

**LAND USE AMENDMENT  
BELTLINE (WARD 8)  
MACLEOD TRAIL SE AND 13 AVENUE SE  
BYLAW 363D2017**

**MAP 15C**

**EXECUTIVE SUMMARY**

The purpose of this land use amendment is to redesignate the subject parcels from DC Direct Control District to Centre City Mixed Use District (CC-X) to facilitate a comprehensive development of these parcels in keeping with the statutory policies of the Beltline Area Redevelopment Plan.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2017 October 05
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 363D2017; and	
<ol style="list-style-type: none"> <li><b>ADOPT</b> the proposed redesignation of 0.68 hectares <math>\pm</math> (1.67 acres <math>\pm</math>) located at 1327 and 1331 Macleod Trail SE (Plan 0913182, Block 5, Lots 11 and 12) from DC Direct Control District <b>to</b> Centre City Mixed Use District (CC-X), in accordance with Administration's recommendation; and</li> <li>Give three readings to the proposed Bylaw 363D2017.</li> </ol>	

**REASON(S) FOR RECOMMENDATION:**

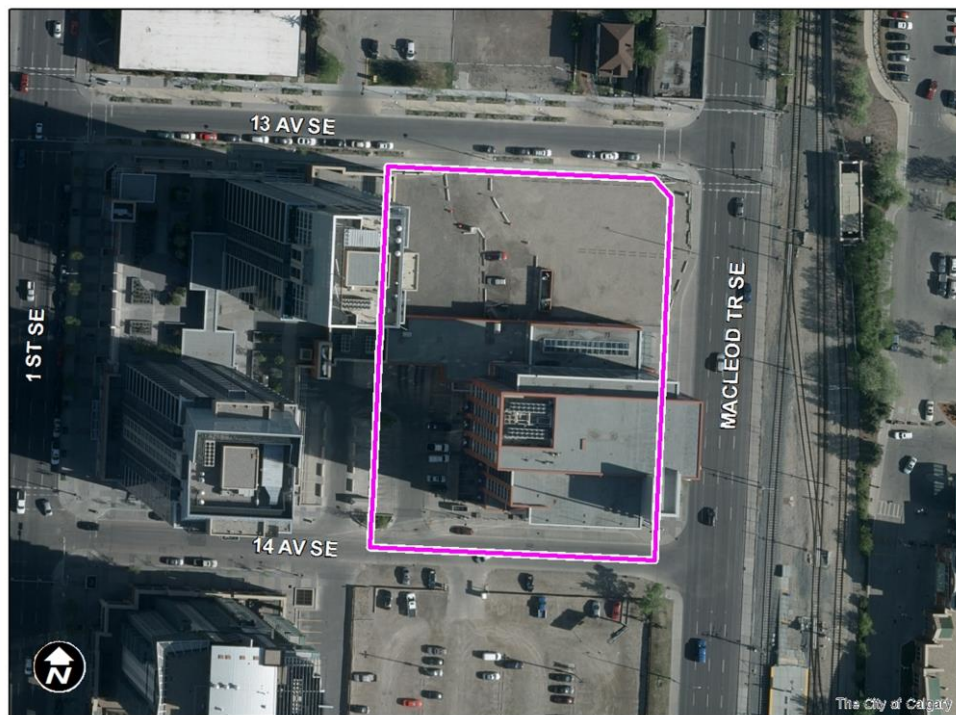
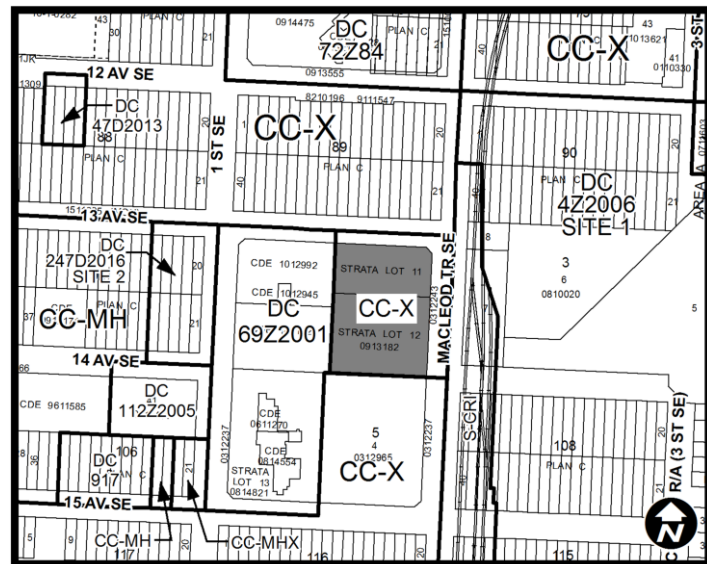
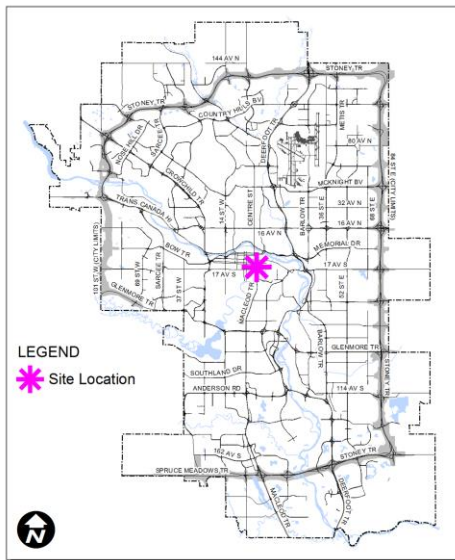
Administration supports the proposed land use as the proposed redesignation of the sites from DC Direct Control District to Centre City Mixed-Use District (CC-X) conforms to the policies and is consistent with the intent of the Beltline Area Redevelopment Plan and Part 11 of Bylaw 1P2007. The redesignation of the subject parcels would facilitate future development that would complement the existing high density mixed-use development on the block.

**ATTACHMENT**

1. Proposed Bylaw 363D2017
2. Public Submissions

**MAP 15C**

## LOCATION MAPS



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BYLAW 363D2017

MAP 15C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.68 hectares  $\pm$  (1.67 acres  $\pm$ ) located at 1327 and 1331 Macleod Trail SE (Plan 0913182, Block 5, Lots 11 and 12) from DC Direct Control District to Centre City Mixed Use District (CC-X).

**Moved by: C. Friesen**

**Carried: 6 – 2**

Opposed: A. Palmiere and  
D. Leighton

Reasons for Approval from Mr. Foht:

- I supported the application for the following reasons:
  - The density is appropriate for the area being a TOD site adjacent to the Stampede grounds.
  - The uses applied for are appropriate.
- I look forward to the development permit for the site to ensure that the development has community benefit.

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment because this is a major, high density application with significant off-site impacts that should be investigated at this stage (not at the subsequent development permit stage).
- In my opinion, the degree of public consultation was also inadequate given the scale of the project.
- Finally, I agree with Commissioner Palmiere, that a “Direct Control” zoning would have been far preferable and provided better outcomes for the area and Calgarians.

Reasons for Opposition from Mr. Palmiere:

- The applicant has expressed their intent to consolidate the subject lands with the adjacent developed parcel. That parcel is 'under developed' relative to the proposed CC-X designation. The effect of this consolidation will be a transfer of GFA from the developed parcel to the subject vacant parcel. This may:
  1. Allow the functional development of the vacant site at 15 FAR without bonusing/ public benefit.
  2. Result in the development of the vacant parcel in a form that is more intense than anything anticipated in any district in the Beltline ARP (which caps at 12 FAR).
- Unfortunately, this functional over development can be further exacerbated by the bonusing provisions of the CC-X district which max out at 12 FAR. Functionally, if 12 FAR can be achieved it will result in 25 FAR on the vacant site which exceeds even the most intense densities of the downtown core.

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**MAP 15C**

**Applicant:**

Marwest Management Canada

**Landowner:**

Artis Stampede Ltd  
Artis Stampede II Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcels are located in the Beltline, located at 1327 and 1331 Macleod Trail SE. These parcels are to be a component of a comprehensive block development, consisting of a range of high density mixed-use residential/commercial development.

<b>Beltline</b>	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

**LAND USE DISTRICTS**

**Proposed CC-X District**

This application seeks the redesignation of approximately 0.68 hectares of land within the Beltline community from DC Direct Control District to Centre City Mixed Use District (CC-X). The redesignation of the subject parcel is to complement existing development on the adjoining parcels within the same block, and will ultimately be expressed in similar form to these developments. Centre City Mixed Use Districts (CC-X) are intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area. Administration finds that the redesignation to CC-X for the subject site is appropriate as it reinforces the intent of the Beltline ARP to maintain the subject and adjoining site as an "Urban Mixed Use District" to ultimately compliment the comprehensive development of adjoining parcels on the block.

**Existing DC Bylaw 69Z2001**

Current Land Use provisions for the subject site provide for the Permitted and Discretionary Uses found in the CM-2 Downtown Business District of Bylaw 2P80 with the additional Discretionary Use of Gaming Establishment – Casino.

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**MAP 15C**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Beltline Area Redevelopment Plan (2006)

The subject site resides within an “Urban Mixed Use District Area” as found in the Beltline Area Redevelopment Plan (ARP). “Urban Mixed Use District” areas are intended to allow for a wide range and mix of uses in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian streets. Administration finds that the proposed redesignation of the site to Centre City Mixed Use District (CC-X) is appropriate and conforms to the intent of the Beltline ARP.

**TRANSPORTATION NETWORKS**

Currently, access to the site is provided from 13 Avenue SE. This access is currently provided to facilitate the use of a temporary surface parking area on site. Future access to the site for a comprehensive development is to be evaluated by Administration at the development permit stage.

**UTILITIES & SERVICING**

Development servicing will be determined at the development permit and Development Site Servicing Plan circulation stage(s), to the satisfaction of Water Resources. Water, storm and sanitary sewer mains are available to service the subject parcel.

**ENVIRONMENTAL ISSUES**

There are no known pending environmental concerns associated with the proposed scope or subject lands.

**ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability considerations will be evaluated at the development permit application stage.

**LAND USE AMENDMENT  
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**MAP 15C**

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**GROWTH MANAGEMENT**

This proposal does not trigger capital infrastructure investment and as such does not raise any concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The land use application was circulated to the Beltline Neighbourhoods Association and no objections were received.

**Citizen Comments**

The application was circulated to adjacent landowners and a total of 12 letters and emails were received by Administration. Concerns include:

- Impacts to/loss of view for existing residential tower on the east side of the block;
- Increased traffic congestion along 13 and 14 Avenue SE and parking issues caused by new development;
- Perceived reduction in property value of existing condo units;
- Further saturation of Calgary's condo market; and
- Potential negative impact of new rental development on rental market.

**Public Meetings**

Administration is not aware of any public engagement held by the applicant nor has Administration convened any public meetings.

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
MACLEOD TRAIL SE AND 13 AVENUE SE  
BYLAW 363D2017

MAP 15C

## APPENDIX I

### APPLICANT'S SUBMISSION

#### Proposed Development Summary:

As the local market continue to evolve since the completion of Phase One of Stampede Station One located at the NW corner of Macleod Trail SE and 14th Ave. SE, in responding to the current and long term market need, Stampede Station Phase Two, currently a vacant on grade temporary parking lot located at the SW corner of Macleod Trail SE and 13th Ave. SE will employ a change of direction to better service the local market, and growing community. In order facilitate the contemplated mixed use development, this application will demonstrate and are to be used to support the request for Lot consolidation of land of Phase one and Two, Lot 11 and Lot 12 of the Strata title plan. Concurrently, we will request to re-designate the current zoning designation of both lots from "DC" zone to "CCX" designation instead.

**Exiting Stampede Station Phase** One under current zoning designation of "DC" consist of a ten (10 ) storey office building with main floor designated as retail use. Gross building area is of 162,502 s.f. (14,811 s.f. retail / 147,691 s.f. office). Existing facility also included four (4) level of underground parking – total of 288 stalls, with an additional 26 stalls at grade level. A ratio of one stall per 518 s.f.

**Proposed Stampede Phase Two** development is currently under "DC" zoning designation. Proposed new development to include a mixed-use complex that can provide retail commercial use at main level, private residential rental apartment above. This will require zoning re-designation.

#### Site Summary:

##### **1.0 Existing Phase One:**

1	Land Area:	4,183.5 s.m. (Land Surveyor to confirm)
2	Existing Building:	15,096 s.m.
3	Existing zoning:	DC
4	Existing permitted F.A.R.:	6.1
5	Existing F.A.R.:	3.6
6	Existing Parking Provision:	288 stalls u/g and 26 at grade level

##### **2.0 Existing Phase Two:**

1	Land Area:	2,588.5 s.m. (Land Surveyor to confirm)
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LAND USE AMENDMENT  
BELTLINE (WARD 8)  
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BYLAW 363D2017

MAP 15C

**3.0 Proposed Lot Consolidation of Phase I and II and rezone both to CCX:**

1	Land Area:	6,772 s.m. (Land Surveyor to confirm)
2	Allowable max. F.A.R.:	8.0
3	Total max. Allowable floor area:	54,176 s.m.
4	Total max. Floor area under Phase II:	(54,176 – 15,096) = 39,080 s.m. (420,065 s.f.)

The proposed new Stampede Station Phase Two project will be a mixed use development with commercial retail on Main Floor and Residential Rental Apartment above. Currently, the proposed building is of an approximately 30 storey structure with 4 level u/g parking accessing thru Phase One parkade access point off 14th Ave., west of Macleod Trail across from the existing Stampede ground, close to the existing readily available public rapid transit system, established public amenities, . Proposed building will include private indoor amenity space such as multi-purpose gathering spaces, gym, library, theatre, centralized indoor bicycle locker room. Other amenity that the development is contemplating include a designated sheltered Public bicycle storage / locker area, location to be determined.

In order to accommodate the above contemplated development program, a lot consolidation of Lot 11 and Lot will be required and to take place concurrently with the zoning re-designation of both lot from “DC” designation to “CCX” designation. At this time, we are requesting the **relaxation of setback along 13th Ave SE be of one (1) m** and as this project development remain fluid and will not be able to rule out any of the uses listed under the current **discretionary uses** listed under CCX District.

Issued by,



Raymond S.C. Wan  
MAA, MOAA, MAIBC, MAAA, MSAA



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BYLAW 363D2017

MAP 15C

## APPENDIX II

### LAND USE TABLE

Existing DC 69Z2001 (base CM-2 Downtown Business District – 2P80)	Proposed Centre City Mixed Use (CC-X) District
<i>Permitted Uses</i>	
Home occupations – Class 1	Park
Power Generation Facility, Small Scale	Sign – Class A
Signs – Class 1	Sign – Class B
	Sign – Class D
	Utilities
<i>Permitted Uses within Existing Buildings</i>	
	Accessory Food Service
	Catering Service – Minor
	Convenience Food Store
	Counselling Service
	Fitness Centre
	Health Services Laboratory – With Clients
	Home Based Child Care – Class 1
	Home Occupation – Class 1
	Information and Service Provider
	Library
	Medical Clinic
	Office
	Pet Care Service
	Power Generation Facility – Small
	Print Centre
	Protective and Emergency Service
	Radio and Television Studio
	Restaurant: Food Service Only – Small
	Retail and Consumer Service
	Service Organization
	Specialty Food Store
	Take Out Food Service
	Temporary Residential Sales Centre
<i>Discretionary Uses</i>	
Accessory food services	All Permitted Uses within Existing Buildings above when located in proposed buildings or additions.
Amusement arcades	Accessory Liquor Service
Apartment buildings (C.U.)	Addiction Treatment
Apartment-hotels	Artist's Studio

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
MACLEOD TRAIL SE AND 13 AVENUE SE  
BYLAW 363D2017

MAP 15C

Athletic and recreational facilities	Assisted Living
Automotive sales and rental	Beverage Container Quick Drop Facility
Automotive services	Billiard Parlour
Automotive specialties	Brewery, Winery, Distillery
Billiard parlours	Child Care Service
Child care services	Cinema
Commercial schools (C.U.)	Community Recreation Facility
Community association buildings	Computer Games Facility
Drinking establishments	Custodial Care
Dwelling units	Dinner Theatre
Entertainment establishments	Drinking Establishment – Medium
Essential services (C.U.)	Drinking Establishment – Small
Excavation, stripping and grading	Dwelling Unit
Financial institutions (C.U.)	Financial Institution
Gaming establishment – bingo	Food Kiosk
Gaming establishment – casino	General Industrial – Light
Grocery stores (C.U.)	Home Occupation – Class 2
Home occupations – class 2 (N.P)	Hotel
Hostels	Indoor Recreation Facility
Hotels	Instructional Facility
Laboratories	Liquor Store
Liquor stores	Live Work Unit
Lodging houses	Market – Minor
Mechanical reproduction and printing establishments	Medical Marihuana Counselling
Medical clinics (C.U.)	Multi-Residential Development
Motion picture production facilities	Night Club
Offices (C.U.)	Outdoor Café
Outdoor cafes (N.P)	Parking Lot – Grade (Temporary)
Parking areas (temporary)	Parking Lot – Structure
Parking area – long stay	Pawn Shop
Parking area – short stay	Payday Loan
Parking structures	Performing Arts Centre
Parks and playgrounds	Place of Worship – Small
Personal service businesses (C.U.)	Place of Worship – Medium
Power Generation Facility, Mid-scale	Post-secondary Learning Institution
Private clubs and organizations	Residential Care
Private schools (C.U.)	Restaurant: Food Service Only – Medium
Public and quasi-public buildings (C.U.)	Restaurant: Licensed – Small
Public and separate schools (C.U.)	Restaurant: Licensed – Medium
Public transportation facilities	School – Private
Radio and television studios	Seasonal Sales Area

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
MACLEOD TRAIL SE AND 13 AVENUE SE  
BYLAW 363D2017

MAP 15C

Restaurants-food service only (C.U.)	Sign – Class C
Restaurants-licenced	Sign – Class E
Retail food stores (C.U.)	Sign – Class F
Retail stores (C.U.)	Social Organization
Signs – Class 2	Special Function – Class 2
Special care facilities	Supermarket
Special function tents (commercial)	Utility Building
Stacked townhouses	Veterinary Clinic
Take-out food services	Sign – Class G (if existing on parcel prior to March 1, 2013 and if previously approved DP has not expired.)
Townhouses	
Universities, colleges and provincial training centres (C.U.)	
Utilities	
Utility Building	
Veterinary clinics	