



Memo

Item 15.1
AI-0005

2020 September 14

To: Councillor Chahal

From: Chris Arthurs

Re: Response to Administrative Inquiry – Stampede Purchase of Public Roadways

This memo responds to the 2020 May 25 Administrative Inquiry submitted by Councillor Chahal. The inquiry includes:

1. What public lands (roadways) have been:
 - a) Sold and/or Transferred to the Stampede? When, why and at what cost?
 - b) Owned and/or maintained by the Stampede? When and why?
 2. Did the lack of potential access to the Saddledome on these roadways impact the valuation of the Saddledome lands? If so, what was the financial impact on the valuation of these lands?
 3. What other lands previously sold or currently owned are impacted by these roadways?
 4. Did the access to these lands and roadways influence the development of the Rivers District Masterplan? If so, how?
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1. What public lands (roadways) have been:

a) Sold and/or Transferred to the Stampede? When, why and at what cost?

As outlined in Council Report C2007-49, a land exchange between The City of Calgary (The City) and Calgary Exhibition and Stampede Ltd. (CES) was approved in 2007. An attachment to that report outlines City of Calgary Exchange Lands, Calgary Stampede Exchange Lands and Beneficial Transfer Lands (see Attachment 1).

Beneficial Transfer Lands referred to Lands that were legally and beneficially owned and paid for by CES but, at that time, had property titles held by The City.

Between 2008 January 31 and 2008 February 01 all the lands referenced above were transferred and registered at the Land Titles Office.

Council Report C2007-49 describes that the CES Master Plan, amendment of land lease, land ownership and financial matter considerations were to be developed in support of each other. The objective of the recommendations in the report were to achieve the following:

- The City becomes the land owner of all land that is key and integral to the operations of the Calgary Stampede;
- The CES becomes the land owner of the lands where the “commercial” uses are located in the Master Plan; and



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- The City and CES's private lending institution both have separate fee simple lands which they can use as security for their lending.

As outlined in Council Report C2007-49 the consideration for the Land Exchange is as follows:

- Beneficial Transfer Lands – 11.0 ha. (27.3 ac) - \$10.00
- The City Exchange Lands – 8.0 ha. (19.8 ac) - \$111,690,675
- Calgary Exhibition and Stampede Limited Exchange Lands – 9.2 ha. (22.7 ac) - \$111,690,675

In addition to the main land exchange report, the following supplemental reports provided direction for the road closures in the area:

NM2005-06 (2005 February 14) – Directed Administration to initiate Land Use Amendments pursuant to Land Use Bylaw 2P80 for the lands and roads required in order to facilitate the proposed redevelopment and expansion of Stampede Park and further directed Administration to initiate road closures for those roads required to facilitate the expansion.

CPC2006-004 (2006 January 23) – Amendments to Victoria Park East ASP, Road Closure and Land Use Redesignation.

b) Owned and/or maintained by the Stampede? When and why?

Land south of 12th Avenue (owned by the Stampede and/or leased to the Stampede) is maintained by the Stampede. Roads Maintenance has confirmed that they do not do any maintenance south of 12 Avenue SE.

2. Did the lack of potential access to the Saddledome on these roadways impact the valuation of the Saddledome lands?

From Pat Cooper, B.A., AACI, P.App – Outlook Realty Advisors:

CESL acquired closed roads in East Victoria Park to consolidate with their other holdings in order to facilitate comprehensive development of Stampede Park. At the date of the appraisal (July 2019) the roads accessing the Saddledome site, regardless of ownership, were open to traffic. The Rivers District Master Plan and the Beltline Plan Part 2 envision access via Olympic Way, 5th Street SE and via an extended 17th Avenue SE. There was no consideration that the site would not have appropriate access.

If so, what was the financial impact on the valuation of these lands?

From Pat Cooper, B.A., AACI, P.App – Outlook Realty Advisors:

There being no reason to believe that there would not be access to the lands, there was no negative impact on the value estimate.

3. What other lands previously sold or currently owned are impacted by these roadways?

All lands south of 12 Avenue SE between Macleod Trail SE and 7 Street SE, bounded to the east and south are either owned by The City or CES or leased to CES.



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4. Did the access to these lands and roadways influence the development of the Rivers District Masterplan? If so, how?

CMLC worked with CES to create the Rivers District Master Plan. The ownership structure of the roads within Stampede Park didn't affect the design of the Rivers District Master Plan, however, it is noted in the Plan and the Area Redevelopment Plan which roads are privately owned by CES, but publicly accessible and subject to closure by CES.

Should you have any further questions on this topic, please contact myself or Campbell Berry, Director of Real Estate & Development Services.

Regards,

Chris Arthurs
Acting General Manager
Deputy City Manager's Office

Attachment 1 – Exchange Lands