



Project overview

Current Area Plan

South Macleod Centre is located in the southeast quadrant of Calgary, southeast of the intersection of 210 Avenue S.E. and Macleod Trail S.E. and between the communities of Walden and Legacy. This site falls under the [South Macleod Centre Area Structure Plan \(ASP\)](#) which envisions the site as the future “heart” of the Legacy and Walden communities; serving as the Town Centre. An Area Structure Plan (ASP) is a medium to long-range planning document.

The South Macleod Centre ASP currently contains two distinct areas:

1. A peripherally located Gateway Commercial area (Community / Regional scale) with extensive parking to draw traffic from a wide trade area; and
2. A locally scaled Core Commercial area that is characterized by a pedestrian oriented “traditional Main Street” that is framed by smaller format stores, which was envisioned as a cohesive grouping of retail / services integrated with complementary uses such as a park, and/or potential for residential, office and hotel development.

Proposed Amendments

The purpose of the proposed Direct Control (DC) district will be to provide for regional and local commercial uses that are laid out in a pedestrian oriented block based manner while accommodating opportunities for vertical mixed-use development and future density. The DC district is to be based on the Commercial – Regional 3 (C-R3) District with the addition of multi-residential development. The proposed requirements include increased maximum floor area ratios, a maximum building height of 40 metres (approximately 10 stories) and no minimum building setback area from the street.

The application also proposes major outright revision of the South Macleod Centre ASP which would be necessary to realize this revised development vision.

Engagement overview

The Engage Spectrum level for this project is Listen and Learn which is defined as “We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas.” Feedback collected through The City-led engagement program will be used to help Administration assess the application as their detailed review of the submission is conducted.

For this engagement, an open house was held on May 25, 2017 for 3 unique projects. A total of 222 people attended the open house, 74 of those indicated that they came specifically for South Macleod Centre ASP. An online survey was made available from May 25 – June 8, 2017 on the project website calgary.ca/SouthMacleod. Citizens were asked to provide their comments on the application by answering six questions. We had 175 unique visits to the website and received 17 completed responses.

What We Asked

We asked residents to provide feedback on the proposed development through the following questions:

1. Based on the new concept for the plan area, what aspects of it do you like?
2. Do you have any concerns with the new concept?
3. What amenities, features and design elements are important to you as a visitor to the plan area?
4. The plan also allows for residential development, what amenities, features and design elements would be important to you as resident within the plan area?

5. How do you think you will visit the plan area in the future?				
Walk	Bike	Bus	Car	Other

6. What would encourage you to walk, cycle or take transit to the area?
7. Are there any additional comments you would like to share?

What We Heard

All of the feedback has been reviewed and a summary of input has been compiled to reflect the diversity of opinions that were shared by the community. These opinions were used to create high-level themes for each question. Since many of the comments represented opposite or varying points of view, we are unable to provide an overall characterization of positive, negative or neutral sentiment towards the application in its entirety.

Some of the main themes that emerged through all of the comments were:

- **Theme one:** Traffic and parking – Citizens expressed concern that a large shopping centre with increased residential will cause congestion to already limited access off Macleod Trail and 210 Ave SE.
- **Theme two:** Variety of amenities – Citizens identified an interest in commercial development on the site including a grocery store, smaller local vendors and services like a medical clinic.
- **Theme three:** Plaza/Towne centre concept – Citizens would like a place to gather, and would like to be able to access the area by bike or foot.
- **Theme four:** Height – Some citizens were concerned that the height of buildings should not exceed that of other mixed-use buildings in adjacent areas.

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next Steps

Citizen feedback provides Administration and Council with valuable local knowledge of the community and the proposed development area. The citizen input provided through the engagement process will help inform Administration's detailed review of the application.

Administration will be sharing this report with the Applicant and will be using your feedback to inform our recommendations to the Applicant.

Once Administration is ready to make a recommendation for the Application, this input will also be used in reports provided to Calgary Planning Commission and City Council.

Summary of Input

Below is a summary of the main themes that were most prevalent in the comments received. Each theme includes examples of verbatim comments in italics. These are the exact words used. To ensure we capture all responses accurately, verbatim comments have not been altered. In some cases, we utilized only a portion of the comment that spoke to a particular theme.

1. Based on the new concept for the plan area, what aspects of it do you like?	
Theme	Detailed explanation and sample comments:
Commercial development	<ul style="list-style-type: none">• Has opportunity for smaller businesses and so on, along with bigger stores• I like the idea of having some retail closer to home in Legacy.• Some of the businesses are needed
Pedestrian friendly	<ul style="list-style-type: none">• I like the walkability of the space• It is so important to our growing community to foster and encourage walking and biking• I like the drawings that show cobblestone patio/walkways between all stores with non road/vehicle access
Plaza/Towne Centre	<ul style="list-style-type: none">• I like the idea of having a promenade• I like the aspect of a plaza/promenade for walking purposes where there is limited vehicle traffic

2. Do you have any concerns with the new concept?

Theme	Detailed explanation and sample comments:
Traffic	<ul style="list-style-type: none"> • Concerned about increased traffic and noise • Not enough entrances & exits in and out of Legacy • The main artery for traffic to get into the community will become really congested with commercial traffic • I can see potential traffic issues as Legacy grows
Height	<ul style="list-style-type: none"> • I have concerns with a maximum building height of 8 to 10 storeys • Create building heights that are in proportional scale with the street • 10 story buildings would destroy the view

3. What amenities, features and design elements are important to you as a visitor to the plan area?

Theme	Detailed explanation and sample comments:
Grocery store	<ul style="list-style-type: none"> • A large grocery store • Food and grocery • Grocery store so much needed
Gathering spaces & pathways	<ul style="list-style-type: none"> • It would be lovely to have some benches and trees along the promenade • Benches, Boulevards with trees, gardens • A central area to sit and relax, perhaps a feature piece, water fountain etc. • Lots of plants and growth
Restaurants/Coffee Shops	<ul style="list-style-type: none"> • Restaurants, fast food (pizza) • Coffee shops, family friendly restaurants • A nice restaurant that's not a burger joint

4. The plan also allows for residential development, what amenities, features and design elements would be important to you as resident within the plan area?

Theme	Detailed explanation and sample comments:
Recreation	<ul style="list-style-type: none"> Swimming pools, green space, walking trails and bike trails A community centre for the residents Fun family activities - mini golf, bowling
Parking	<ul style="list-style-type: none"> Parking is a must Ample parking
Traffic	<ul style="list-style-type: none"> Good design of the traffic flow Only 2 exits from legacy so congestion would take a toll on daily commutes
Height	<ul style="list-style-type: none"> Not tall buildings condos above main floor shops I have concerns with the change in maximum building height

5. How do you think you will visit the plan area in the future?

Walk	Bike	Bus	Car	Other
16	9	3	17	0

6. What would encourage you to walk, cycle or take transit to the area?

Theme	Detailed explanation and sample comments:
Safety	<ul style="list-style-type: none"> Safe place, away from cars going faster than me Good traffic flow so I would feel safe on a bike or foot Safe entrances and exits that encourage/promote walking and cycling over cars
Transit	<ul style="list-style-type: none"> bus route consistent all day long Proper bus routes, consistent & reliable There currently is no transit in Legacy
Pathway/Bikeway	<ul style="list-style-type: none"> Pedestrian friendly walking paths/sidewalks/promenades A pedestrian overpass at Walden CM & 210th Ave Trails

7. Are there any additional comments you would like to share?

Theme	Detailed explanation and sample comments:
Access	<ul style="list-style-type: none">• Build an additional road behind the commercial area• Please keep traffic moving on 210 so residents can enter and exit community quickly
Height	<ul style="list-style-type: none">• Maximum building height is only increased to 6 storeys• Anything greater than 5 stories is contradictory to the context already established in the neighbourhood

Verbatim Comments

Content is captured as it was provided by citizens. No edits have been made unless there was personal information or offensive language which is removed with an indication that this has happened.

1. Based on the new concept for the plan area, what aspects of it do you like?

- The pedestrian area, but NOT winter friendly!! That concept works more on warmer cities NO in a city cold this this one. Works in Vancouver of USA.
- It looks good - an improvement from the original plan. More pedestrian friendly, has opportunity for smaller businesses and so on, along with bigger stores
- Commercial
- Well thought out looking forward to future developments
- Convenience to commercial areas
- Mix use of commercial/residential. Public transit accessibility
- I love how pedestrian-friendly it is. These complexes can become a nightmare of cars and tiny parking lots everywhere.
- I like the idea of having a promenade and making this development walkable. Kind of makes me think of High St. in McKenzie town! :)
- I really like the plaza promenade concept. That is so important to our growing community to foster and encourage walking and biking. I am really excited to have access to all of these amenities so close to home.
- I like the drawings that show cobblestone patio/walkways between all stores with non road/vehicle access. I really like this idea. While ample parking is required in order to serve both growing communities, I do like the idea of having an accessible area where families can shop and enjoy patios and really enjoy the complex.
- I like the aspect of a plaza/promenade for walking purposes where there is limited vehicle traffic. I would like to see it quite similar to that of the Aspen Landing development. There is still parking but it is more pedestrian friendly.
- I like the idea of having some retail closer to home in Legacy.
- I like the main street, plaza/promenade, walkability of the space and break down of the commercial zones.
- Plaza for foot traffic.
- I like the concept of a local town centre
- I like the concept if the height is limited to 5 stories to remain consistent with the context already established in the neighbourhood. Including multi-family residential buildings literally adjacent to the proposed development.
- not very much
- Perhaps some of the businesses are needed.

2. Do you have any concerns with the new concept?

- So much
- So more people living in an area full of buildings, the density is too high and only one access through 210 Ave. We need another road that connects to Macleod trail maybe south by RV park. All of traffic goes to the only road of access to legacy and is going to be an eternity to get home down the heart of Legacy
- No
- Not enough entrances & exits in and out of Legacy. Bridge from Legacy to Cranston? City should be more concern about roads instead of developed development to follow later
- No it is coming along nicely
- Concerned about increased traffic and noise
- "Pedestrian" oriented commerce is designed for a mild climate, which is not feasible in Calgary for the most part. Should focus on parking and sheltered commercial areas.
- No
- "Traffic.
- Concerned 210 Ave, the main artery for traffic to get into the community will become really congested with commercial traffic."
- Will there be sufficient parking for all of the commercial space ?
- None I can see now. Moving forward would be parking and traffic flow.
- I am slightly concerned about the 8-10 story limit. I suppose if that's residential above retail then it's ok, but I don't want to see office towers/buildings. I am also concerned about the entrance/accessibility of the plaza. With only one main way to turn left out of the plaza, I foresee a traffic nightmare. Is there any way to consider another access point further south on MacLeod?
- I have concerns with a maximum building height of 8 to 10 storeys. The only buildings I could see going to that height would be hotels or multi-level condominiums. I believe this would block many nice views of the mountains to the west when exiting Legacy on 210th ave.
- I have concerns that there is only entrance from 210 th Ave from the North side or through the Legacy Community. I can see potential traffic issues as Legacy grows, since there is only one entrance into the community.
- "I have concerns with the change in maximum building height from 20m to 32m-40m. It was not clear whether the request from the applicant was to change the maximum building height for all of the areas or specific areas (will a "step down" approach to building heights still be taken?) The South Macleod Centre Area Structure Plan (ASP) indicates that the building standards for these areas emphasize objectives including "create building heights that are in proportional scale with the street." A 10 storey (40m) building is contradictory to those standards and oversized for streets that have right of way of 19m-27.7m. Finally, allowing the maximum building height to be extended to 40m is contradictory to the following points in the municipal development plan:
2.2.1 Vibrant, transit-supportive, mixed-use Activity Centres and Corridors
Policies
 - b. Plan the development of Activity Centres and Corridors appropriate to the local context by:
 - i. Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development;

ii. Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas;

v. Limiting the impacts of shadowing on neighbouring streets, parks and properties;

2.3.2 Respecting and enhancing neighbourhood character

Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.

2.4.2 Built form

A tall building is generally defined as a building whose height is greater than the width of the right-of-way of the street that it fronts.

Policies

e. Tall buildings are appropriate in the Centre City, Major Activity Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan.

f. Plans and designs for tall buildings should ensure that they are:

iii. Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods;

- to far south, we should start building up not continuing to build out to Okotoks/High River Based on this information I respectfully request that the maximum building height is only increased to 6 storeys."
- I'm not sure why Legacy needs more multi family residential space. I am very concerned about the lack of adequate access / egress from Legacy with only 210 Ave and no other exits In addition, All of Willow will use 210, plus this newly proposed commercial development. This commercial / business area will attract many more vehicles, and is all in front of residents' accessible road use.
- No specific amount of multi-residential development in the general commercial zone. Would be worried there is too many condo/apartment buildings, and not enough shopping/commercial centres.

3. What amenities, features and design elements are important to you as a visitor to the plan area?

- Benches, Boulevards with trees, gardens, underground parking with the plaza on top might be wonderful. Grocery store so much needed it. Walk in clinic, recreation for kids
- Commercial development so we don't have to battle traffic in Shawnessy
- Walking paths around lake. Creating a marshland for birds
- Parking, 24 hour/late night services (food, medical, etc.)
- A variety of tenant types, it's nice that there will be some residential. I find it makes a commercial area more homey.
- "It would be nice to have a 'boutique' feel. Have shops are not your usual shops. More local vendors as opposed to large retail or restaurant chains.
- A nice restaurant that's not a burger joint or fast food diner. There are too many burger joints in every community, it's the same food everywhere."
- "Restaurants, fast food (pizza).
- Mckenzie Towne type atmosphere where you can stroll through the area.
- Easy parking.
- Great flow of traffic - numerous exits and entrances. Don't want traffic to build up on 210 waiting to get into commercial area."
- "A gas station (that includes a car wash)
- A large grocery store (i.e. Sobeys, Superstore, etc)
- It would be lovely to have some benches and trees along the promenade (would positively add to the atmosphere)."
- A variety of amenities, stable well-known and reliable tenants with some exposure for smaller owned businesses. Food and grocery, retail, banking. Walkable areas, encouraging community growth and mingling. A central area to sit and relax, perhaps a feature piece, water fountain etc. Lots of plants and growth.
- It is important to have daily/weekly necessities: grocery, banks, liquor store, gas station, coffee shop (drive through preferably). I would really like to see an easily accessible ice cream shop (like a Baskin Robbins or Dairy Queen) so families could ride bikes there in the summer time. A pet store and some pet friendly areas would also be lovely. Not necessarily a vet, but a Global Pet Foods or something like that would be nice to see. I would love to see some family friendly, and adult only spaces: pubs, cafes/bakery, toy store possibly. It is key for me that the plaza be easily accessible - I like the idea of being able to walk between almost every store without worrying about traffic (traffic can be on the outside - there's a plaza in Oakville ON called Oakville Entertainment Centrum that I think would be a lovely thing to mimic - parking on the surrounding areas and then 100% walkable between restaurants, stores, movie theatre, etc.).
- Coffee shops, family friendly restaurants, shops as well as a grocery store.
- A good selection of stores, restaurants and entertainment options.
- Walkability of the space is important. Inclusion of a public art, street furniture and community gathering spaces
- "Make it fit into the Legacy community aesthetic and design. I don't want to see another strip mall or run of box stores.
- There should really be a traffic circle at Walden CM and 210 ave to keep traffic moving quickly. Lights are disruptive and not in keeping with the local community."

- Appropriate amount of parking. NOT like McKenzie town where there is 4 stalls for restaurants, doesn't really cut it, and assuming everyone will want to walk around a " main Street" is very naive.
- Restaurants, shops, medical clinic, dental clinic, banks, gas stations, fitness centres, retail outlets
- Walkable, consistent with the community context that has already been established.
- Green space
- A corner store; nice coffee shop (not the Starbucks or Tims type; perhaps a gas station, although there is one in Walden and Lake Chaparral.

4. The plan also allows for residential development, what amenities, features and design elements would be important to you as resident within the plan area?

- Not tall buildings, parking is a must!! No buildings without parking lots, you already flood the streets with cars. Good design of the traffic flow to avoid lines on 210 Ave
- Lots of trees should be planted to attract birds
- Proper transit flow. Only 2 exits from legacy so congestion would take a toll on daily commutes
- Coffee shop, grocery, maybe a drug store
- "spa
- Gym/yoga studio
- Fun family activities - mini golf, bowling"
- Quiet, friendly and safe residential areas.
- I would only be interested in seeing condos above main floor shops similar to that of the Marda Loop area.
- N/A

"I have concerns with the change in maximum building height from 20m to 32m-40m. It was not clear whether the request from the applicant was to change the maximum building height for all of the areas or specific areas (will a "step down" approach to building heights still be taken?)

I have specific concerns with the ""Transitional Zone"" which from my understanding will allow multi-residential development. I support the inclusion of a multi-residential development in this location, however not to a maximum height of 40m (10 storeys). The ""Transitional Zone"" is adjacent to the Plaza/Promenade, Core Commercial Zone and nearby the Community Corridor. The South Macleod Centre Area Structure Plan (ASP) indicates that the building standards for these areas emphasize objectives including "create building heights that are in proportional scale with the street." A 10 storey (40m) building is contradictory to those standards and oversized for streets that have right of way of 19m-27.7m.

Furthermore it would be contradictory to the context already established in the neighbourhood. Existing/developing multi residential buildings surrounding South Macleod Centre are 4 storeys high:

Walden Place condos	http://www.cardellifestyles.com/developments/walden-place/
Legacy Park condos	http://mylegacypark.com/info/
Legacy Gate condos	http://carlislegroup.ca/calgary/legacygate/

A 10 storey building is incongruent with what already exists in the surrounding area. It is also does not align with the existing development in Walden. The Gates of Walden shopping centre is adjacent to a 4 story multi-residential seniors apartment complex (Walden Heights Estate) and the AgeCare Walden Heights facility which is 5 storeys. These multi-residential buildings are an appropriate height and transition between the Gates of Walden shopping centre and surrounding residential community. A multi-residential building twice the number of storeys high would not fit in well with the established standards in the community.

Finally, allowing the maximum building height to be extended to 40m is contradictory to the following points in the municipal development plan:

2.2.1 Vibrant, transit-supportive, mixed-use Activity Centres and Corridors

Policies

b. Plan the development of Activity Centres and Corridors appropriate to the local context by:

- i. Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development;
- ii. Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas;
- v. Limiting the impacts of shadowing on neighbouring streets, parks and properties;

2.3.2 Respecting and enhancing neighbourhood character

Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Policies

b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.

2.4.2 Built form

A tall building is generally defined as a building whose height is greater than the width of the right-of-way of the street that it fronts.

Policies

e. Tall buildings are appropriate in the Centre City, Major Activity Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan.

f. Plans and designs for tall buildings should ensure that they are:

- iii. Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods;

Based on this information I respectfully request that the maximum building height is only increased to 6 storeys."

Please don't create a "party central" type of zone.

Grocery, bars, restaurants, gas, functional roads that are properly planned to handle the volume of people expected

Swimming pools, green space, walking trails and bike trails

"Ample parking - titled to the unit and non-transferable. There is already significant high density in the area. The project will literally be surrounded by high-density development:

Jackson townhomes in Walden

Walden Place Condos

Legacy Park Condos

Legacy Gate condos"

A community centre for the residents

5. How do you think you will visit the plan area in the future?

Walk	Bike	Bus	Car	Other
16	9	3	17	0

6. What would encourage you to walk, cycle or take transit to the area?

- Summer, bus route consistent all day long!! I am not able to walk like 20 blocks with shopping bags.
- Walking/cycling - a safe place, away from cars going faster than m. Public transit - I'm a transit user already, so taking the bus is a good alternative
- I live nearby in Chaparrel
- Proper bus routes, consistent & reliable
- Nice weather! I wouldn't drive as long as the weather was nice enough, and if I wasn't in too much of a hurry.
- Good traffic flow so I would feel safe on a bike or foot.
- Having large sidewalks and benches along in order to sit down and rest if needed
- Safe entrances and exits that encourage/promote walking and cycling over cars.
- Plenty of space to walk around and enjoy the area, ample bike parking, and ease of movement amongst traffic (as in, there would need to be a nice area to enjoy without the constant stream of traffic interrupting the walk/bike paths. If it connected to the bike paths/walking trails in some way, that would also be wonderful.
- Pedestrian friendly walking paths/sidewalks/promenades.
- Not much, live on far side of Legacy, so walking would not be my main mode of getting there. I would most likely stop on my way home from work.
- A pedestrian overpass at Walden CM & 210th Ave
- Shops that are compatible with those modes of transport. You don't buy groceries and then walk home. Coffee shops, restaurants maybe.
- If there was actually stores to make it worth walking around the promenade and not just a bunch of banks and gyms
- trails
- Proximity to the development - clear & safe paths to transit to the area via alternative means.
- walk
- There currently is no transit in Legacy

7. Are there any additional comments you would like to share?

- Build an additional road behind the commercial area at least to be able to get to Macleod Trail North and not having to go through 210 Ave. Very Very important!!
- Good job, thank you for the opportunity
- It would be nice to have the boards available as PDF's on the Macleod Center web site to review in the future.
- I'm so excited to see this come together!
- Please keep traffic moving on 210 so residents can enter and exit community quickly.

- Legacy already has a abundant amount of Traffic circles, with many residents unaware of how to navigate them. Putting more into a commercial/retail area is asking for traffic issues. 4 way stops or lights will be a better option. I could not imagine Shawnessy or West Hills having traffic circles with all the traffic that flows through there.
- Based on the information provided in the other sections I respectfully request that the maximum building height is only increased to 6 storeys.
- Please don't put in 10 story buildings. They don't fit the community and they would destroy the view of the mountains.
- "Anything greater than 5 stories is contradictory to the context already established in the neighbourhood. Existing/surrounding multi-residential buildings are only 4 stories high:
 - Walden Place condos <http://www.cardellifestyles.com/developments/walden-place/>
 - Legacy Park condos <http://mylegacypark.com/info/>
 - Legacy Gate condos <http://carlislegroup.ca/calgary/legacygate/>
 The change in height very clearly violates the following points in the Municipal Development Plan (MDP):
 - 2.2.1 Vibrant, transit-supportive, mixed-use Activity Centres and Corridors Policies
 - b. Plan the development of Activity Centres and Corridors appropriate to the local context by:
 - i. Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development;
 - ii. Creating transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas;
 - v. Limiting the impacts of shadowing on neighbouring streets, parks and properties;
 - 2.3.2 Respecting and enhancing neighbourhood character
 - Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.
 - Policies
 - b. Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.
 - 2.4.2 Built form
 - A tall building is generally defined as a building whose height is greater than the width of the right-of-way of the street that it fronts.
 - Policies
 - e. Tall buildings are appropriate in the Centre City, Major Activity Centres, or Community Activity Centres and Urban Corridors where deemed appropriate through a Local Area Plan.
 - f. Plans and designs for tall buildings should ensure that they are:
 - iii. Integrated with adjacent areas by stepping down to lower-scale buildings and neighbourhoods;"
- The lack of two access/ entrances to a community begs questioning and is a huge concern for me, given all the additional vehicles requiring use thereof!