over</li> <li>• More parking, especially 15 – 30 minute parking on ground level – not below deck.</li> <li>• Park benches, speed limits</li> <li>• Benches, speed limits, trees and shrubs</li> <li>• Need lots of benches.</li> <li>• The tall buildings will funnel wind between and accelerate the velocity, see famous video of pedestrian trying to cross plaza in New York City highrise (using rope). This can be mitigated for pedestrians by building a 1 – 2 storey podium that connects buildings.</li> <li>• Move the “pedway” away from the middle, move closer to the intersection of 126<sup>th</sup> – 29<sup>th</sup>. Not just speed limits but speed bumps. Two lanes around the Central Plaza make sure no one can usually get there, it’s only for decoration instead of use.</li> <li>• I doubt these are enhanced.</li> <li>• Park benches, speed limits, wayfinding, trees and shrubs.</li> <li>• Wayfinding</li> <li>• Pedestrian overpass over Uxbridge Drive, also over 16<sup>th</sup> Avenue.</li> <li>• Think of elevators for overpass terminus instead of ugly space – taking green – unsurping concrete ramps.</li> <li>• Campground</li> <li>• No wayfinding, less public traffic the better on security, benches, yes, covered areas to relax, immediate, Zen gardens.</li> <li>• Bike friendly paved roads (no bricks!) – Asphalt.</li> <li>• Speed limits with designated bike parking.</li> <li>• The structures should accommodate pedestrian and biking pathways and have as many exits / entrances as possible to make it more inviting.</li> <li>• Bike access.</li> <li>• Vegetation, benches, events.</li> <li>• Make it easy for people to understand where things are and how to navigate the site. Have lots of benches. Keep speed limits down. I imagine you will need to have speed bumps. Some people will never slow down.</li> <li>• All the above.</li> <li>• No cars. Why is there a road in the pedestrian zone? Why not take road underground to parking.</li> <li>• Benches, picnic tables, bike lock-up, etc.</li> <li>• Park benches, speed limits, wayfinding, etc.</li> <li>• Yes to way finding (I have no sense of direction or orientation), yes to speed limits within the site – this is not an express way (at least post them or a “slow” sign with little kids walking) – no idea how they would be enforced, yes to benches, bike racks – lots (or scalable) as might be a “bike to” hub for other things such as finding a car2go or the bus infrastructure at this location.</li> </ul>
<b>Western Securities Responses:</b>	<ul style="list-style-type: none"> <li>• <b>The main road way will be a shared road between bikers and vehicles. Pedestrians will have several pedestrian only pathways with appropriate crosswalks for safety.</b></li> <li>• <b>The project will incorporate a variety of site furnishings and fixtures to accommodate the needs and desires for people in their day to day activities.</b></li> <li>• <b>The redevelopment has a specific Branding and Way Finding consultant that we help ensure signage is clear and well designed.</b></li> </ul>
7. Do you anticipate walking / driving / bicycling to get to the Development?	<ul style="list-style-type: none"> <li>• Walking (X 4)</li> <li>• Driving (X 2)</li> <li>• Walking and Bicycling (X 5)</li> <li>• Walking and Driving (X 2)</li> <li>• Biking and Driving (X 2)</li> <li>• Walking, Bicycling and Driving (X 7)</li> <li>• Depends on my purpose, car if shopping / walking for other purposes</li> </ul>

## STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

QUESTION	RESPONSES (recorded verbatim)
	<ul style="list-style-type: none"> <li>• Public Transit and Walking</li> <li>• Walking or bicycling for leisure, driving for groceries or business</li> <li>• If I did use it – I would drive. I drive there now if I go.</li> <li>• I's a senior, so I won't be biking in the winter.</li> <li>• It will be so congested driving will be difficult – bicycling will be a hazard.</li> <li>• Walking, public transit, good lighting (well lit path)</li> <li>• Riding on horseback.</li> <li>• Driving, biking – probably not. 16<sup>th</sup> is treacherous, walking – yes.</li> <li>• Yes – I live in the community ( 2 minute walk)</li> <li>• Yes, I live close. In the better months, I will walk / bike. I also frequently drop mail on my way out to do other errands. In those instances, I drive my car and stop briefly at the mailbox. I don't use the Uxbridge I/ Utah mailbox any longer because I have seen it vandalized several times.</li> <li>• Scenario might be to bike to Stadium – lock up bike – walk to McMahon – watch football game – walk back – have a beer and bike home – biking and walking to Stadium.</li> </ul>
<b>Western Securities Response:</b>	<ul style="list-style-type: none"> <li>• <b>The site has been designed to be conducive for pedestrians, cyclists, transit users, and motorists. Due to the mixed use nature of the site, we hope to encourage greater than average use of pedestrian, cycle and transit facilities.</b></li> </ul>
8. Would you utilize a Car2Go system if it was accommodated in the development?	<ul style="list-style-type: none"> <li>• No (X 16)</li> <li>• Yes (X 8)</li> <li>• Only if the Car2 Go's <b>DID NOT</b> park in the residential area in University Heights.</li> <li>• Need to make space for them, but let's not replicate what is happening downtown Calgary</li> <li>• No, but there should be plans to include this.</li> <li>• Yes, as I currently do.</li> <li>• There is a Car2Go hub at the U of C in the Arts Parkade. May have too many vehicles parked in neighbourhood.</li> <li>• Yes, but have a limited amount of vehicles available.</li> <li>• Car2Go are already all over the neighbourhood.</li> <li>• Not likely. I live within walking distance.</li> </ul>
<b>Western Securities Response:</b>	<ul style="list-style-type: none"> <li>• <b>Car sharing will be a service that we continue to explore to see how it would be possible to incorporate in the site.</b></li> </ul>
9. Is valet parking a service you would utilize? Would you pay for this service?	<ul style="list-style-type: none"> <li>• No (X 17)</li> <li>• No – too expensive</li> <li>• Not likely</li> <li>• No- I want 15 – 30 minute parking to quick access retail.</li> <li>• No this is University Heights – not some fancy hotel area downtown</li> <li>• It would be nice to have it available for customers and guests, but I wouldn't use it.</li> <li>• Hopefully, I would only ever be walking as I live in the neighbourhood. Would not plan to use valet unless it was free.</li> <li>• Why?</li> <li>• No valet – not pay</li> <li>• No, I would not likely use this service.</li> <li>• Don't use it in New York, probably wouldn't here.</li> <li>• No, I live close. Not a good idea to charge. Integrate it with a restaurant.</li> <li>• Perhaps for the Hotel and Restaurants only- nothing else.</li> <li>• Possibly – age / mobility concerns.</li> <li>• No need for valet service in my case.</li> </ul>

# STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

	QUESTION	RESPONSES (recorded verbatim)
	Western Securities Response:	<ul style="list-style-type: none"> <li>• <b>We have not finalized these particular amenities for the redevelopment, however we continue to review which amenities would be beneficial and used by community members and patrons of the development.</b></li> </ul>
10.	Additional Comments:	<ul style="list-style-type: none"> <li>• As a Manager of a store in the mall, I would like a timeline about demolition.</li> <li>• What will the impact of the West Campus Development be?</li> <li>• Water and Light Features</li> <li>• Good lighting in the evenings.</li> <li>• Good job. Let's get at it.</li> <li>• Project looks exciting - as a community resident (St. Andrews) we have concerns regarding the impact to our community / congestion – however, hopefully it is a positive change that will enhance the area.</li> <li>• Please address traffic issues accessing 16<sup>th</sup> Avenue and University Heights, also 29<sup>th</sup> to 16 Avenue.</li> <li>• Why is there no seniors housing.</li> <li>• The development plan looks interesting. We are looking forward to seeing further information when it becomes available and for you to break ground!</li> <li>• Why is there going to be a high end hotel? Motel Village has lots to offer in difference price ranges for visitors to hospital patients. This is a waste of good space. AND U of C's Hotel Almo – we have enough "hotel space".</li> <li>• There is not enough park or green space for such a high density development.</li> <li>• You need to sort out traffic issues on Uxbridge Drive? Only one access point at the roundabout will be a nightmare.</li> <li>• DENSITY of buildings is far too high for size of the land.</li> <li>• Tall buildings (13 storey) will shade the schools playground.</li> <li>• Will be nice when this is all done.</li> <li>• As asked the last time, could you please provide square footage for each phase of construction (Built Form Board)?</li> <li>• As asked the last time, could you provide elevation plans for the NE corner of development? There seems to be a problem with floor elevations between street and interior.</li> <li>• Please consider traffic calming at the corner of Unwin and Uxbridge, ie: at the interface between the Stadium Development and the neighbourhood to the west (ie: further into Uxbridge). Traffic leaving the development may be intimidated by the amount of traffic at 16<sup>th</sup> and 29<sup>th</sup> and turn into the neighbourhood. Some may follow Unwin as is intended, but some will enter the rest of the neighbourhood. If there could be more visual discouragement, ie: name on the road and that print as very wide there, it may be helpful. A "no left turn" sign may not help for long.</li> <li>• The two lanes coming off of 16<sup>th</sup> Avenue, left turning onto Uxbridge does not account for Tim Horton's. Imagine as both lanes of traffic try to get into it.</li> <li>• Congestion on entry to development / Uxbridge is not fully dealt with. Again the issue of free parking for retail / restaurant patrons is not good. Too much shading not shown again. Heights on some buildings have been changed. Massing to the north excludes some sun to penetrate to the plaza for much of the year. This development is too dense and gets worse not better.</li> <li>• Plaza will be in shade much of the day time.</li> <li>• What demographic are you hoping to attract for the residences.</li> <li>• Other cities that I have been in learn that having pedestrians crossing the road close to a traffic circle, stall traffic and kill pedestrians. They have learned that the pedestrian crossing must be well away from the traffic circle (ie: 25 – 50 meters). Try to educate city council. Reference – City of Edmonton and City of Adelaide, Australia. Would not be difficult to learn from their experience.</li> <li>• I think residents and city made a mistake early on in prioritizing "no shadows" over church and school yards. The resultant clustering of tall buildings on the south, low rise on north, makes little sense in our northern latitude where we need to encourage sun entering open spaces from the south. The plazas appeal will be limited by the current building massing.</li> <li>• Your questions are a farce, as are my answers. These questions do not address any of our communities' deep concerns with this so called "development".</li> </ul>

# STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

	QUESTION	RESPONSES (recorded verbatim)
		<ul style="list-style-type: none"> <li>• Keep it simple, concepts are good. Congestion is a given. People will figure out how to get around that, like any are. Proximity to Foothills / U of C/ SAIT makes up for that.</li> <li>• Consider how the development will affect the children attending the schools nearby and the church. In all phases – excavation, construction, etc. perhaps there will be health and safety concerns.</li> <li>• I have a major concern with pedestrian traffic through traffic circle on Uxbridge Drive. Could remedy with raised pedestrian walkway over Uxbridge Drive. As a potential buyer of a residential unit, I have a major concern with no titled parking stalls being available. There should be at least one titled stall available per unit (would like 2). Having to rent stalls reduces value of property and I will be less interested in purchasing. In residential units, type of retail use should be strictly controlled. Noise abatement for residential units needs to be highlighted, to ensure limited impact from retail, commercial and hotel. How will recycling and garbage collection be handled and how will costs be allocated to residential owners?</li> <li>• I hope Western Securities allows submissions and presentations for the leasing of: Retail and Residences. The location and the superb quality of this project speaks for itself and it would be a privilege to represent the real estate leasing for this extraordinary development.</li> <li>• I think thinner taller building on the south edge would be much better for the square (sunlight). Build-up the mass on Uxbridge.</li> <li>• Grave concerns about shadowing; especially in the winter. In the a.m. winter the shadows from a 13 storey building will obliterate the school playground and parking remains a concern.</li> <li>• Thanks</li> <li>• Not against development, density seems too high, very disappointed to see road within square. Could easily direct entrance underground straight to parking! For the same of the dozen above ground parking spots, pedestrianize the whole square to make it people friendly.</li> <li>• Nice design, but not enough transportation provision for vehicular traffic. Limited entrance points for the number of people who will be living / working / visiting the site. I expect major traffic congestion and don't see how it could be easily remedied / remediated with so few entrance points. Why was there not some person available at this Forum to address the transportation issue?</li> <li>• Parking – I thought the multiple entrances with dedicated levels based on residential or office occupancy was very unique and innovative. I would suggest the shower area in the parkade be accommodated in the building and create more space for bikes or cars.</li> <li>• Built Form - loved the stepped design from grade to high rise and the respect for existing community with the lower massing on Uxbridge – love the multilevel outdoor amenity space and rooftop gardens – the large traffic circle and tapering of the buildings inward (to accommodate the large radius) give a majestic entrance to the campus –improved connectivity to the school park as a welcome enhancement – not a big glass and steel fan but do like the integration of other material in the high rise design – would have liked to see a shadow poster as the height is along the south and west of the site, I do like that the west opening to the park is wide and looks like it will allow sun to the public space, but would like to have seen it in a shadow study.</li> <li>• Transit – new bus stop on 16<sup>th</sup> and upgraded southbound bus stop on Uxbridge are great improvements, existing bus stop on Uxbridge may need to be moved further north to not block incoming traffic off of 16<sup>th</sup> or 29<sup>th</sup>.</li> <li>• Judging by the comments I was hearing at the open house, I think people have to get over their unconditional opposition to higher density, and speculation on how the intersections are going to fail at the peak of rush hour. Every intersection in Calgary fails in rush hour and the area is zoned for higher density – the end.</li> <li>• Our community has long realized that the win with densification is managing density. Working with the City and the developers to get the density in areas where it fits and to work collectively towards a quality development that enhances the overall community.</li> <li>• I think what is not being recognized fairly in this process is the collaboration and effort that Western Securities has put forward for the past 5 years in responding to constructive input from the surrounding communities. I don't think a lot of people realize that getting a site specific ARP is almost unheard of and requires massive collaboration between the communities, the City, and the developer.</li> <li>• This project has come leaps and bounds from the original two medical buildings proposed all those years ago. Following that SDAB hearing, the main asks that I had were: a full site development plan, a quality mixed use development with residential over commercial, adequate parking, an accurate traffic impact assessment, a quality landscape plan, compliant green space allocation, a</li> </ul>



## STADIUM DISTRICT DEVELOPMENT PERMIT PROGRESS

OPEN HOUSE – WEDNESDAY, MAY 27<sup>TH</sup>, 2015

QUESTION	RESPONSES (recorded verbatim)
	<p>functional public realm / gathering place, a sustainable design including: connectivity to bikeways and pathways, mobility – transit and roads and safety – eyes on street.</p> <ul style="list-style-type: none"> <li>• I would suggest that Western Securities and specifically Mike and Ryan have put forth a proposal that delivers on all these points.</li> <li>• Having a provincial highway as one of your boundary roads is also not without challenges, neither is having a trauma center across the street from the site and a two block collector road. The challenges have been many but the rewards are equally significant. The 25 year old interchange design on 29<sup>th</sup> and 16<sup>th</sup> was formally scrapped and replaced with grade improvements, bussing to the charter school will be rerouted to an upgraded real laneway, sidewalks will be widened, a pedestrian overpass may be constructed, pathways, bike lanes, upgraded bus stops, large open green space, underground parking, short term surface parking...I think you have done a great job.</li> <li>• We will all miss the vendors we have come to appreciate and depend on but I found that when Bon Ton moved to crowfoot – the world did not end – I just had to plan my trips. Renewal and regrowth requires change.</li> <li>• I look forward to the next phases and extend my thanks and appreciation to Mike and Ryan for your commitment, passion and patience in this challenging but rewarding process.</li> </ul>
Western Securities Responses:	<ul style="list-style-type: none"> <li>• <b>West Campus is a separate development and we believe it will be complementary to the Stadium Shopping Centre redevelopment. The additional projects in the area will contribute to the evolution of Calgary’s Northwest and provide the surrounding communities with additional amenities, potential for jobs, and new housing options.</b></li> <li>• <b>The hotel proposed will be a select service hotel servicing a variety of consumer needs.</b></li> <li>• <b>For any traffic related questions please see “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 traffic. Again, we do understand concerns and are working closely with the City to ensure our solution meets the needs of the redevelopment and the community.</b></li> <li>• <b>Seniors assisted living housing has not been incorporated into the development as this would require a Land Use amendment.</b></li> <li>• <b>We have not yet determined exact phasing of construction and as such we are not able to provide exact square footage for each phase. We will communicate the phasing plan through the development permit process.</b></li> <li>• <b>Any elevation issues for the Northeast corner of the redevelopment will be managed through detailed design and engineering.</b></li> <li>• <b>The intersection at Unwin and Uxbridge Drive will be redeveloped as a signalized intersection which will help manage automobile speeds through the area. Street design will also be reviewed by the City to ensure appropriate standards are met for safety.</b></li> <li>• <b>Residents will have separate designated garbage rooms as would be typical with residential units available throughout the City.</b></li> <li>• <b>The massing and shadow studies for the redevelopment have been arranged to ensure that they comply with the Area Redevelopment Plan including input from the surrounding communities.</b></li> <li>• <b>The intent of this redevelopment is to incorporate a residential area which is attractive to a variety of demographics.</b></li> <li>• <b>We continue to work with our general contractor to review the potential project phasing. As part of this process, there will be ongoing construction safety review including how to inform and communicate safety plans with surrounding stakeholders.</b></li> </ul> <p>We thank you again for taking the time to provide us with all of this feedback. If there are any specific questions that may have been missed or not answered, please reach out to us at <a href="mailto:stadium@westsec.ca">stadium@westsec.ca</a> or 403.263.6940 and we would be happy to discuss the project further.</p>