

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE  
AMENDMENT  
CANADA OLYMPIC PARK (WARD 1)  
WESTERN BOUNDARY OF PASKAPOO SLOPES BOUNDED BY  
THE TRANS CANADA HIGHWAY TO THE NORTH, FUTURE  
STONEY TRAIL TO THE WEST AND COUGAR RIDGE TO THE  
SOUTH  
BYLAWS 39P2017, 9C2017 AND 253D2017

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**SUPPLEMENTARY REPORT**

This report addresses the referral motion at the Calgary Planning Commission (CPC) on 2017 May 18.

**Calgary Planning Commission Referral Motion:**

The Calgary Planning Commission **REFERRED** the proposed Area Structure Plan amendments back to Administration to address the following:

1. Complete significant refinements, clarification and general edits to the Canada Olympic Park and Adjacent Lands Area Structure Plan.
2. Reconsider the permitted and discretionary uses on Site 3 with respect to ancillary and residential uses.
3. Consider a path towards a statutory state.
4. Clarify pedestrian, cycling and transit connections.

and return to Calgary Planning Commission no later than 2017 June 15.

**ADMINISTRATION CONSULTATION WITH APPLICANT**

In response to the referral motion, Transportation, Planning, and the Applicant undertook a collaborative review of the proposed Area Structure Plan policies, land use districts, policy status, and transportation networks. The following is a summary of APPENDICES contained in this supplementary report:

- SUPPLEMENTARY APPENDIX I: Applicant's Submission
- SUPPLEMENTARY APPENDIX II: Area Structure Plan Amendments
- SUPPLEMENTARY APPENDIX III: Land Use Concept Map
- SUPPLEMENTARY APPENDIX IV: Precinct Map
- SUPPLEMENTARY APPENDIX V: Road Closure
- SUPPLEMENTARY APPENDIX VI: Direct Control District
- SUPPLEMENTARY APPENDIX VII: Transportation Map
- SUPPLEMENTARY APPENDIX VIII: Letters Submitted

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Responses to each referral motion are provided below.

Motion 1: ASP Policy Amendments

The referral allowed Administration to:

- Correct grammatical and syntax corrections to the proposed ASP policies;
- Correct errors adopted in a policy amendment in 2015 (Bylaw 25P2015);
- Edit the new policies that support the proposed direct control bylaw;
- Correct spelling errors on the Precinct Map (SUPPLEMENTARY APPENDIX IV); and
- Amend the policy section with the Urban Design team to ensure the spirit and intent of the policies remained intact.

The amended ASP policies are provided in SUPPLEMENTARY APPENDIX II.

Motion 2: Site 3 Land Uses

The following uses were eliminated from the Direct Control Bylaw (SUPPLEMENTARY APPENDIX VI) Site 3 to limit development intensity on the top of the ski hill:

- Amusement Arcade;
- Catering Service – Major;
- Dinner Theatre;
- Restaurant: Food Service Only – Large;
- Financial Institution;
- Billiard Parlour;
- Drinking Establishment – Medium; and
- Computer Games Facility.

Motion 3: Consideration of “Statutory State”

The ASP is currently a statutory policy document adopted by bylaw in 2005, with subsequent amendments in 2015 that were also adopted by bylaw. The amendments proposed by Administration are also recommended to be adopted by bylaw to ensure the ASP remains statutory.

At the May 18 CPC hearing, it was suggested that the policy could refer to the Development Areas Guidebook or New Communities Guidebook for further statutory policy direction. Administration has discussed this approach with the City-Wide policy team and determined that linking the ASP to either the New Communities Guidebook or Development Areas Guidebook is not a recommended approach for the following reasons:

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- 1) The New Communities Planning Guidebook (Volume 2, Part 1 of the MDP) was intended for large tracts of land in developing new community areas to assist with spatial structure and guide outline plans. It was not intended to be used for regional destinations where outline plans would not be submitted, such as the Airport or Canada Olympic Park.
- 2) The Developed Areas Guidebook applies only to developed areas as defined in the Developed Areas Map (Map 1) provided in the document. The Developed Areas Map does not include Canada Olympic Park. While a map amendment could be proposed to include Canada Olympic Park within the Developed Areas Guidebook, it is not Administration's preferred approach to the governing policy for development of the Winsport lands.

While both the New Community and Developed Areas Guidebook documents are not applicable in their entirety to this site, policies from the Developed Areas Guidebook have been added to the amended policy (SUPPLEMENTARY APPENDIX II), and all pre-existing policies have been reviewed for alignment with both documents.

With respect to Winsport's context plan becoming a statutory document, Administration discussed the option of embedding the context plan in the ASP. This approach was not supported by the applicant for the following reasons:

- Section C.2.2.(2) of the ASP indicates that when subdivision does not occur then a Site Concept Plan should be undertaken.
- Section C.3.2(1)(b) of the ASP identifies that a Site Context Plan should be provided for information purposes only and have no formal or legal status.
- The Site Context Plan was drafted in order to conform with these two requirements and not drafted in a manner conducive to being statutory policy.

The approach taken by Administration was to embed the precinct map and descriptions into the ASP. In doing this, a plan for building placement and public realm has been established that would align with Winsport's Site Context Plan created by the applicant.

**Motion 4: Pedestrian, Cycling, and Transit connections**

Planning and Transportation reviewed connectivity for the subject modes throughout the Winsport site, to the adjacent areas and across the Trans Canada Highway (SUPPLEMENTARY APPENDIX VII).

Administration provides the following summary of policies to support an enhanced transportation network:

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- Pedestrian circulation policies for regional pathways, sidewalks, walkways, and local pathways (Policy 10.2)
- Cost sharing for a pedestrian overpass over the Trans Canada Highway to connect to Bowness not exceeding \$3 million for developer contribution relating to Trinity site 'H' (Policy 10.2.2(4))
- Transit Service Policies regarding location of stops, signs, shelter, and routes (Policy 10.3)

The City will pursue public access easements for Transit in the future at time of Development Permit application or with the completion of the adjacent section of Stoney Trail, at the west building of the Winsport lands.

**AMENDED PLANS:**

The Precinct Map (SUPPLEMENTARY APPENDIX IV) has been updated to correct spelling errors.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments, Road Closure and Land Use Amendment as amended.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 39P2017, 9C2017 and 253D2017; and

1. **ADOPT** the proposed amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 39P2017.
3. **ADOPT** the proposed closure of 0.70 hectares ± (1.72 acres ±) of road (Plan 1112209, Area A) adjacent to 9609, 9610, 9707, 9710, and 9731 – 1 Avenue SW and 8800 Canada Olympic Drive SW, in accordance with Administration's recommendation; and



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4. Give three readings to the proposed Closure Bylaw 9C2017.
5. **ADOPT** the proposed redesignation of 93.00 hectares  $\pm$  (229.81 acres  $\pm$ ) located at 8625, 8695 and 8800 Canada Olympic Drive SW, 8475 Bowfort Road SW, 9609, 9610, 9707 and 9710 – 1 Avenue SW and the closed road (Portion of Plan 8511194, Block 64; Plan 7910494, Block C; Plan 5565AH, Block 52, Lots 1 and 2 and 6 to 8; Plan 1112209, Area A; Plan 1511348, Areas A and D) from Special Purpose – Future Urban Development (S-FUD) District, DC Direct Control District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate recreation, commercial and office development, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 253D2017.

**REASON(S) FOR RECOMMENDATION:**

Canada Olympic Park has been regulated by an omnibus Direct Control (DC) Bylaw under former Bylaw 2P80 since City Council approval 1997 July 21. Using the former Urban Reserve (UR) District as the base district for the existing DC, the list of permitted and discretionary uses are extremely limited and indicative of the intent of protecting land from premature subdivision and development.

Recognizing the changes in recreational activities over the last twenty years and respectful of Canada Olympic Park's place within the broader city context, Administration supports WinSport's goal to move to a new, contemporary land use bylaw reflecting not only changes that have taken place but how Canada Olympic Park operates in the future. While there are no imminent development plans, the proposed DC Bylaw will provide certainty to WinSport, the adjoining communities and the city at-large as well as providing flexibility in recreational, operational and accessory development.

**ATTACHMENTS**

1. Proposed Bylaw 39P2017
2. Proposed Bylaw 9C2017
3. Proposed Bylaw 253D2017

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**PROPOSED ASP AMENDMENTS**

Textual and map amendments to the Calgary Olympic Parks and Adjacent Lands Area Structure Plan (ASP) are proposed to accommodate development on WinSport lands (SUPPLEMENTARY APPENDICES II and III). The long-term desire of WinSport is for preservation of the recreation area, while allowing for additional development primarily at the bottom of the hill.

A new Development Precinct Map (SUPPLEMENTARY APPENDIX IV) has been created to illustrate and guide future development of 6 distinct areas envisioned on the site. This map helps provide structure to the site as development continues on the site, which includes plazas, an internal main street, and amenities at the top of the ski hill.

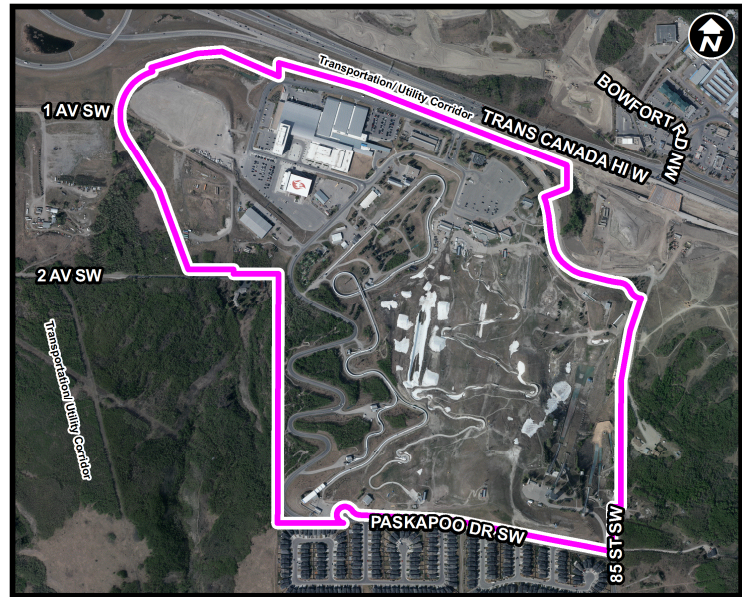
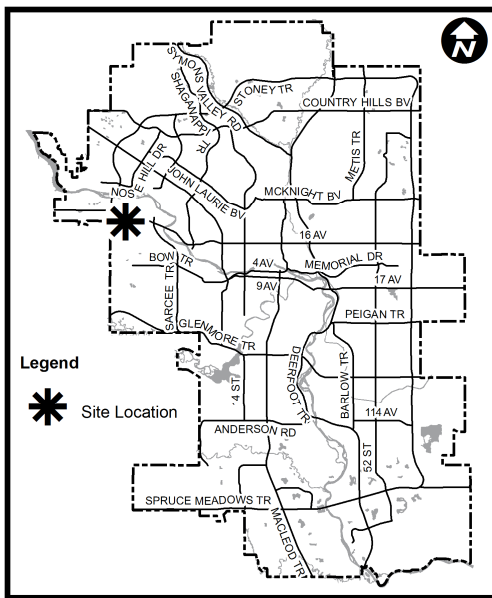
The Land Use Concept Map 2 has been amended to reflect employment and commercial uses contained within the proposed Direct Control Bylaw across Site 1 as well as a new community amenity area for Site 3 at the top of the hill. In addition, policies for the Core Development Area at the bottom of the hill have been expanded to ensure a high quality development with a focus on providing a high quality design along Calgary's entranceway, well-designed internal thoroughfares, good urban design, as well as providing for slope adaptive design.

In addition to the proposed ASP amendments, policies within Volume 1 of the Municipal Development Plan will also help ensure high quality development that respects the context and character of the surrounding area. These proposed amendments allow for a more comprehensive review and implementation of new development to ensure the precincts develop and integrate in a thoughtful manner

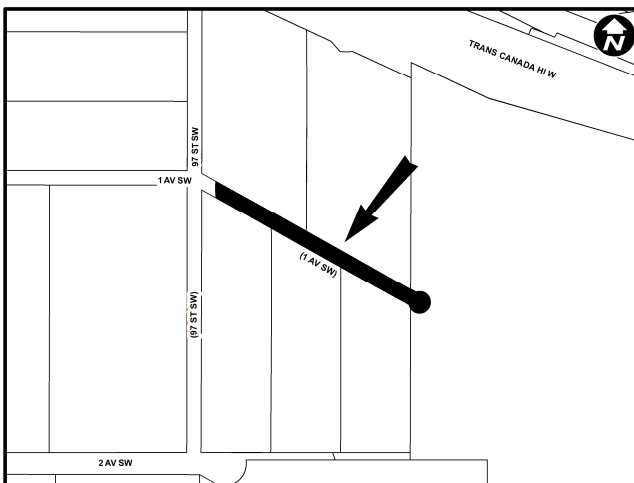
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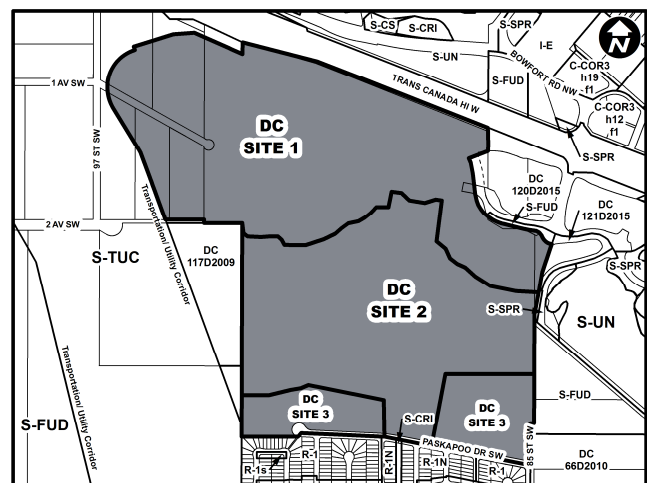
**LOCATION MAPS**



Road Closure Map



Land Use Amendment Map



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (SUPPLEMENTARY APPENDIX II).

**Moved by: R. Wright**  
Absent: L. Juan

**Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.70 hectares  $\pm$  (1.72 acres  $\pm$ ) of road (Plan 1112209, Area A) adjacent to 9609, 9610, 9707, 9710, and 9731 – 1 Avenue SW and 8800 Canada Olympic Drive SW, with conditions (SUPPLEMENTARY APPENDIX V).

**Moved by: R. Wright**  
Absent: L. Juan

**Carried: 6 – 0**

3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 93.00 hectares  $\pm$  (229.81 acres  $\pm$ ) located at 8625, 8695 and 8800 Canada Olympic Drive SW, 8475 Bowfort Road SW, 9609, 9610, 9707 and 9710 – 1 Avenue SW and the closed road (Portion of Plan 8511194, Block 64; Plan 7910494, Block C; Plan 5565AH, Block 52, Lots 1 and 2 and 6 to 8; Plan 1112209, Area A; Plan 1511348, Areas A and D) from Special Purpose – Future Urban Development (S-FUD) District, DC Direct Control District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate recreation, commercial and office development with guidelines (SUPPLEMENTARY APPENDIX VI).

**Moved by: R. Wright**  
Absent: L. Juan

**Carried: 6 – 0**

**2017 June 15**

**MOTION:** The Calgary Planning Commission **TABLED** Item 4.02 (LOC2016-0146) in order for Mr. Palmiere to compile his amendments to the proposed amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan.

**Moved by: G.-C. Carra**  
Absent: L. Juan

**Carried: 6 – 0**

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**MOTION:** The Calgary Planning Commission **LIFTED** Item 4.02 (LOC2016-0146) **FROM THE TABLE.**

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(b)”, section 5.1.1 “Winsport Precincts” after “support the sustainability of the Park.” insert “Together these six precincts described below, constitute the Core Development Area described in Section 5.2.”

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(d)”, section 5.2.2 remove the underline from section heading “Architecture”.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(d)”, section 5.2.2(17)(d) by moving the comma to follow “massing”.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(e)”, section 5.10.1 “Purpose” after “related services and amenities,” and before “opportunities for adaptive” delete “provide” to “providing”.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

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**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(e)”, section 5.10.1 “Purpose”, after “reuse of existing buildings” and before “Olympic Legacy buildings” insert “and”.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(e)”, section 5.10.2.(1)(b)(i), after “within the context of the area” delete “, and”.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Delete the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(e)” section 5.10.2(1)(b)(ii) in its entirety and renumber accordingly.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the “Proposed Amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan”, amendment “(e)”, section 5.10.2(1)(b)(iii) to read as;  
“Designed to maximize public views through building siting and orientation.”

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

**AMENDMENT:** Amend the legend of Map 2 entitled “Land Use Concept” by changing “Community Amenity Zone” to “Community Amenity Area”.

**Moved by: A. Palmiere** **Carried: 6 – 0**  
Absent: L. Juan

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**Applicant:**

Stantec Consulting

**Landowner:**

Calgary Olympic Development  
Association  
The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

Located on the western edge of the City, Canada Olympic Park is bounded by the Trans-Canada Highway to the north, a portion of the Paskapoo Slopes natural area and the new Medicine Hill development (Trinity) to the east, the communities of Patterson Heights and Cougar Ridge to the south, and the future Stoney Trail TUC to the west.

Formerly known as the Calgary Olympic Development Association (CODA), WinSport was founded in 1956 to bid on behalf of Calgary to host an Olympic Winter Games. Operating as a not-for-profit organization, WinSport owns and operates Canada Olympic Park. Awarded the Olympic bid in September 1981, Canada Olympic Park facilities were expanded and developed to host key events for the 1988 Winter Olympic Games. Following the Olympic Games and benefitting from endowment funds left for the Games' legacy, the Park has evolved into a new vision for excellence in Canadian winter sports for athletes to support national aspiration, and year-round recreation facilities for Calgary citizens, young and old, as well as and visitors to Calgary.

This application proposes to replace the existing 1997 Direct Control Bylaw which recognized *"recreational uses lawfully existing on the site at the time of passage of the bylaw"* and the 2008 Direct Control Bylaw with a more contemporary Direct Control Bylaw reflective of the changes within the Park to date as well as future development. The proposed bylaw identifies three sites within the Park and sets forth uses and development rules for each site. Overall, the uses within each of the three sites follows the land use pattern set forth in the existing ASP.

In 2007, CODA came forward with a second land use amendment to encompass a large area on the west side of the Park that was approved by City Council as Bylaw 9Z2008. This second bylaw facilitated development of the CODA ice complex, gymnasium and Canada Sports Hall of Fame campus.

**LAND USE DISTRICTS - (EXISTING / Bylaw 83Z97 & Bylaw 9Z2008)**

Officially brought under City of Calgary Land Use Bylaw 2P80 as Direct Control 83Z97, Canada Olympic Park has evolved beyond the role of hosting events for the 1988 Winter Olympics and

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providing a much smaller Calgary populous with winter recreation to an all-seasons indoor and outdoor recreation facility. With the adoption of the Calgary Olympic Park and Adjacent Lands Area Structure Plan ASP in 2005, the Park and immediate surrounding environs (Paskapoo Slopes and private property on both the east and west side of the Park) were overlain with a land use map and supported by policies for existing and future development.

**PROPOSED DIRECT CONTROL BYLAW**

The land use amendment and ASP amendment application bring three distinct sites within the Park for consideration. These three sites are characterized by different uses as well as activities within the sites. The primary use of the site remains indoor and outdoor recreation facility. The lower portion of the Park, off the slopes and more or less parallel to Highway 1, seeks commercial uses in support of the Park as well as stand-alone uses not directly related to Park activities such as office, retail and restaurants. The upper portion of the Park, adjacent to Paskapoo Drive and at the top of the slope contains a list of uses intended to serve the local population within the surrounding communities as well as users/employees of the Park. The uses include office, restaurant and retail.

All three sites retain the base land use district of Special Purpose – Recreation (S-R) and select additional permitted and discretionary uses complimenting each of the sites. In order to facilitate these additional uses, the underlying recommended land uses for sites 1 and 3 require map and textual amendments to the ASP included within this report. Expectations in terms of uses, design standards and future predictability have been articulated in the proposed Canada Olympic Park Site Context Plan, amendments to the ASP and in WinSport's Site Context Plan document.

The existing ASP denotes three recommended land uses for Canada Olympic Park; Recreation (ski hill) Area, Core Development Area and Employment Area (flatter terrain generally at the bottom of the slopes).

The three proposed sites within this Direct Control Bylaw are summarized as follows:

**Site 1 (± 35.92)**

In the review of this application, Administration has learned that WinSport's relationship with the Federal Government (gifted lands) creates significant restrictions on subdividing lands for non-recreation purposes. In order to create a park which is able to sustain itself financially WinSport can deliver development sites/buildings where WinSport will retain ownership of the land and sites be leased to tenants. The funds from these leases will then be utilized for the operation, maintenance, and expansion of recreational services.



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Given the projected completion of the Stoney Trail Ring Road and the limitations regarding access to the freeway, the western area of the Park along the TransCanada Highway currently projected as an Employment Area in the ASP would be replaced by Commercial Core Development Area, consistent with the activity currently in place and the land use recommendations of the ASP. The area described as Site 1 has essentially already been established with development of the *CODA ice complex, gymnasium and Canada Sports Hall of Fame* campus. The existing land use map in the ASP recommends Core Development and Employment for what will become Site 1.

The intent for this area is to provide for the expansion of the core *Calgary Olympic Development Association* (CODA) athlete training facilities including offices, schools and other supporting uses. In addition to the existing training facilities, a National Ice Complex, Athletic Development Centre, National Sports Office Complex, and National Sports School will complement the park and form the nucleus of this Canadian Centre of Sport Excellence.

**Site 2 (± 36 ha)**

The ASP currently captures this site as *Recreation (Ski Hill) Area*. As proposed, Site 2 remains the heart of Canada Olympic Park, retaining and enhancing the primary uses of indoor and outdoor recreational facilities with additional permitted and discretionary uses such as athletes housing, community recreational facility, fitness center and medical center. This proposal does not require textual or map amendments to the existing ASP.

A height limit of 15 metres has been established for new development within the site exclusive of event or promotion activities. Any new development permit within this site would be reviewed under the ASP and bylaw for slope adaptive design elements.

**Site 3 (± 9.9 ha)**

Proposed as the new *Community Amenity Area*, these two areas at the top of the Park along Paskapoo Drive SW require textual and map amendments to the ASP. Following extensive stakeholder engagement with the adjoining communities of Cougar Ridge and Patterson Heights, WinSport has proposed 2 smaller areas for future development as a transitional interface with the communities of West Springs/Cougar Ride. Continuing to provide sport related services, these 2 areas will also be capable of supporting community related services such as child care service, accessory food service, fitness center, instructional facility and medical clinic.

Within this new section of the ASP, expectations for form, architectural treatment and height have been added to ensure compatibility with the adjacent residential developments. The proposed uses for these 2 land areas included the ski jump towers, top of ski hill chair lift, former Tea House building and start houses for the bobsled, luge and mountain bike trail.

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**CONTEXT PLAN**

With no public roadways proposed, as typically associated with an Outline Plan, an Outline Plan was not required in support of this application. The roadway system within the Park is not a public roadway system nor are the utilities on the grounds part of the City's infrastructure. In place of an Outline Plan, the applicant has provided a support document entitled the Canada Olympic Park Site Context Plan. While not a statutory document, this plan is intended to aid Administration, Calgary Planning Commission and City Council in future development of the Park.

In addition to providing a history of WinSport/Canada Olympic Park and the vision for the future, this document includes core principles, design principles and precedent examples representative of where WinSport project the Park in the future. These aspirations cover the following areas:

- *Core Principles*
- *Design Principles – Recognizing 6 precincts within the Park*
- *Precincts – 6 distinct precincts describing activities*
- *Focus Areas*
- *Connections*
- *Landmarks*

Municipal Development Plan (MDP) Conformance

Canada Olympic Park is recognized as being within the Developed/Established Area of the City in accordance with the Urban Structure map in the MDP and with no expansion of the Park associated with this application is deemed to be in compliance with the MDP.

South Saskatchewan Regional Plan (SSRP)

Canada Olympic Park is recognized as "City/Town" within the South Saskatchewan Regional Plan (SSRP). This application does not require any amendments to this Plan.

**TRANSPORTATION NETWORKS**

The road network within Canada Olympic Park will remain private. In accordance with an access agreement with the City, Calgary Transit and emergency services are allowed to use this internal network, however, the City does not accept any maintenance responsibilities for the roadway system within the Park. In June 2016, the switchback roadway connecting Paskapoo Drive SW with the TransCanada Highway was closed to public access. This private drive will continue to serve operations of the Park but is no longer accessible to the general public. Currently under construction in association with the Provincial interchange project and the

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Medicine Hills project, the interchange at Highway 1 and Bowfort Road/85 Street SW will ultimately benefit the Park in its existing state as well as in the future. As the sole point of access to the Park, the carrying capacity of this interchange will dictate the ultimate threshold for vehicular capacity of the Park when future development occurs.

With the completion of the Stoney Trail ring road, there is an opportunity to connect the Park with future development to the west, however, the City has no plans to take over the private roadway within the Park. Potentially, a link between the Park and the Valley Ridge interchange would support transit and cycling connections.

#### **UTILITIES & SERVICING**

As is the case with the transportation network within the Park, the utility system is privately operated and maintained. The City provides water and sanitary sewer service to the Park in a single point source of connection, but does not maintain those systems once they thread their way through the Park. Fire department connections are provided within the Park, accessed by CFD via the private roadway network.

#### **ENVIRONMENTAL ISSUES**

There are no environmental concerns with the proposed land use.

#### **ENVIRONMENTAL SUSTAINABILITY**

WinSport has stated that future development will follow environmental best practices which will be reviewed and evaluated at time of future development permits.

#### **PUBLIC ENGAGEMENT**

##### **Community Association Comments**

The application was circulated to the West Springs/Cougar Ride, Valley Ridge, Crestmont, Patterson Heights and Bowness Community associations. By and large, comments from the associations focused on adequate parking, trail connections to Paskapoo Slopes and concerns regarding closure of the switchback road connecting Cougar Ridge to Highway 1. The road closure component of this application deals with a remnant City right of way that provided access to acreage development on the slopes prior to the formation of Canada Olympic Park and as such, was not met with concern (SUPPLEMENTARY APPENDIX VIII).

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**Citizen Comments**

Administration has received several letters of correspondence from citizens in adjoining communities stating concerns over the closure of the private switchback road. Additionally, comments also stated concerns regarding commercial development and future parking areas adjacent residential development. As above, once explained the remnant road closure was within the Park and not associated with the closure of the switchback connection, no opposition was expressed.

**Public Meetings**

Engagement with the public by WinSport was substantial. In the summer and fall of 2015, WinSport representatives set up meetings with West Springs/Cougar Ridge, Valley Ridge and Bowness community associations. Overall, the response was favourable with comments regarding development along Paskapoo Drive SW concentrating on a small-scale interface between the residential community of Cougar Ridge and the Park. The applicant responded to community concerns and opportunities identified by working with them to change the land use plans.

The application also held meeting with adjacent landowners to the west and east of the Park. Overall, the response to the application was supportive according to the applicant.

In the fall of 2015, Administration hosted a pre-application meeting with the applicant while consultation with the community associations continued through the remainder of the year and into 2016 leading up to the December 2016 application submittal. While under review, Administration held two public information/open house sessions in February and May 2017. Comments from the attendees generally were interested in future development proposals, which at present do not exist, and the relationship between the WinSport proposal and the Medicine Hills development (none other than the interchange improvements). Administration also took the application to the Joint Advisory Committee on Paskapoo Slopes who voiced concerns regarding height limitations and, slope adaptive development.

With no development plans for the near future, stakeholders were informed of the development controls embedded in the proposed direct control district bylaw that will provide Administration and affected parties opportunities for review of proposals at time of a development permit application.

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**SUPPLEMENTARY APPENDIX I**

**APPLICANT'S SUBMISSION**

On behalf of Winsport (formerly known as the Calgary Olympic Development Association (CODA), Stantec Consulting Ltd is please to submit the enclosed Land Use amendment application for a Direct Control (DC) District on a portion of lands within Calgary Olympic Park (COP) and an Area Structure Plan (ASP) amendment application to amend the Canada Olympic Park and Adjacent Lands ASP.

The reasons for this application are as follows:

- Given the changes to ownership of the lands to the east of COP and the need for land exchanges to facilitate the construction of the new Interchange on the TransCanada and Bowfort Road and the Stoney Trail development, WinSport is planning for its future.
- It is important at this point in time to ensure WinSport can develop its lands to support and sustain its core business sport and recreation. WinSport needs certainty around its land use to plan for the future and market to potential partners.

Building on the legacy of the Canada Olympic Development Authority (CODA) endowment, the long-term sustainability of WinSport is of paramount importance. Our land asset is our future sustainability. The DC District has been developed to accommodate the long term needs of WinSport to continue to provide work class winter sports facilities and training for Canadian athletes. The proposed Land Use amendment has two sites; one located along the northern edge of COP along the TransCanada Highway and the second located at the southern edge of COP along Paskapoo Drive SW. The sites being redesignated are municipally addressed as a portion of 8800 Canada Olympic Drive SW, 9710 1 Avenue SW, 9610 1 Avenue SW, 9707 1 Avenue SW, 9609 1 Avenue SW, portion of 8475 Bowfort Road SW, untitled closed road portions of Canada Olympic Drive and 1 Avenue SW west of the Stoney Trail right-of-way.

The ASP amendment application includes a variety of minor text amendments as well as amendments to the Land Use Concept. The Land Use Concept amendment comprises the inclusion of the remainder of the lower slopes of COP as part of the Core Development Area; as well as creates a new designation area titled the Community Amenity Area at the top of the hill adjacent to Paskapoo Drive SW.

Through the ASP amendment and Land Use application, WinSport wishes to achieve the following objectives for the future.

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- Ensure that sport and recreation remain core to the Park.
- Allow for flexibility in land use to meet the changing needs and priorities of the Park.
- Maximize the use of all lands within the Park.
- Integrate better with the surrounding community.

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**APPENDIX II**

**PROPOSED AMENDMENTS TO THE CANADA OLYMPIC PARK AND ADJACENT LANDS**  
**AREA STRUCTURE PLAN**

- (a) In Part 1, Section 4.0, “Land Use Concept” delete the existing Map 2 entitled “Land Use Concept” and replace with the revised Map 2 entitled “Land Use Concept” (APPENDIX III).
- (b) In Part 1, Section 5.0, “Land Use Areas”, delete Section 5.1 “Core Development Area” in its entirety and replace with the following:

**“5.1 Winsport Precincts**

**5.1.1 Winsport Precincts**

There are 6 distinct precincts on Winsport’s lands, which together function as a complete recreation and sport facility with retail, office, services, and attractions across the site to support the sustainability of the Park.

1. West Terminus Precinct  
Suitable for large scale buildings, and will serve as a location for a landmark feature building, which may include office, recreation, retail, and other services.
2. Active Spine Precinct  
A centrally located publicly accessible street and gathering space that is the primary link across the core development area, with primary entries and facades facing the street.
3. Legacy Plaza Precinct  
A primarily pedestrian space located at the east end of the Active Spine precinct, intended to function as a large-scale flexible space suited to a wide range of activities and uses such as restaurants and patios, festival space, office, pop-up concert venue, and other publicly accessible uses.
4. Lower Slopes Precinct  
A highly active recreation area across all seasons at the base of the hill, with supporting buildings and structures that will be connected to the main spine and legacy plaza precincts.

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5. Slopes Precinct (Recreation Ski Hill Area)  
The primary recreation and sport area containing the ski hill and associated activities.
  6. Hilltop Precinct (Community Amenity Zone)  
This precinct is intended to provide small community amenities and services within two locations on the top of the hill. These areas are intended to serve the local community and users of the ski hill.”
- (c) In Part 1, Section 5.0, “Land Use Areas” insert new map entitled “Precincts” (APPENDIX IV).
- (d) In Part 1, Section 5.0, “Land Use Areas”, delete Section 5.2 “Employment Area” in its entirety and replace with the following:

**“5.2 Core Development Area**

**5.2.1 Purpose**

The purpose of this area is to provide for the expansion of the core WinSport athlete training facilities including offices, schools and other supporting uses. In addition to the existing training facilities, a National Ice Complex, Athletic Development Centre, National Sports Office Complex, and National Sports School will form the nucleus of the Canadian Centre of Sport Excellence.

**5.2.2 Policies**

**(1) Composition of Core Development Area**

- (a) Subject to the policies of this Plan, the predominant uses of land within the Core Development Area shall focus on recreational activities, competitive events and athlete training.
- (b) Other uses such as retail, office, athlete’s housing and institutional facilities that are accessory (or occupied by tenants) to the uses listed in 5.2.2 (1)(a) may be allowed within the Core Development Area where such uses are determined to be compatible with the purpose and context of the area.
- (c) Portions of the Core Development area that are adjacent to the Gateway District shall be designed to:



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- (i) provide safe and direct pedestrian connections to amenities located in the Gateway District;
  - (ii) include outdoor plazas and/or streets that serve as a focal point for social gatherings and other special events;
  - (iii) be of a scale that is complementary to similar types of uses located in the Gateway District; and
  - (iv) ensure buildings are located adjacent to a plaza or street with direct at-grade pedestrian access where possible.
  - (d) The general categories of uses identified under (a), (b) and (c) above shall be refined through the Land Use Districts applied to lands within the Core Development Area.
  - (e) The development should be designed with the following considerations:
- (2) Design of the Core Development Area

The following policies have been created to guide future development on the site. Policies aim to provide for a gateway development site that is well connected, with a high quality built form and a network of streets and open spaces that enhance the visitor experience in this area.

**Highway Interface**

- (3) Calgary's entranceway along the Trans Canada Highway deserves a high quality and well-designed interface with adjacent buildings. A high quality entranceway should be achieved through:
- (a) Avoiding the location of servicing and back-of-house operations being visible from the highway
  - (b) Use of high quality materials
  - (c) Artistic features on building facades
  - (d) Landscaping
  - (e) Transitions between buildings which complement each other

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- (2) Parking access and loading areas should be located in areas that are not visible from Stoney Trail and the Trans Canada Highway.
- (3) Where service areas are located near or adjacent to Stoney Trail or TransCanada Highway they should be designed so they are screened from view of Stoney Trail or TransCanada Highway, or integrated with the architecture of the building.

**Parking and Loading**

- (4) Loading bays, garbage containers, outdoor storage and other service areas must be located and designed to promote a high quality pedestrian experience within Canada Olympic Park.
- (5) Driveways into parking lots and loading should be provided on streets where the lowest amount of pedestrian activity occurs.

**Building and Site Design**

**Objectives**

The following policies have been created to guide future development on the site. The site should operate efficiently, and be well connected internally with a high quality built form which respects the community context. Policies aim to help development respect physical and cultural context, and reduce pedestrian and vehicle conflicts, designed to work for all mobility modes.

**Site Design**

- (6) The Core Development Area shall function as a Campus by:
  - (a) Creating an urban campus environment with a variety of streetscapes; reinforcing the existing “entry gate” concept and identity of Canada Olympic Park; and improving open space and landscape opportunities to enrich the overall visitor experience.
  - (b) Providing an integrated open space system that incorporates a network of pathways to connect Canada Olympic Park’s plazas, recreation centres, landscaped spaces and other major facilities within Canada Olympic Park and to the surrounding communities.

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- (c) Providing high quality pedestrian walkways.
- (d) Providing unique wayfinding for all mobility modes that celebrates the Olympic legacy and adds to the sense of placemaking at Canada Olympic Park
- (7) Create a compact urban development pattern with pedestrian scaled blocks and building frontages that spatially define public streets and open spaces and encourage walkability and transit use.
- (8) Design sites to connect and define edges, paths, centres and streets of activity.
- (9) Encourage buildings that are connected and integrated with adjacent open spaces and other landscaped areas.
- (10) Buildings should be situated in locations that promote views of the city and mountains.
- (11) Art installations that celebrate sport, indigenous culture, recreation, and the Olympic legacy to enhance the overall site design are encouraged.
- (12) Retail, restaurants, outdoor patios, and recreation uses are ideally located adjacent to plazas to generate active edges throughout the site.
- (13) Retail store frontages should be located along sidewalks and have individual entrances to avoid long uninviting street walls.
- (14) Where possible, setback ranges should be minimized to achieve a streetwall consistency. Exceptions may be where small plazas or courtyards are included to add diversity and activity space in the streetscape. Inset doorways are acceptable, but should include extensive glazing throughout the entryway to preserve visibility from the sidewalk.
- (15) Buildings should be designed to reduce the impact of wind at ground level and to optimize daylight and sunlight access on-site and to streets and open spaces.
- (16) Development is subject to the City of Calgary Slope Adaptive Development Policy and Guidelines & Conservation Planning policy.

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**Architecture**

(17) Architectural details may include but are not limited to:

- (a) Facade modulation (e.g. building intervals that are stepped forward or back, recessing building floors above the first story, providing vertical or horizontal offsets in the wall surfaces including columns, recesses, and projections).
- (b) Facade enhancement (e.g. vivid colours, distinctive roof forms, innovative architectural features).
- (c) Facade articulation (e.g. articulating details around doors, windows, balconies, plate lines, recessed design elements, interesting cornice treatment, exposed expansion joints, reveals, changes in texture, or other methods of visual relief).
- (d) Create architectural interest through variation in building scale and massing , reducing building bulk, and avoid long expanses of blank walls.
- (e) Placement of signage, lighting, or architectural detail that enhances the sense of place.
- (f) Design of weather protection, which should be continuous and may take the form of fixed, metal and/or glass canopies.
- (g) Canopies should be designed to make sure snow and ice does not fall within pedestrian walkways. Adequate depth to provide protection is 1.5 meters as a minimum.

**Art, Lighting, and Signs**

- (18) Lighting shall be architecturally integrated and should not cast light onto road right-of-way.
- (19) Identification signs should be architecturally integrated with the building, where appropriate.
- (20) Signs with digital displays should be minimized along the highway and be oriented away from adjacent residential areas.

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**Active Spine Precinct**

- (21) Street-level uses within the Active Spine Precinct should contribute to a vibrant pedestrian experience and be active during the day and evening (e.g. restaurants, cafés, and retail).
- (22) Building setbacks along in the Active Spine Precinct should be minimized to frame the public realm.
- (23) Visibility into shops from the street shall be maintained at all times. Any solid signage, advertising or blackout panels placed against the inside surfaces of storefront glazing is prohibited in order to promote eyes on the street.

**Indigenous Elements**

- (24) Show the spirit of the buffalo at this ancient buffalo kill site through Blackfoot Tribe specific buffalo imagery.
- (25) Show the spirit of the tipi as a story of the Blackfoot Tribe life. The spirit of the tipi has several stories which are showcased in the actual design of the tipi. The tipi has three layers; the top tells the stories of the cosmos and the universe, the middle is associated with symbols of animals, and the bottom is associated with mountains, foothills, land and landscapes and water. Apuni is the dream symbol on the back of tipis. On the flaps of tipis are usually designs of stories related to the 'big dipper' and the Pleiades, the story of the 'lost children'.
- (26) Reflect the spirit of the local ecology through the use of site-typical specific plants and trees. Humans have been gifted by plants, rocks, animals, birds, water, clay/soil for spiritual and medicinal purposes. Treaty 7 communities are still practitioners of this way of life.
- (27) Tell the story of natural streams of the site through typical rocks found in site streams. There are many First Nations ceremonies which require natural water and rocks; one is called "sweat lodge". Sweats are made of willows, water and rocks."

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- (e) In Part 1, Section 5.0, “Land Use Areas”, add a new Section 5.10 as follows:

**“5.10 Community Amenity Area**

**5.10.1 Purpose**

The purpose of this area is to provide for a transitional interface with the community of West Springs/Cougar Ridge by providing sport and community related services and amenities, provide opportunities for adaptive reuse of existing buildings Olympic Legacy buildings where possible and practical, and providing operations and services for Canada Olympic Park.

**5.10.2 Policies**

**(1) Composition of the Community Amenity Area**

Subject to the policies of this Plan:

- (a) The predominant use of land within the Community Amenity Area shall be sport and recreation, community related services, local commercial uses, service commercial uses, institutional uses, recreational uses and public uses, and other similar and accessory uses, and amenities that are compatible and appropriate adjacent to an existing residential community.
- (b) Uses within the Community Amenity Area should be:
  - (i) Compatible and appropriate within the context of the area, and
  - (ii) Designed to establish view corridors and minimize impacts the building
  - (iii) Designed to maximize views through appropriate building location and orientation
  - (iv) Screened from Paskapoo Drive and 85th Street SW through the use of landscaping, fencing, or architectural features.
- (c) Buildings within the Community Amenity Area should be designed with architectural treatments complementary to the neighbouring residential properties.

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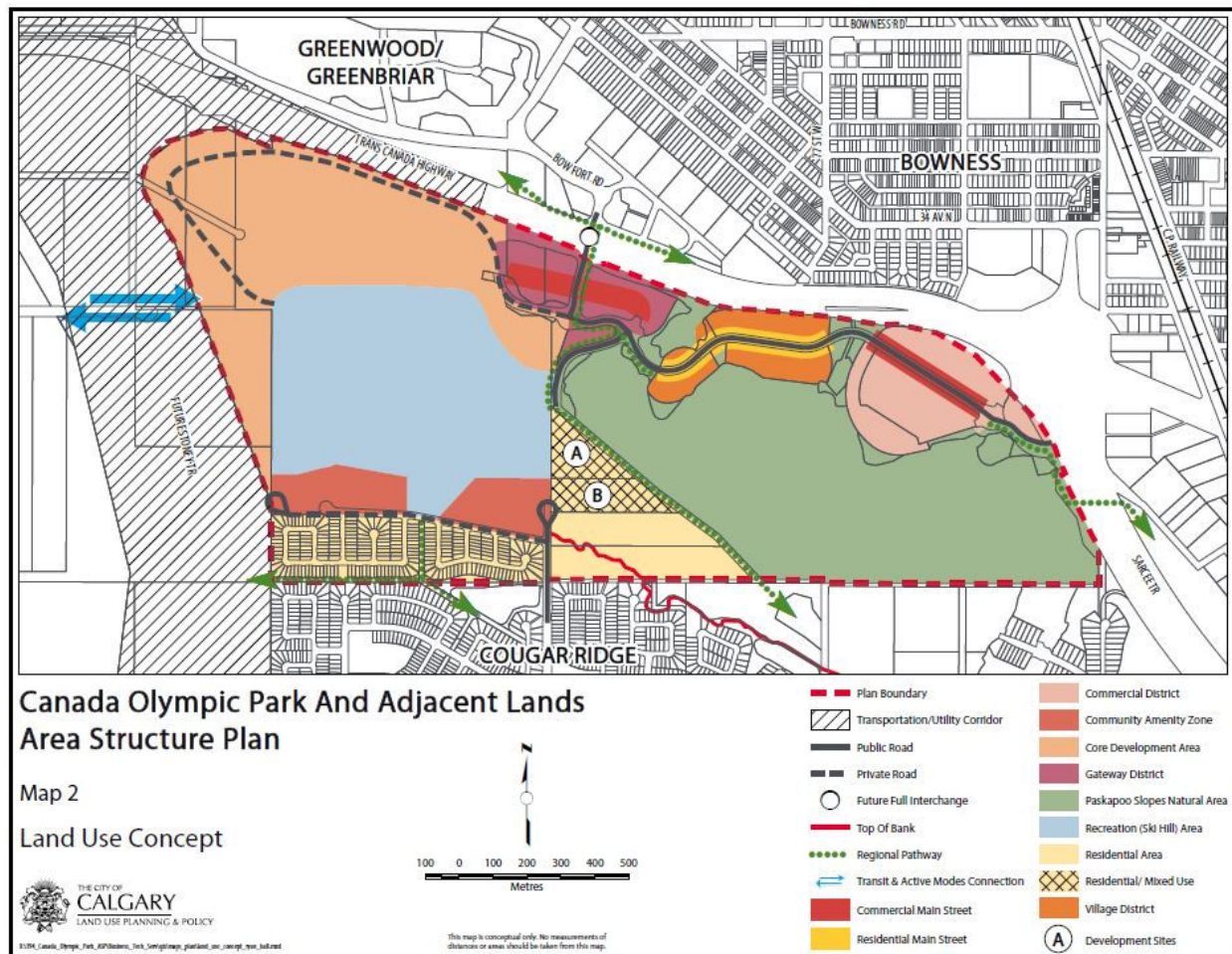
- (d) Signs with digital displays shall be oriented away from adjacent residential areas.
- (e) Development is subject to the City of Calgary Slope Adaptive Development Policy and Guidelines and the Conservation Planning Policy.”

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**APPENDIX III**

**Map 2 Land Use Concept**



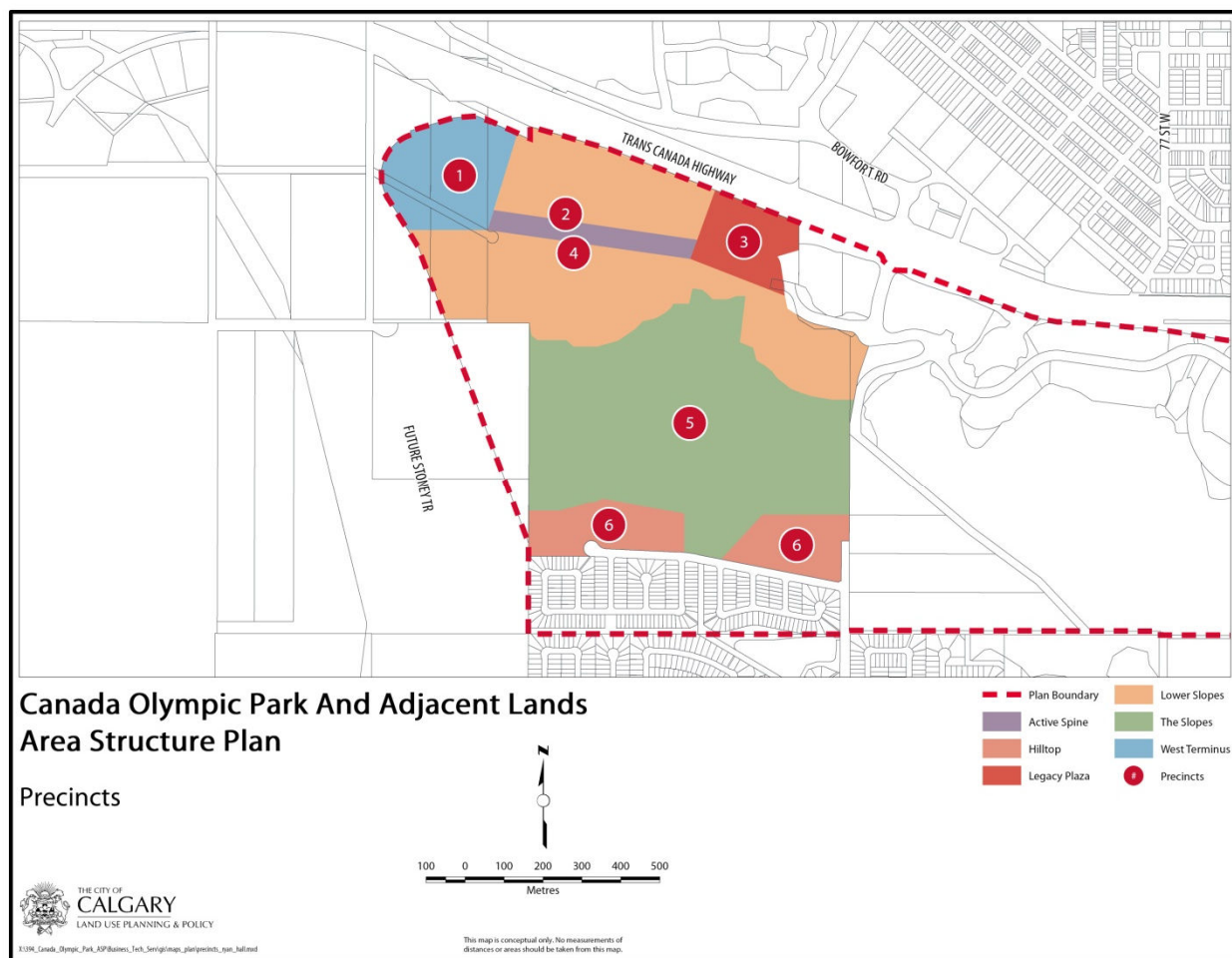


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**APPENDIX IV**

**Precincts Map**



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**SUPPLEMENTARY APPENDIX V**

**PROPOSED ROAD CLOSURE CONDITIONS**

1. All costs associated with the road closure will be borne by the applicant.
2. Protection and/or relocation of any utilities will be at the applicant's expense and to the appropriate standards as per the utility company (e.g. Enmax, Atco Gas, etc) with all appropriate easements provided.
3. Any Utility right-of-ways, easements or access agreements are to be registered concurrent with the closure.

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SUPPLEMENTARY APPENDIX VI

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 The purpose of this Direct Control District is to:
  - (a) Support the long-term **development** of Canada Olympic Park as a year round, world-class sport training and recreation hub accommodating the existing **uses** on the site at the time of passage of this Direct Control District bylaw; and
  - (b) Ensure that the **uses** evolve in accordance with a long-range concept plan, function efficiently, take account of the community context, and promote the cultural heritage of the site.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**General Definitions**

- 4 In this Direct Control District:
  - (a) “**Area Concept Plan**” means a conceptual, long-range, **development** framework for the evolution of Canada Olympic Park as a year-round multi-use facility in a park like setting. The Concept Plan addresses the integration of a range of compatible **uses** and ensures that these **uses** function efficiently and take into account the community context and the cultural heritage of the site.

**Use Definitions**

- 5 For the purposes of this Direct Control District:
  - (a) “**Athlete Housing**” means a **use**;
    - (i) where sleeping accommodation is provided for temporary accommodations for athletes and athletic support staff who work, train or compete in Canada Olympic Park or its facilities;

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- (ii) that may contain **Dwelling Units**; and
- (iii) does not have a maximum **use area**.

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 applies to this Direct Control District.

**Concept Plan**

- 7 (1) A comprehensive **Area Concept Plan** for the entire Direct Control District must be submitted for review at the time of the first **development permit** application following approval of this Direct Control District and must be amended to respond to changing conditions, as needed with each subsequent **development permit** application.
- (2) The applicant must ensure and certify to the **Development Authority** the compatibility of the **development permit** application and the **Area Concept Plan**. An **Area Concept Plan** for the entire Direct Control District may be required to form part of the application for any **development permit**.
- (3) Despite subsection (1), a **development permit** for a change of **use** will not require the submission of an **Area Concept Plan**.
- 8 An **Area Concept Plan** must include detailed concepts with respect to:
- (a) **development** phasing, including interim **uses** and landscaping treatment of sites prior to full **development**;
  - (b) landscaping;
  - (c) pedestrian, cyclist and vehicular circulation and transportation infrastructure proposals to improve access and provide pedestrian, cyclist and transit connectivity to adjacent lands;
  - (d) pedestrian and bicycle access from the regional pathways to major facilities within the Direct Control District;
  - (e) parking for vehicles, including bicycle parking in accordance with City standards;
  - (f) options for mitigation of the potential impact of development on archaeological and historical resources, including potential heritage **buildings** and sites;

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- (h) relationships with the adjacent communities and co-ordination with plans for adjacent areas;
- (i) edge conditions and interface between sites adjacent to or abutting the boundary of this Direct Control District and all adjoining properties; and
- (j) infrastructure capacity.

**Use Area**

**9** There is no maximum cumulative **use area** for any **use** in this Direct Control District.

**Reductions of Minimum Motor Vehicle Parking Requirement**

**10** The minimum number of **motor vehicle parking stalls** may be reduced for an **Office** or **Information and Service Provider** by:

- (a) 10.0 per cent where a **building** is located within 150.0 metres of a private road where **frequent bus service** operates; and
- (b) 1.0 **motor vehicle parking stalls** for every:
  - (i) six (6) **bicycle parking stalls – class 1** provided in excess of the minimum number of **bicycle parking stalls** required in accordance with Part 4 of Bylaw 1P2007; and
  - (ii) two (2) lockers provided in a shower and change room facility.

**Landscaping for Parking Areas**

**11** The **Development Authority** may relax requirements for landscaping for parking areas in this Direct Control District where the loading and unloading of sporting equipment is required.

**Recycling Facilities**

**12** Recycling facilities must be provided for every **development** containing **Dwelling Units, Athlete Housing** and **Hotel**.

**Slope Adaptive Development**

**13** The **Development Authority** may require, at the time of **development permit** application, additional studies, reports or information to ensure slope stability and drainage are not impacted by proposed **development**.

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Site 1 (± 46.5ha)

**Application**

14 The provisions in sections 15 through 17 apply only to Site 1.

**Permitted Uses**

- 15 (1) The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building**:
- (a) **Accessory Food Service;**
  - (b) **Athlete Housing;**
  - (c) **Child Care Service;**
  - (d) **Counselling Service;**
  - (e) **Custodial Quarters;**
  - (f) **Community Recreation Facility;**
  - (g) **Fitness Center;**
  - (h) **Health Service Laboratory – With Clients;**
  - (i) **Health Service Laboratory – Without Clients;**
  - (j) **Indoor Recreation Facility;**
  - (k) **Information and Service Provider;**
  - (l) **Instructional Facility;**
  - (m) **Medical Clinic;**
  - (n) **Park Maintenance Facility – Large;**
  - (o) **Power Generation Facility – Medium;**
  - (p) **Service Organization;**
  - (q) **Sign – Class D;**
  - (r) **Special Function – Class 2; and**
  - (s) **Spectator Sports Facility.**

**Discretionary Uses**

- 16 (1) **Uses** listed in sub-section 15(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing approved **buildings** in this Direct Control District.
- (2) The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Accessory Residential Building;**

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- (b) **Accessory Liquor Service;**
- (c) **Amusement Arcade;**
- (d) **Artist's Studio;**
- (e) **Billiard Parlour;**
- (f) **Catering Service – Major;**
- (g) **Catering Service – Minor;**
- (h) **Cinema;**
- (i) **Computer Games Facility;**
- (j) **Conference and Event Facility;**
- (k) **Convenience Food Store;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Units;**
- (q) **Financial Institution;**
- (r) **Gaming Establishment – Bingo;**
- (s) **General Industrial – Light;**
- (t) **Hotel;**
- (u) **Multi-Residential Development;**
- (v) **Multi-Residential Development – Minor;**
- (w) **Museum;**
- (x) **Nightclub;**
- (y) **Office;**
- (z) **Outdoor Recreation Area;**
- (aa) **Parking Lot – Grade (temporary);**
- (bb) **Parking Lot – Structure;**
- (cc) **Post-secondary Learning Institution;**
- (dd) **Radio and Television Studio;**
- (ee) **Restaurant: Food Service Only – Medium;**
- (ff) **Restaurant: Food Service Only – Small;**
- (gg) **Restaurant: Food Service Only – Large;**
- (hh) **Restaurant: Licensed – Medium;**
- (ii) **Restaurant: Licensed – Small;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Retail and Customer Service;**
- (ll) **School – Private;**
- (mm) **School Authority – School;**
- (nn) **Seasonal Sales Area;**
- (oo) **Specialty Food Store;**
- (pp) **Take Out Food Service;**
- (qq) **Townhouse;**

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- (rr) **Utility Building; and**
- (ss) **Vehicle Rental – Minor.**

**Building Height**

- 17 (1) The maximum **building height** is 30.0 metres; and
- (2) The maximum **building height** may be relaxed provided the **Development Authority** is satisfied the relaxation is consistent with the **Area Concept Plan** and the test for relaxation as set out in Land Use Bylaw 1P2007 is met.

**Site 2 (±35.8) ha)**

**Application**

- 18 The provisions in section 19 through 21 apply only to Site 2.

**Permitted Uses**

- 19 (1) The **permitted uses** of the Special Purpose – Recreation (S-R) District of bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Outdoor Recreation Area.**
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building**:
- (a) **Accessory Food Service;**
  - (b) **Athlete Housing;**
  - (c) **Child Care Service;**
  - (d) **Community Recreation Facility;**
  - (e) **Counselling Service;**
  - (f) **Custodial Quarters;**
  - (g) **Fitness Centre;**
  - (h) **Health Service Laboratory – With Clients;**
  - (i) **Health Service Laboratory – Without Clients;**
  - (j) **Indoor Recreation Facility;**
  - (k) **Information and Service Provider;**
  - (l) **Instructional Facility;**
  - (m) **Medical Clinic;**
  - (n) **Park Maintenance Facility – Medium;**
  - (o) **Power Generation Facility – Medium;**
  - (p) **Service Organization; and**
  - (q) **Spectator Sports Facility.**



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**Discretionary Uses**

- 20 (1) **Uses** listed in Section 19(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in this Direct Control District.
- (2) The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Artist's Studio;**
  - (b) **Catering Service – Major;**
  - (c) **Catering Service – Minor;**
  - (d) **Hotel;**
  - (e) **Indoor Recreation Facility; and**
  - (f) **Restaurant: Food Service Only – Small.**

**Building Height**

- 21 (1) The maximum **building height** is 15.0 metres.
- (2) The maximum **building height** may be relaxed provided the **Development Authority** is satisfied the relaxation is consistent with the **Area Concept Plan** and the test for relaxation as set out in Land Use Bylaw 1P2007 is met.

**Site 3 (±10.3 ha)**

**Application**

- 22 The provisions in Section 23 through 25 apply only to Site 3.

**Permitted Uses**

- 23 (1) The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:
- (a) **Child Care Service;**
  - (b) **Accessory Food Service;**
  - (c) **Counseling Service;**
  - (d) **Custodial Quarters;**
  - (e) **Fitness Centre;**
  - (f) **Health Service Laboratory – With Clients;**
  - (g) **Health Service Laboratory – Without Clients;**
  - (h) **Instructional Facility;**

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- (i) Medical Clinic;
- (j) Outdoor Recreation Area;
- (k) Park Maintenance Facility – Large;
- (l) Power Generation Facility – Medium;
- (m) Sign – Class B; and
- (n) Sign – Class D.

**Discretionary Uses**

**24 (1)** *Uses* listed in section 23(2) are **discretionary uses** if they are located in proposed **buildings** or proposed addition to existing approved **buildings** in this Direct Control District.

**(2)** The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) Accessory Liquor Service;
- (b) Accessory Residential Building;
- (c) Artist's Studio;
- (d) Athlete Housing;
- (e) Catering Service – Minor;
- (f) Community Recreation Facility;
- (g) Convenience Food Store;
- (h) Drinking Establishment – Small;
- (i) Dwelling Units;
- (j) Museum;
- (k) Office;
- (l) Parking Lot – Grade;
- (m) Parking Lot – Grade (temporary);
- (n) Retail and Customer Service;
- (o) Restaurant: Food Service Only – Small;
- (p) Restaurant: Food Service Only – Medium;
- (q) Restaurant: Licensed – Small;
- (r) Restaurant: Licensed – Medium;
- (s) School Authority – School;
- (t) School – Private;
- (u) Specialty Food Store;
- (v) Special Function – Class 1;
- (w) Spectator Sports Facility; and
- (x) Take Out Food Service.

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**Building Height**

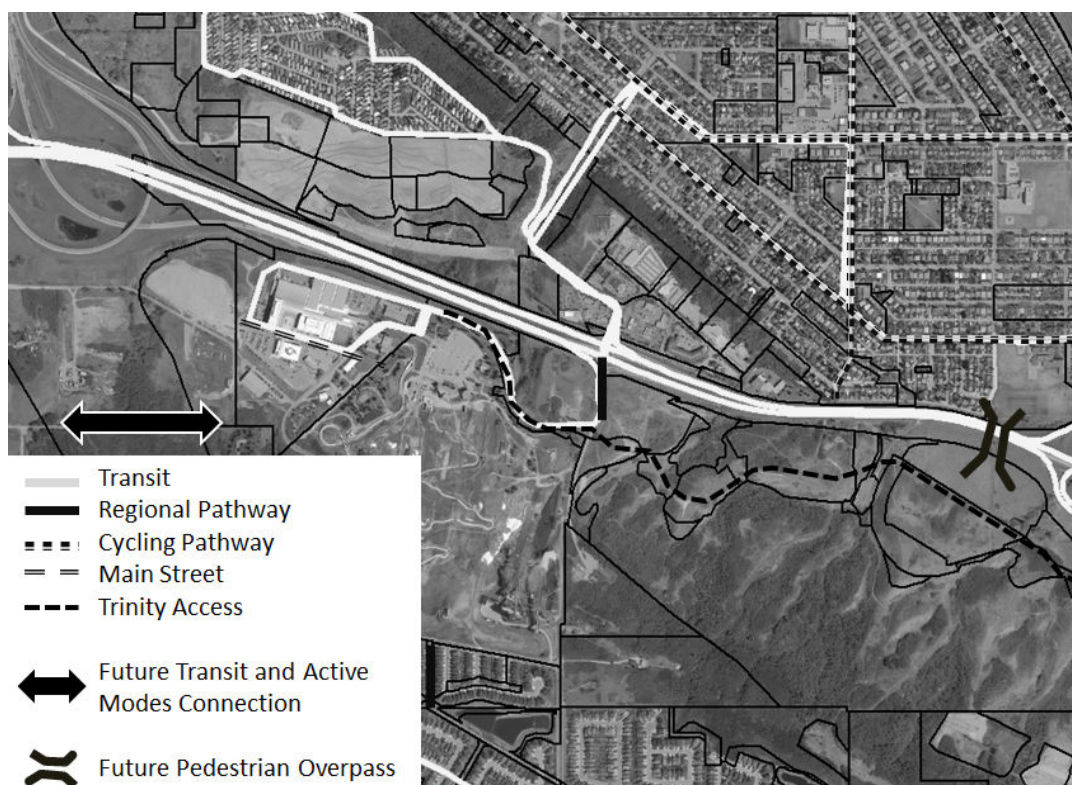
**25** The maximum *building height* is 12.0 metres.

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SUPPLEMENTARY APPENDIX VII

Pedestrian, Cycling, and Transit Map



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SUPPLEMENTARY APPENDIX VI

LETTERS SUBMITTED



Dear Members of CPC and Council:

The Crestmont Community Association supports the WinSport ASP Amendment and Land Use application for the COP lands. We have been in contact the past several months with representatives of Winsport and are aware of the proposed changes. There is enthusiasm within the community to see expanded recreational facilities and potential commercial developments in the area.

Crestmont residents consider WinSport and COP important facilities not only for local residents but also the city as a whole. Many of our residents use the facilities for family skiing, hockey tournaments, the Markin McPhail National Sports facility or just a sporting or recreation event.

Again, we would just like to restate our support for the amendment and application.

Thank you.

On behalf of the Crestmont Community Association

Christopher Wolfe  
VP & Director for Development

A handwritten signature in blue ink, appearing to read "C. Wolfe", is written over a faint, light blue circular stamp or watermark.

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**Goecke, Richard**

**From:** WSCR CA Planning and Development [planning@wscr.ca]  
**Sent:** Tuesday, August 02, 2016 7:44 PM  
**To:** Goecke, Richard  
**Subject:** LOC2016-0146 WINSPORT Land Use Amendments  
**Attachments:** LOC2016-0146 WINSPORT Land Use Amendment 20160728.pdf

Richard:

Please find attached the West Spring Cougar Ridge Community Association response to the propose Land Use Amendment (2016-0146), from WINSPORT. Please let me know if you have any questions, or require further clarification.

Here it is in text form - without formatting:

***RE: LOC2016-0146 (9609 - 1 Avenue SW)***

To Whom It May Concern:

The West Springs Cougar Ridge Community Association (WSCRCRA) has reviewed the subject Land Use Application and the proposed changes to DC (Direct Control District to accommodate recreation, commercial and office development). We understand that WINSPORT is hoping to develop these lands in support of their long term needs. As an adjacent neighbour to WINSPORT, we are in full support of a well planned, financially and environmentally sustainable facility at our doorstep, and are thankful for WINSPORT's contributions to the community.

WSCRCRA is also mindful of how these proposed changes may impact our community and offer these notes to assist in making any proposed development the best possible - and to have them conform to the "highest and best use" of these important lands.

First of all, WSCRCRA wants to voice our strongly held view that development of Site 2 (Community Integration Zone) should be kept to the far eastern and western nodes of the site. There is no appetite for the impact of providing any kind of commercial or other development along the entire stretch of Paskapoo Drive SW. This would create very significant parking and traffic concerns for all residents. Creating nodes at the 85 Street side (eastern), and at the intersection with Canada Olympic Road (western) portions of Site 2 (Community Integration Zone) would be much more compatible with adjacent and existing zoning and uses.

**Item 18 and Item 26 - Site 2 (Community Integration Zone)**

We are concerned about the possibility of a hotel being placed within Site 2, as this is listed as a discretionary use in Item 18. We are encouraging of some food service/banquet/restaurant of appropriate scale being included on this Site - but not a full scale hotel.

**Item 31 - Site 2 (Community Integration Zone)**

This Item mentions Site Coverage, and states: "Site Coverage: The maximum site coverage is 50%."

This dovetails with our concerns regarding development along Paskapoo Drive SW. Because the total area of Site 2 (Community Integration Zone) is 11.21 hectares (27.7 acres), this would create total amount of built area of up to 5.6 hectares (13.9 acres). This would be far too much development on this Site given adjacent uses - and we reiterate our view that any development on this site should be situated at the eastern and western nodes, intersecting existing roadways (Canada Olympic Drive and 85 Street SW).

During the June 8 Open House held by WINSPORT, WSCRCRA recommended to WINSPORT that the development at Site 2 (Community Integration Zone) be limited to these nodes at the east and west ends of Paskapoo Drive SW.

**85 Street SW and Future Development**

We also want CPC and Council to take into consideration future proposed developments across 85 Street SW from Site 2 (Community Integration Zone), and to ensure that 85 Street and the entryway into these new developments and

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WINSPOINT are "master planned", so that they all work together to create the most effective and safest access to WINSPOINT and all future developments to the east of 85 Street.

**Pathway and Connectivity Integration**

To ensure alternative modes of transport and connectivity are available to access any future development (and the rest of WINSPOINT), we strongly urge that a pathway system be created within WINSPOINT Site 2 (Community Integration Zone) lands. We also strongly recommend that this pathway be integrated with existing pathways in Cougar Ridge to ensure connectivity between the community and this development. Many people, including children, use the facilities at WINSPOINT for mountain biking, day camps, and dozens of other uses. Ensuring a safe and convenient route will help to limit the need for automobile trips to this Site.

We look forward to working with WINSPOINT, the City of Calgary and any future developers to provide meaningful feedback to ensure WSCRA and our future neighbours create the best possible legacy for these lands for many years to come.

Sincerely,

Lars Lehmann  
Secretary and Chair, Planning and Development Committee  
West Springs Cougar Ridge Community Association

cc:  
Richard Pootmans, Councillor Ward 6  
Ward Sutherland, Councillor Ward 1  
Office of the Mayor  
John Sutherland, COO WINSPOINT  
Lesley Conway, Chair, Board of Directors WINSPOINT  
Lori Van Roojen, Larkspur Associates  
Sean Maclean, Stantec  
Breelyn Gray, Stantec

--  
Lars Lehmann  
Chair, WSCR CA Planning and Development  
403.770.8585

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July 28, 2016

Planning, Development & Assessment  
The City of Calgary  
800 MacLeod Trail SE  
Calgary, AB T2P 2M5

Dear Richard Goecke,

Re: **Bowness Community Association Response to LOC2016-0146**

The Planning & Development Committee of the Bowness Community Association had the opportunity to hear from applicants of LOC2016-0146 in March 2016.

The main concern for Bowness would be stormwater run-off with the proposed land use amendment for further development. While we notice that there are guidelines within the COP & Adjacent Lands ASP for stormwater, sewage, utility management systems, we would like to ensure that Bowness will not be impacted by run-off from COP lands. There have been instances in the past where residents living at the bottom of the escarpment along 33 Ave were affected by the run-off from Greenwood Village.

We would also like to ensure that potential traffic concerns along Trans-Canada Highway are taken into consideration particularly with the incoming development of Greenwich Village and Medicine Hill.

Thank you for the opportunity to comment on this application.

Sincerely,

Planning & Development Committee

P: 403-288-8300  
E: [planning@mybowness.com](mailto:planning@mybowness.com)



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West Springs / Cougar Ridge  
Community Association

Richard Goecke  
File Manager  
City of Calgary Planning Development and Assessment  
PO Box 2100 STN M  
Calgary AB T2P 2M5

**RE: LOC2016-0146 (9609 - 1 Avenue SW)**

To Whom It May Concern:

The West Springs Cougar Ridge Community Association (WSCRA) has reviewed the subject Land Use Application and the proposed changes to DC (Direct Control District to accommodate recreation, commercial and office development). We understand that WINSPO is hoping to develop these lands in support of their long term needs. As an adjacent neighbour to WINSPO, we are in full support of a well planned, financially and environmentally sustainable facility at our doorstep, and are thankful for WINSPO's contributions to the community.

WSCRA is also mindful of how these proposed changes may impact our community and offer these notes to assist in making any proposed development the best possible - and to have them conform to the "highest and best use" of these important lands.

First of all, WSCRA wants to voice our strongly held view that development of Site 2 (Community Integration Zone) should be kept to the far eastern and western nodes of the site. There is no appetite for the impact of providing any kind of commercial or other development along the entire stretch of Paskapoo Drive SW. This would create very significant parking and traffic concerns for all residents. Creating nodes at the 85 Street side (eastern), and at the intersection with Canada Olympic Road (western) portions of Site 2 (Community Integration Zone) would be much more compatible with adjacent and existing zoning and uses.

Suite 138, Unit 406, 917 - 85 Street SW  
Calgary, Alberta T3H 5Z9  
403.770.8585 www.wscra.ca

R. Goecke/R. Hall

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**Item 18 and Item 26 - Site 2 (Community Integration Zone)**

We are concerned about the possibility of a hotel being placed within Site 2, as this is listed as a discretionary use in Item 18. We are encouraging of some food service/banquet/restaurant of appropriate scale being included on this Site - but not a full scale hotel.

**Item 31 - Site 2 (Community Integration Zone)**

This Item mentions Site Coverage, and states: "Site Coverage: The maximum site coverage is 50%."

This dovetails with our concerns regarding development along Paskapoo Drive SW. Because the total area of Site 2 (Community Integration Zone) is 11.21 hectares (27.7 acres), this would create total amount of built area of up to 5.6 hectares (13.9 acres). This would far too much development on this Site given adjacent uses - and we reiterate our view that any development on this site should be situated at the eastern and western nodes, intersecting existing roadways (Canada Olympic Drive and 85 Street SW).

During the June 8 Open House held by WINSPO, WSCRCA recommended to WINSPO that the development at Site 2 (Community Integration Zone) be limited to these nodes at the east and west ends of Paskapoo Drive SW.

**85 Street SW and Future Development**

We also want CPC and Council to take into consideration future proposed developments across 85 Street SW from Site 2 (Community Integration Zone), and to ensure that 85 Street and the entryway into these new developments and WINSPO are "master planned", so that they all work together to create the most effective and safest access to WINSPO and all future developments to the east of 85 Street.

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**Wong, Ada**

**From:** Gerald David Osborn [osborn@ucalgary.ca]  
**Sent:** Thursday, July 28, 2016 5:54 PM  
**To:** Goecke, Richard  
**Cc:** CPAG Circ  
**Subject:** File Number LOC2016-0146

Edworthy Park Heritage Society

July 28, 2016

Circulation Control  
Planning, Development & Assessment #8201  
P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

By email: [richard.goecke@calgary.ca](mailto:richard.goecke@calgary.ca) and to [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)  
Attention: Mr. Richard Goecke, File Manager

Re: File Number LOC2016-0146

Dear Sir:

The Edworthy Park Heritage Society has considered File number LOC2016-0146, being an application by Gray Breelyn on behalf of the Calgary Olympic Development Association to change from "DC Direct Control District, Special Purpose – Future Urban Development (S-FUD) District, Undesignated Road Right-of-Way" to a proposed use as "DC Direct Control District to accommodate recreation, commercial and office development".

The Edworthy Park Heritage Society will confine its comments to the impact of the proposed change on wildlife and the environment of the area and will leave considerations such as the impacts of specific uses on neighbouring communities like Bowness, Valley Ridge and Cougar Ridge (and future communities adjacent to the Trans-Canada on the north side) for those communities to consider.

First, it is suggested that the Concept Plan envisaged by Section 7 not be limited to the considerations listed in the proposed amendment but should be more comprehensive. It is suggested that the wording in Section 7 be changed from "The Concept Plan shall include detailed concepts with respect to:" to "The Concept Plan shall include detailed concepts with respect to, but not limited to, the following:".

Second, the proposed amendment does not take into account wildlife connectivity to the adjacent lands. We suggest changing the wording of s.7(a) to include "and wildlife connectivity". Taking this

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into account may reduce wildlife/human conflicts and accidents with mammals such as deer and moose that frequent the area in addition to preserving the biodiversity of mammals and other species in the area.

Third, for new buildings, it is recommended that parking be required to be under such buildings to preserve the maximum green space possible. We suggest changing the wording of s. 7(b) to add a reference to underground parking. We note the applicant seeks the reduction in required parking spaces normally given if there is proximity to an LRT station but in this case provides for it in proximity to a bus route. We feel that this reduction should be conditional on an underground parking requirement.

Fourth, the impact of development in Site 2 on the groundwater should be minimized. We suggest that Section 7 be amended to include a subsection to ensure that development within Site 2 does not alter or reroute any groundwater. It is our understanding that Wilson Garden homes rely on well water from the Paskapoo Slopes and such a provision may serve to maintain their well water and preserve Balsam Poplar and other vegetation in the natural area to the east.

Fifth, slope stability and other geotechnical and hydrological concerns should be assessed and suitability of development or non-development determined according to such assessments of the conditions at present. Such a detailed concept should minimize the impact on downslope areas and neighbouring areas. We suggest that the proposed amendment document be further amended to add this to Section 7.

Sixth, it is unclear what the outcome would be if the permitted uses and discretionary uses listed in the proposed amendment were to conflict with any Concept Plan subsequently developed. Discretionary and permitted uses should be subject to the Concept Plan.

Please note that I am out of town for work but I may be reached by email although there may be a slight delay in my responding. Thank you for your consideration of the above suggestions.

Yours truly,

Jerry Osborn, President.

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**EXECUTIVE SUMMARY**

This application is a comprehensive redesignation of Canada Olympic Park lands, including road closure for a remnant City road right of way within the Park, and amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP).

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendments, Road Closure and Land Use Amendment.

**REASON(S) FOR RECOMMENDATION:**

Canada Olympic Park has been regulated under an omnibus Direct Control (DC) Bylaw under former Bylaw 2P80 since City Council approval July 21, 1997. Using the former Urban Reserve (UR) District as the base district for the existing DC, the list of permitted and discretionary uses are extremely limited and indicative of the intent of protecting land from premature subdivision and development.

Recognizing the changes in recreational activities over the last twenty years and respectful of Canada Olympic Park's place within the broader City context, Administration supports WinSport's goal to move to a new, contemporary land use bylaw reflecting not only changes that have taken place but how Canada Olympic Park operates in the future. While there are no eminent development plans, the proposed DC Bylaw will provide certainty to WinSport, the adjoining communities and the City at-large as well as providing flexibility in recreational, operational and support development.

**PROPOSED ASP AMENDMENTS**

Textual and map amendments to the Calgary Olympic Parks and Adjacent Lands Area Structure Plan (ASP) are proposed to accommodate development on WinSport lands (APPENDICES II and III). The long-term desire of WinSport is for preservation of the recreation area, while allowing for additional development primarily at the bottom of the hill.

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A new Development Precinct Map (APPENDIX IV) has been created to illustrate and guide future development of 6 distinct areas envisioned on the site. This map helps provide structure to the site as development continues on the site, which includes plazas, an internal main street, and amenities at the top of the ski hill. In addition, Map 2 has been amended to reflect the areas designated for recreation, core development, and community amenities.

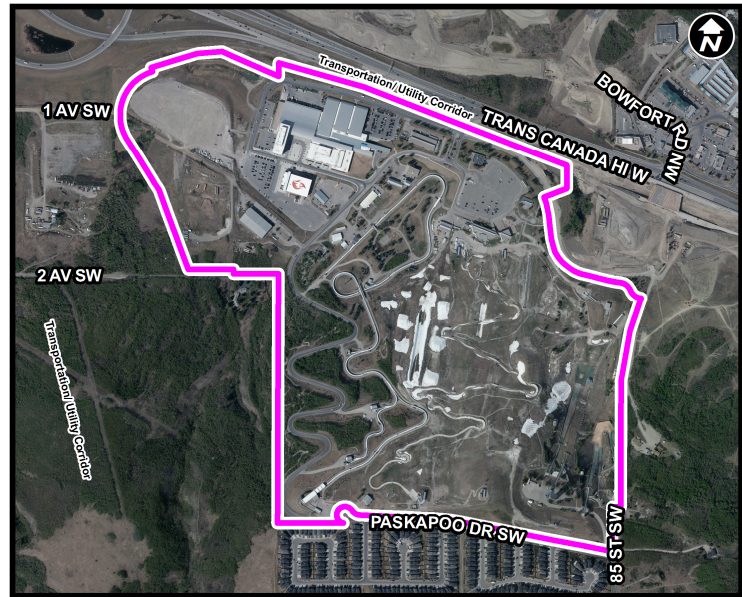
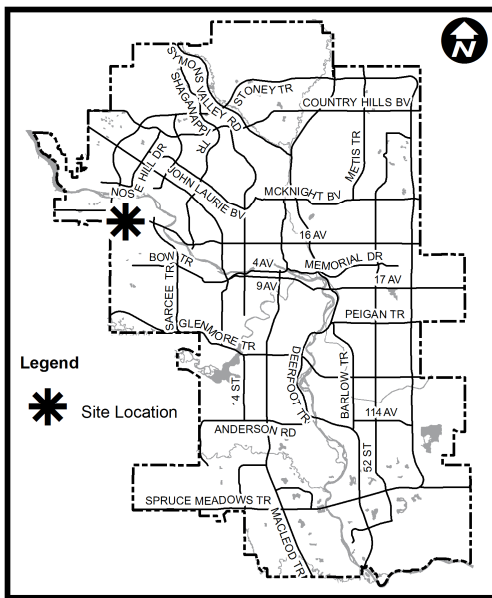
The ASP Land Use Concept Map 2 has been amended to reflect employment and commercial uses contained within the proposed Direct Control Bylaw across Site 1 as well as a new community amenity area for Site 3 at the top of the hill. In addition, policies for the Core Development Area at the bottom of the hill have been expanded to ensure a high quality development with a focus on providing a high quality design along Calgary's entranceway, well-designed internal thoroughfares, good urban design, as well as providing for slope adaptive design.

In addition to the proposed ASP amendments, policies within Volume 1 of the Municipal Development Plan will also help ensure high quality development that respects the context and character of the surrounding area. These proposed amendments allow for a more comprehensive review and implementation of new development to ensure the precincts develop and integrate in a thoughtful manner

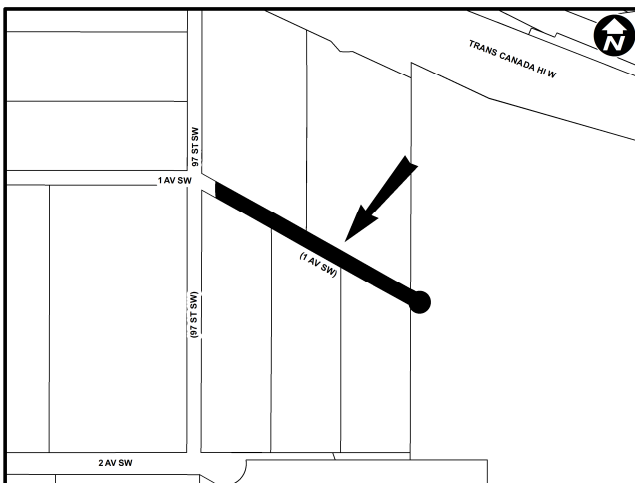
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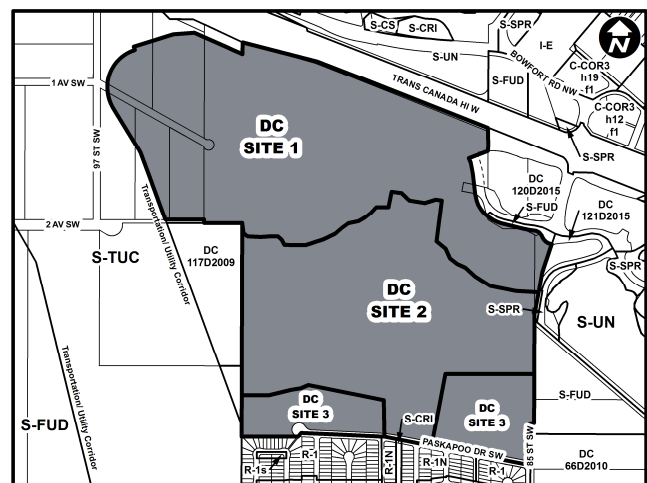
**LOCATION MAPS**



Road Closure Map



Land Use Amendment Map



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (APPENDIX II).
2. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.70 hectares  $\pm$  (1.72 acres  $\pm$ ) of road (Plan 1112209, Area A) adjacent to 9609, 9610, 9707, 9710, and 9731 – 1 Avenue SW and 8800 Canada Olympic Drive SW, with conditions (APPENDIX VI).
3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 93.00 hectares  $\pm$  (229.81 acres  $\pm$ ) located at 8625, 8695 and 8800 Canada Olympic Drive SW, 8475 Bowfort Road SW, 9609, 9610, 9707 and 9710 – 1 Avenue SW and the closed road (Portion of Plan 8511194, Block 64; Plan 7910494, Block C; Plan 5565AH, Block 52, Lots 1 and 2 and 6 to 8; Plan 1112209, Area A; Plan 1511348, Areas A and D) from Special Purpose – Future Urban Development (S-FUD) District, DC Direct Control District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate recreation, commercial and office development with guidelines (APPENDIX V)

**2017 May 18**

**MOTION:**

The Calgary Planning Commission **REFERRED** the Item 5.02 (LOC2016-0146) back to Administration to return no later than 2017 June 15 for the following reasons:

1. To complete significant refinements, clarification and general edits to the amendments of the Canada Olympic Park and Adjacent Lands Area Structure Plan.
2. To reconsider the permitted and discretionary uses on Site 3 with respect to ancillary and residential uses.
3. Consideration of a path towards a statutory state potentially toward the use of the Guidebooks.
4. Clarification of pedestrian, cycling and transit connections.

**Moved by: A. Palmiere**

**Carried: 9 – 0**

Reasons for support of the Referral motion from Mr. Friesen:

- I supported the referral of this item back to administration for detailed review and editing. This was a much better approach to the



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problems the proposal presented than the alternative of detailed review and editing during the Calgary Planning Commission meeting. This could have taken an hour or more and is not really the role of CPC.

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**Applicant:**

Stantec Consulting

**Landowner:**

Calgary Olympic Development  
Association  
The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

Located on the western edge of the City, Canada Olympic Park is bounded by the Trans-Canada Highway to the north, a portion of the Paskapoo Slopes natural area and the new Medicine Hill development (Trinity) to the east, the communities of Patterson Heights and Cougar Ridge to the south, and the future Stoney Trail TUC to the west.

Formerly known as the Calgary Olympic Development Association (CODA), WinSport was founded in 1956 to bid on behalf of Calgary to host an Olympic Winter Games. Operating as a not-for-profit organization, WinSport owns and operates Canada Olympic Park. Awarded the Olympic bid in September 1981, Canada Olympic Park facilities were expanded and developed to host key events for the 1988 Winter Olympic Games. Following the Olympic Games and benefitting from endowment funds left for the Games' legacy, the Park has evolved into a new vision for excellence in Canadian winter sports for athletes to support national aspiration, and year-round recreation facilities for Calgary citizens, young and old, as well as and visitors to Calgary.

This application proposes to replace the existing 1997 Direct Control Bylaw which recognized "*recreational uses lawfully existing on the site at the time of passage of the bylaw*" and the 2008 Direct Control Bylaw with a more contemporary Direct Control Bylaw reflective of the changes within the Park to date as well as future development. The proposed bylaw identifies three sites within the Park and sets forth uses and development rules for each site. Overall, the uses within each of the three sites follows the land use pattern set forth in the existing ASP.

In 2007, CODA came forward with a second land use amendment to encompass a large area on the west side of the Park that was approved by City Council as Bylaw 9Z2008. This second bylaw facilitated development of the CODA ice complex, gymnasium and Canada Sports Hall of Fame campus.

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**LAND USE DISTRICTS - (EXISTING / Bylaw 83Z97 & Bylaw 9Z2008)**

Officially brought under City of Calgary Land Use Bylaw 2P80 as Direct Control 83Z97, Canada Olympic Park has evolved beyond the role of hosting events for the 1988 Winter Olympics and providing a much smaller Calgary populous with winter recreation to an all-seasons indoor and outdoor recreation facility. With the adoption of the Calgary Olympic Park and Adjacent Lands Area Structure Plan ASP in 2005, the Park and immediate surrounding environs (Paskapoo Slopes and private property on both the east and west side of the Park) were overlain with a land use map and supported by policies for existing and future development.

**PROPOSED DIRECT CONTROL BYLAW**

The land use amendment and ASP amendment application bring three distinct sites within the Park for consideration. These three sites are characterized by different uses as well as activities within the sites. The primary use of the site remains indoor and outdoor recreation facility. The lower portion of the Park, off the slopes and more or less parallel to Highway 1, seeks commercial uses in support of the Park as well as stand-alone uses not directly related to Park activities such as office, retail and restaurants. The upper portion of the Park, adjacent to Paskapoo Drive and at the top of the slope contains a list of uses intended to serve the local population within the surrounding communities as well as users/employees of the Park. The uses include office, restaurant and retail.

All three sites retain the base land use district of Special Purpose – Recreation (S-R) and select additional permitted and discretionary uses complimenting each of the sites. In order to facilitate these additional uses, the underlying recommended land uses for sites 1 and 3 require map and textual amendments to the ASP included within this report. Expectations in terms of uses, design standards and future predictability have been articulated in the proposed Canada Olympic Park Site Context Plan, amendments to the ASP and in WinSport's Site Context Plan document.

The existing ASP denotes three recommended land uses for Canada Olympic Park; Recreation (ski hill) Area, Core Development Area and Employment Area (flatter terrain generally at the bottom of the slopes).

The three proposed sites within this Direct Control Bylaw are summarized as follows:

**Site 1 (± 35.92)**

In the review of this application, Administration has learned that WinSport's relationship with the Federal Government (gifted lands) creates significant restrictions on subdividing lands for non-recreation purposes. In order to create a park which is able to sustain itself financially WinSport can deliver development sites/buildings where WinSport will retain ownership of the

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land and sites be leased to tenants. The funds inform these leases will then be utilized for the operation, maintenance, and expansion of recreational services

Given the projected completion of the Stoney Trail Ring Road and the limitations regarding access to the freeway, the western area of the Park along the TransCanada Highway currently projected as an Employment Area in the ASP would be replaced by Commercial Core Development Area, consistent with the activity currently in place and the land use recommendations of the ASP. The area described as Site 1 has essentially already been established with development of the *CODA ice complex, gymnasium and Canada Sports Hall of Fame* campus. The existing land use map in the ASP recommends Core Development and Employment for what will become Site 1.

The intent for this area is to provide for the expansion of the core *Calgary Olympic Development Association* (CODA) athlete training facilities including offices, schools and other supporting uses. In addition to the existing training facilities, a National Ice Complex, Athletic Development Centre, National Sports Office Complex, and National Sports School will complement the park and form the nucleus of this Canadian Centre of Sport Excellence.

**Site 2 (± 36 ha)**

The ASP currently captures this site as *Recreation (Ski Hill) Area*. As proposed, Site 2 remains the heart of Canada Olympic Park, retaining and enhancing the primary uses of indoor and outdoor recreational facilities with additional permitted and discretionary uses such as athletes housing, community recreational facility, fitness center and medical center. This proposal does not require textual or map amendments to the existing ASP.

A height limit of 15 metres has been established for new development within the site exclusive of event or promotion activities. Any new development permit within this site would be reviewed under the ASP and bylaw for slope adaptive design elements.

**Site 3 (± 9.9 ha)**

Proposed as the new *Community Amenity Area*, these two areas at the top of the Park along Paskapoo Drive SW require textual and map amendments to the ASP. Following extensive stakeholder engagement with the adjoining communities of Cougar Ridge and Patterson Heights, WinSport has proposed 2 smaller areas for future development as a transitional interface with the communities of West Springs/Cougar Ride. Continuing to provide sport related services, these 2 areas will also be capable of supporting community related services such as child care service, accessory food service, fitness center, instructional facility and medical clinic.

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Within this new section of the ASP, expectations for form, architectural treatment and height have been added to ensure compatibility with the adjacent residential developments. The proposed uses for these 2 land areas included the ski jump towers, top of ski hill chair lift, former Tea House building and start houses for the bobsled, luge and mountain bike trail.

**CONTEXT PLAN**

With no public roadways proposed, as typically associated with an Outline Plan, an Outline Plan was not required in support of this application. The roadway system within the Park is not a public roadway system nor are the utilities on the grounds part of the City's infrastructure. In place of an Outline Plan, the applicant has provided a support document entitled the Canada Olympic Park Site Context Plan. While not a statutory document, this plan is intended to aid Administration, Calgary Planning Commission and City Council in future development of the Park.

In addition to providing a history of WinSport/Canada Olympic Park and the vision for the future, this document includes core principles, design principles and precedent examples representative of where WinSport project the Park in the future. These aspirations cover the following areas:

- *Core Principles*
- *Design Principles – Recognizing 6 precincts within the Park*
- *Precincts – 6 distinct precincts describing activities*
- *Focus Areas*
- *Connections*
- *Landmarks*

Municipal Development Plan (MDP) Conformance

Canada Olympic Park is recognized as being within the Developed/Established Area of the City in accordance with the Urban Structure map in the MDP and with no expansion of the Park associated with this application is deemed to be in compliance with the MDP.

South Saskatchewan Regional Plan (SSRP)

Canada Olympic Park is recognized as "City/Town" within the South Saskatchewan Regional Plan (SSRP). This application does not require any amendments to this Plan.

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**TRANSPORTATION NETWORKS**

The road network within Canada Olympic Park will remain private. In accordance with an access agreement with the City, Calgary Transit and emergency services are allowed to use this internal network, however, the City does not accept any maintenance responsibilities for the roadway system within the Park. In June 2016, the switchback roadway connecting Paskapoo Drive SW with the TransCanada Highway was closed to public access. This private drive will continue to serve operations of the Park but is no longer accessible to the general public.

Currently under construction in association with the Provincial interchange project and the Medicine Hills project, the interchange at Highway 1 and Bowfort Road/85 Street SW will ultimately benefit the Park in its existing state as well as in the future. As the sole point of access to the Park, the carrying capacity of this interchange will dictate the ultimate threshold for vehicular capacity of the Park when future development occurs.

With the completion of the Stoney Trail ring road, there is an opportunity to connect the Park with future development to the west, however, the City has no plans to take over the private roadway within the Park. Potentially, a link between the Park and the Valley Ridge interchange would support transit and cycling connections.

**UTILITIES & SERVICING**

As is the case with the transportation network within the Park, the utility system is privately operated and maintained. The City provides water and sanitary sewer service to the Park in a single point source of connection, but does not maintain those systems once they thread their way through the Park. Fire department connections are provided within the Park, accessed by CFD via the private roadway network.

**ENVIRONMENTAL ISSUES**

There are no environmental concerns with the proposed land use.

**ENVIRONMENTAL SUSTAINABILITY**

WinSport has stated that future development will follow environmental best practices which will be reviewed and evaluated at time of future development permits.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The application was circulated to the West Springs/Cougar Ridge, Valley Ridge, Crestmont, Patterson Heights and Bowness Community associations. By and large, comments from the associations focused on adequate parking, trail connections to Paskapoo Slopes and concerns regarding closure of the switchback road connecting Cougar Ridge to Highway 1. The road closure component of this application deals with a remnant City right of way that provided access to acreage development on the slopes prior to the formation of Canada Olympic Park and as such, was not met with concern (APPENDIX VII).

**Citizen Comments**

Administration has received several letters of correspondence from citizens in adjoining communities stating concerns over the closure of the private switchback road. Additionally, comments also stated concerns regarding commercial development and future parking areas adjacent residential development. As above, once explained the remnant road closure was within the Park and not associated with the closure of the switchback connection, no opposition was expressed.

**Public Meetings**

Engagement with the public by WinSport was substantial. In the summer and fall of 2015, WinSport representatives set up meetings with West Springs/Cougar Ridge, Valley Ridge and Bowness community associations. Overall, the response was favourable with comments regarding development along Paskapoo Drive SW concentrating on a small-scale interface between the residential community of Cougar Ridge and the Park. The applicant responded to community concerns and opportunities identified by working with them to change the land use plans.

The application also held meeting with adjacent landowners to the west and east of the Park. Overall, the response to the application was supportive according to the applicant.

In the fall of 2015, Administration hosted a pre-application meeting with the applicant while consultation with the community associations continued through the remainder of the year and into 2016 leading up to the December 2016 application submittal. While under review, Administration held two public information/open house sessions in February and May 2017. Comments from the attendees generally were interested in future development proposals, which at present do not exist, and the relationship between the WinSport proposal and the Medicine Hills development (none other than the interchange improvements). Administration also took the application to the Joint Advisory Committee on Paskapoo Slopes who voiced concerns regarding height limitations and, slope adaptive development.

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With no development plans for the near future, stakeholders were informed of the development controls embedded in the proposed direct control district bylaw that will provide Administration and affected parties opportunities for review of proposals at time of a development permit application.



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**APPENDIX I**

**APPLICANT'S SUBMISSION**

On behalf of Winsport (formerly known as the Calgary Olympic Development Association (CODA), Stantec Consulting Ltd is please to submit the enclosed Land Use amendment application for a Direct Control (DC) District on a portion of lands within Calgary Olympic Park (COP) and an Area Structure Plan (ASP) amendment application to amend the Canada Olympic Park and Adjacent Lands ASP.

The DC District has been developed to accommodate the long term needs of WinSport to continue to provide work class winter sports facilities and training for Canadian athletes. The proposed Land Use amendment has two sites; one located along the northern edge of COP along the TransCanada Highway and the second located at the southern edge of COP along Paskapoo Drive SW. The sites being redesignated are municipally addressed as a portion of 8800 Canada Olympic Drive SW, 9710 1 Avenue SW, 9610 1 Avenue SW, 9707 1 Avenue SW, 9609 1 Avenue SW, portion of 8475 Bowfort Road SW, untitled closed road portions of Canada Olympic Drive and 1 Avenue SW west of the Stoney Trail right-of-way.

The ASP amendment application includes a variety of minor text amendments as well as amendments to the Land Use Concept. The Land Use Concept amendment comprises the inclusion of the remainder of the lower slopes of COP as part of the Core Development Area; as well as creates a new designation area titled the Community Amenity Area at the top of the hill adjacent to Paskapoo Drive SW.

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**APPENDIX II**

**PROPOSED AMENDMENTS TO THE CANADA OLYMPIC PARK AND ADJACENT LANDS**  
**AREA STRUCTURE PLAN**

- (a) In Part 1, Section 4.0, “Land Use Concept” delete the existing Map 2 entitled “Land Use Concept” and replace with the revised Map 2 entitled “Land Use Concept” (APPENDIX III).
- (b) In Part 1, Section 5.0, “Land Use Areas”, delete Section 5.1 “Core Development Area” in its entirety and replace with the following:

**“5.1 Winsport Precincts**

**5.1.1 Winsport Precincts**

There are six distinct precincts on Canada Olympic Park, which together function as a complete recreation and sport facility with retail, office, services, attractions, and other linkages across the site to support the sustainability of the Park.

1. West Terminus Precinct  
Suitable for large scale buildings, and will serve as a landmark feature element, which may include office, recreation, retail, and other services.
2. Active Spine Precinct  
A central publicly accessible street and gathering space that is the primary link across the lower lands, with primary entries and facades facing the street.
3. Legacy Plaza Precinct  
A primarily pedestrian space located at the east end of the Active Spine Precinct, intended to function as a large scale flexible space suited to a wide range of activities and uses such as restaurant seating, festival space, office, pop-up concert venue, and other publicly accessible uses.
4. Lower Slopes Precinct  
A highly active recreation area across all seasons at the base of the hillside which functions are associated and spill into the Active Spine precinct, and adjacent West Terminus and Legacy Plaza precincts.
5. Slopes Precinct  
A large hillside recreation and sports area with buildings and structures

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limited to those associated with the operations and function of these uses.

6. Hilltop Precinct

Comprises of two parcels at the top of the hill intended for a mix of small community amenity uses.”

- (c) In Part 1, Section 5.0, “Land Use Areas” insert new map entitled “Precincts” (APPENDIX IV).
- (d) In Part 1, Section 5.0, “Land Use Areas”, delete Section 5.2 “Employment Area” in its entirety and replace with the following:

**“5.2 Core Development Area**

**5.2.1 Purpose**

The purpose of this area is to provide for the expansion of the core WinSport athlete training facilities including offices, schools and other supporting uses. In addition to the existing training facilities, a National Ice Complex, Athletic Development Centre, National Sports Office Complex, and National Sports School will complement the park and form the nucleus of this Canadian Centre of Sport Excellence.

**5.2.2 Policies**

**1. Composition of Core Development Area**

- a. Subject to the policies of this Plan, the predominant uses of land within the Core Development Area shall focus on recreational activities, competitive events and athlete training.
- b. Other uses such as retail, office, athletes housing and institutional facilities that are accessory and supportive to the uses listed in 5.2 (1)(a) may be allowed within the Core Development Area where such uses are determined to be consistent and compatible with the purpose and context of the area.
- c. Portions of the Core Development Area adjacent to the Gateway District shall be designed to:
  - i. provide safe and direct pedestrian connections to amenities located in the Gateway District;
  - ii. include outdoor plazas and/or streets that serve as a focal point for social gatherings and other special events;

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- iii. a scale that is complementary to similar types of uses located in the Gateway District; and
- iv. ensure buildings located adjacent to a plaza or street provide direct pedestrian access to individual, at-grade units.
- d. The general categories of uses identified under (a), (b) and (c) above shall be refined through the Land Use Districts applied to lands within the Core Development Area.
- e. The development should be designed with the following considerations:

**Highway Interface**

- i. Canada Olympic Park's relationship and interface along Stoney Trail and Trans Canada Highway shall be enhanced by:
  - A. locating facilities and buildings to create a gateway into the City of Calgary,
  - B. a high level of architectural design for conducive to highway traffic.
- ii. Future redevelopment should respect the edge (interface) conditions of adjacent uses. Techniques such as sensitive building heights, landscaping, design and orientation of new buildings and others, should be considered to ensure a compatible transition.

**Parking and Loading**

- iii. Parking access and loading areas may be located adjacent to Stoney Trail and Trans Canada Highway where design minimizes its visibility from highway traffic.
- iv. Loading bays, garbage containers, outdoor storage and other service areas must be located and designed to maximize the pedestrian experience within Canada Olympic Park.
  - A. Where service areas are located near or adjacent to Stoney Trail and Trans Canada Highway they should be designed so that they screened from view of Stoney Trail or Trans Canada Highway or integrated with the architecture of the building, while not interfering with the exterior design character of buildings.

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- v. Access to parking lots and loading shall be provided off private streets where there is lower pedestrian and cyclist traffic, where possible.

**Building and Site Design**

- vi. Buildings must be situated to enhance the character of the existing landforms and site features and to promote views of the city and mountains.
- vii. Encourage public art installations that celebrate sport, recreation, and the Olympic legacy to enhance the overall site design.
- viii. The use along the edges of plazas should provide animation and interest for people using these open spaces. Retail, restaurants with outdoor patios, and community / recreation uses can satisfy this need by generating activity.
- ix. Signs with digital displays should minimized along the highway be oriented away from adjacent residential areas.
- x. Development is subject to the City of Calgary Slope Adaptive Development Policy and Guidelines & Conservation Planning policy.
- xi. Architectural details may include but are not limited to:
  - A. Facade modulation where feasible (e.g. building intervals that are stepped forward or back, recessing building floors above the first story, providing vertical or horizontal offsets in the wall surfaces including columns, recesses, and projections)
  - B. Facade enhancement (e.g. vivid colours, distinctive roof forms, innovative architectural features).
  - C. Facade articulation (i.e. articulating details around doors, windows, balconies, plate lines, recessed design elements, interesting cornice treatment, exposed expansion joints, reveals, changes in texture, or other methods of visual relief).
  - D. The sense of arrival to a building should be celebrated through the design and detailing of its entrance.
  - E. Placement of signage, lighting, or architectural detail to help celebrate the location of individual inset doorways is encouraged.

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- F. If weather protection is provided along retail or mixed-use frontages of a building, it should be continuous. This cover may take the form of fixed, metal and/or glass canopies.
  - If canopies are provided they must be designed and constructed to withstand the weight of snow and to reduce the creation of icicles. Precautions should be taken in the design to make sure when the snow sheds off the canopy it does not fall within pedestrian walkways.
- xii. The individuality of retail stores should be expressed through many stores of narrow frontages, with high quality storefront displays rather than wide, uninviting storefronts. Solid walls are to be minimized.
  - A. Where possible, setback ranges should be minimized to achieve a streetwall consistency. Exceptions may be where small plazas or courtyards are included to add diversity and activity space in the streetscape. Inset doorways are acceptable, but should include extensive glazing throughout the entryway to preserve visibility from the sidewalk.
- xiii. Rooflines for large buildings should be broken up and varied by providing change in the height of a portion of the roof, change in form, or other articulations.
- xiv. Lighting shall be architecturally integrated and should not cast light onto the road right of way.
- xv. Identification signs should be architecturally integrated with the building, where appropriate.
- xvi. Street-level uses within the Active Spine Precinct should contribute to a vibrant pedestrian experience and be active during the day and evening (e.g. restaurants, cafés and retail).
- xvii. Buildings should be designed to reduce the impact of wind at ground level and to optimize daylight and sunlight access on-site and to streets and open spaces, including civic spaces (e.g. library forecourt) and private courtyards.

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- xviii. Building setbacks along the Active Spine Precinct should be minimized to reflect the desired urban character of the area, and bring buildings close to sidewalks to improve streetscape aesthetics and to create a safer pedestrian environment.
  - xix. Free-standing signs should be designed to be a part of the landscaped area without compromising visibility of the sign.
  - xx. Visibility into shops from the street shall be maintained at all times. Any solid signage, advertising or blackout panels placed against the inside surfaces of storefront glazing is prohibited. Interior equipment, such as pop coolers, shall not be directed towards storefronts and the street.
  - xxi. Development applications should include analysis or studies ensuring surrounding infrastructure can support the development, which may include transportation, wastewater, stormwater, or other studies.
- f. The Core Development Area shall function as a Campus structure through:
- i. An urban campus environment with a variety of streetscapes; reinforcing the existing “entry gate” concept and identity of Canada Olympic Park; and improving open space and landscape opportunities to enrich the overall visitor experience.
  - ii. An integrated open space system, incorporating a network of pathways to connect Canada Olympic Park’s plazas, recreation centres, landscaped spaces and other major facilities within Canada Olympic Park and to the surrounding communities.
  - iii. Innovative approaches are encouraged in the design of dwelling units to create suites for athletes, athletic staff and coaches.
  - iv. High quality pedestrian walkways.
  - v. Unique wayfinding for both auto and pedestrians that celebrates the Olympic legacy and adds to the sense of placemaking at Canada Olympic Park.
  - vi. Architecture and materials that contribute to a high quality entranceway to the city.

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- vii. taking advantage of landscape / design which creates uplifting spaces and inspires delight.”

- (e) In Part 1, Section 5.0, “Land Use Areas”, add new Section 5.10 as follows:

**“5.10 Community Amenity Area**

**5.10.1 Purpose**

The purpose of this area is to provide for a transitional interface with the community of West Springs/Cougar Ridge by providing sport and community related services and amenities, provide opportunities for adaptive reuse of existing buildings Olympic Legacy buildings where possible and practical, and providing operations and services for Canada Olympic Park. The area comprises a site that is to be fully serviced with municipal sewer, water and stormwater services. The site will obtain access from Paskapoo Drive and 85th Street S.W.

**5.10.2 Policies**

**1. Composition of Community Amenity Area**

- a. Subject to the policies of this Plan,
  - i. The predominant use of land within the Community Amenity Area shall be sport and recreation, community related services, local commercial uses, service commercial uses, institutional uses, recreational uses and public uses, and other similar and accessory uses, and amenities considered to be compatible and appropriate adjacent to an existing residential community.
  - ii. Uses required and subordinate to the sport and recreation operations of Canada Olympic Park shall also be allowed within the Community Amenity Area where the uses are determined to be:
    - A. consistent with the purpose of the area;
    - B. compatible and appropriate within the context of the area; and
    - C. not within view, or appropriately screened from, Paskapoo Drive and 85th Street S.W.



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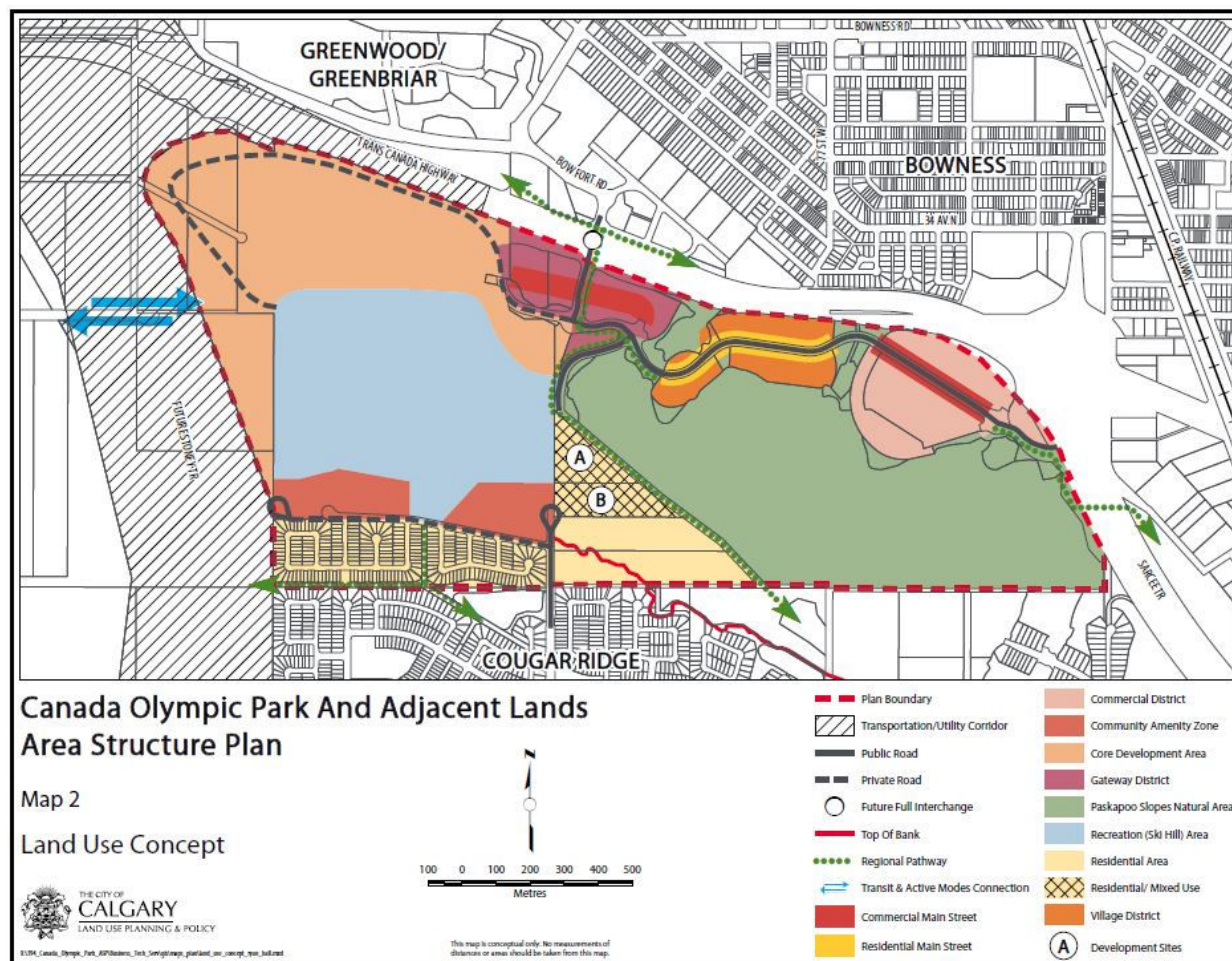
- iii. Buildings within the Community Amenity Area should be designed with architectural treatments complimentary to the neighbouring residential properties.
  - iv. Signs with digital displays should be oriented away from adjacent residential areas.
  - v. Development is subject to the City of Calgary Slope Adaptive Development Policy and Guidelines and the Conservation Planning Policy.
  - vi. Building height should not impact views from the top of hill looking south.
- b. The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Community Amenity Area.”

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**APPENDIX III**

**Map 2 Land Use Concept**

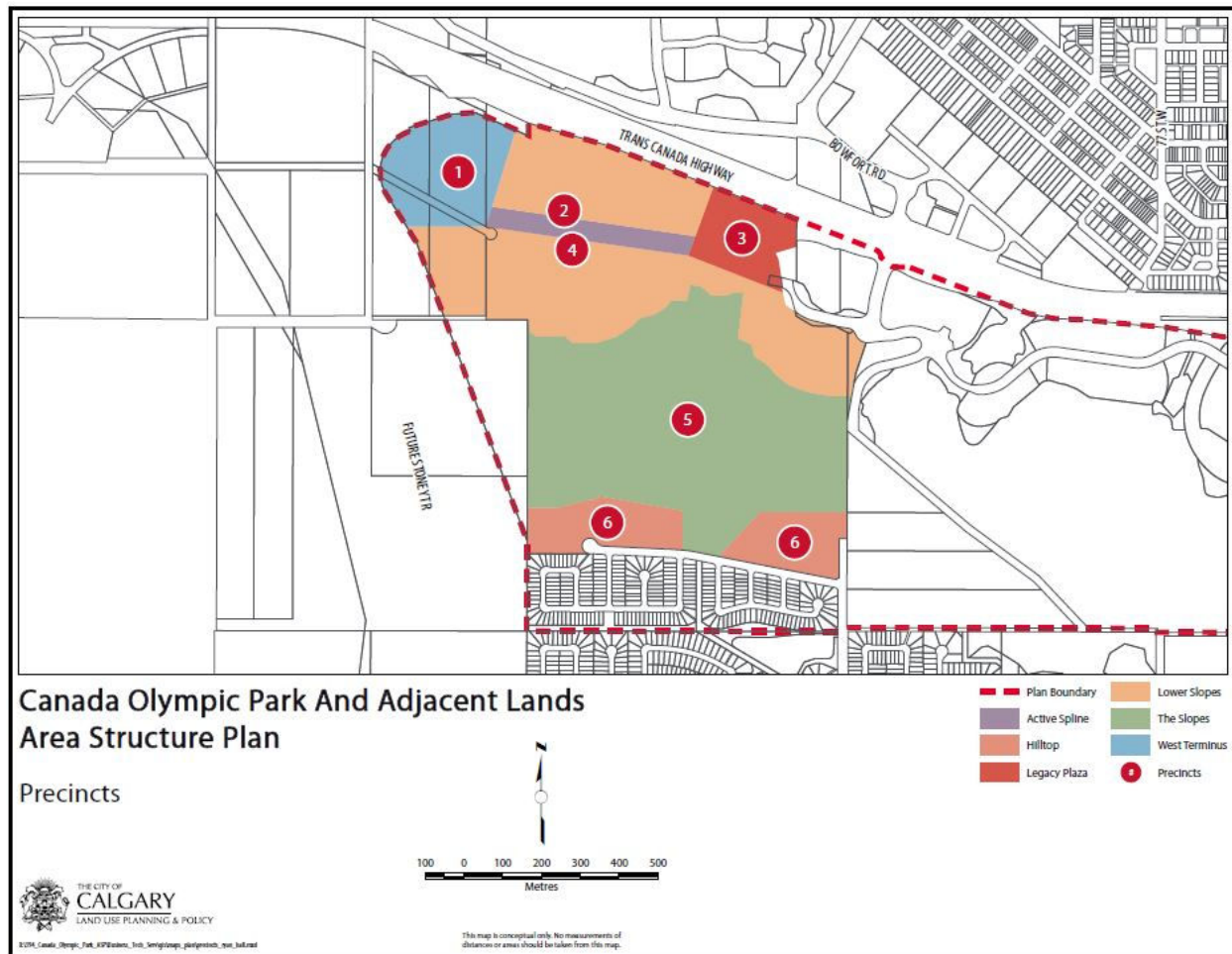


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APPENDIX IV

Precincts Map



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APPENDIX V

PROPOSED DC DIRECT CONTROL GUIDELINES

**Purpose**

- 1 The purpose of this Direct Control District is to:
- (a) Support the long-term **development** of Canada Olympic Park as a year round, world-class sport training and recreation hub accommodating the existing **uses** on the site at the time of passage of this Direct Control District bylaw; and
  - (b) Ensure that the **uses** evolve in accordance with a long-range concept plan, function efficiently, take account of the community context, and promote the cultural heritage of the site.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**General Definitions**

- 4 In this Direct Control District:
- (a) “**Area Concept Plan**” means a conceptual, long-range, **development** framework for the evolution of Canada Olympic Park as a year-round multi-use facility in a park like setting. The Concept Plan addresses the integration of a range of compatible **uses** and ensures that these **uses** function efficiently and take into account the community context and the cultural heritage of the site.

**Use Definitions**

- 5 For the purposes of this Direct Control District:
- (a) “**Athlete Housing**” means a **use**;
    - (i) where sleeping accommodation is provided for temporary accommodations for athletes and athletic support staff who work, train or compete in Canada Olympic Park or its facilities;

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- (ii) that may contain **Dwelling Units**; and
- (iii) does not have a maximum **use area**.

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 applies to this Direct Control District.

**Concept Plan**

- 7 (1) A comprehensive **Area Concept Plan** for the entire Direct Control District must be submitted for review at the time of the first **development permit** application following approval of this Direct Control District and must be amended to respond to changing conditions, as needed with each subsequent **development permit** application.
- (2) The applicant must ensure and certify to the **Development Authority** the compatibility of the **development permit** application and the **Area Concept Plan**. An **Area Concept Plan** for the entire Direct Control District may be required to form part of the application for any **development permit**.
- (3) Despite subsection (1), a **development permit** for a change of **use** will not require the submission of an **Area Concept Plan**.
- 8 An **Area Concept Plan** must include detailed concepts with respect to:
- (a) **development** phasing, including interim **uses** and landscaping treatment of sites prior to full **development**;
  - (b) landscaping;
  - (c) pedestrian, cyclist and vehicular circulation and transportation infrastructure proposals to improve access and provide pedestrian, cyclist and transit connectivity to adjacent lands;
  - (d) pedestrian and bicycle access from the regional pathways to major facilities within the Direct Control District;
  - (e) parking for vehicles, including bicycle parking in accordance with City standards;
  - (f) options for mitigation of the potential impact of development on archaeological and historical resources, including potential heritage **buildings** and sites;

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- (h) relationships with the adjacent communities and co-ordination with plans for adjacent areas;
- (i) edge conditions and interface between sites adjacent to or abutting the boundary of this Direct Control District and all adjoining properties; and
- (j) infrastructure capacity.

**Use Area**

- 9 There is no maximum cumulative **use area** for any **use** in this Direct Control District.

**Reductions of Minimum Motor Vehicle Parking Requirement**

- 10 The minimum number of **motor vehicle parking stalls** may be reduced for an **Office** or **Information and Service Provider** by:

- (a) 10.0 per cent where a **building** is located within 150.0 metres of a private road where **frequent bus service** operates; and
- (b) 1.0 **motor vehicle parking stalls** for every:
  - (i) six (6) **bicycle parking stalls – class 1** provided in excess of the minimum number of **bicycle parking stalls** required in accordance with Part 4 of Bylaw 1P2007; and
  - (ii) two (2) lockers provided in a shower and change room facility.

**Landscaping for Parking Areas**

- 11 The **Development Authority** may relax requirements for landscaping for parking areas in this Direct Control District where the loading and unloading of sporting equipment is required.

**Recycling Facilities**

- 12 Recycling facilities must be provided for every **development** containing **Dwelling Units**, **Athlete Housing** and **Hotel**.

**Slope Adaptive Development**

- 13 The **Development Authority** may require, at the time of **development permit** application, additional studies, reports or information to ensure slope stability and drainage are not impacted by proposed **development**.

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Site 1 (± 46.5ha)

**Application**

14 The provisions in sections 15 through 17 apply only to Site 1.

**Permitted Uses**

15 (1) The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

(2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building**:

- (a) **Accessory Food Service;**
- (b) **Athlete Housing;**
- (c) **Child Care Service;**
- (d) **Counselling Service;**
- (e) **Custodial Quarters;**
- (f) **Community Recreation Facility;**
- (g) **Fitness Center;**
- (h) **Health Service Laboratory – With Clients;**
- (i) **Health Service Laboratory – Without Clients;**
- (j) **Indoor Recreation Facility;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Medical Clinic;**
- (n) **Park Maintenance Facility – Large;**
- (o) **Power Generation Facility – Medium;**
- (p) **Service Organization;**
- (q) **Sign – Class D;**
- (r) **Special Function – Class 2; and**
- (s) **Spectator Sports Facility.**

**Discretionary Uses**

16 (1) **Uses** listed in sub-section 13 (2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing approved **buildings** in this Direct Control District.

(2) The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Residential Building;**

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- (b) **Accessory Liquor Service;**
- (c) **Amusement Arcade;**
- (d) **Artist's Studio;**
- (e) **Billiard Parlour;**
- (f) **Catering Service – Major;**
- (g) **Catering Service – Minor;**
- (h) **Cinema;**
- (i) **Computer Games Facility;**
- (j) **Conference and Event Facility;**
- (k) **Convenience Food Store;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Units;**
- (q) **Financial Institution;**
- (r) **Gaming Establishment – Bingo;**
- (s) **General Industrial – Light;**
- (t) **Hotel;**
- (u) **Multi-Residential Development;**
- (v) **Multi-Residential Development – Minor;**
- (w) **Museum;**
- (x) **Nightclub;**
- (y) **Office;**
- (z) **Outdoor Recreation Area;**
- (aa) **Parking Lot – Grade (temporary);**
- (bb) **Parking Lot – Structure;**
- (cc) **Post-secondary Learning Institution;**
- (dd) **Radio and Television Studio;**
- (ee) **Restaurant: Food Service Only – Medium;**
- (ff) **Restaurant: Food Service Only – Small;**
- (gg) **Restaurant: Food Service Only – Large;**
- (hh) **Restaurant: Licensed – Medium;**
- (ii) **Restaurant: Licensed – Small;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Retail and Customer Service;**
- (ll) **School – Private;**
- (mm) **School Authority – School;**
- (nn) **Seasonal Sales Area;**
- (oo) **Specialty Food Store;**
- (pp) **Take Out Food Service;**
- (qq) **Townhouse;**



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- (rr) **Utility Building; and**
- (ss) **Vehicle Rental – Minor.**

**Building Height**

- 17 (1) The maximum **building height** is 30.0 metres; and
- (2) The maximum **building height** may be relaxed provided the **Development Authority** is satisfied the relaxation is consistent with the **Area Concept Plan** and the test for relaxation as set out in Land Use Bylaw 1P2007 is met.

**Site 2 (±35.8) ha)**

**Application**

- 18 The provisions in section 19 through 21 apply only to Site 2.

**Permitted Uses**

- 19 (1) The **permitted uses** of the Special Purpose – Recreation (S-R) District of bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Outdoor Recreation Area.**
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building**:
- (a) **Accessory Food Service;**
  - (b) **Athlete Housing;**
  - (c) **Child Care Service;**
  - (d) **Community Recreation Facility;**
  - (e) **Counselling Service;**
  - (f) **Custodial Quarters;**
  - (g) **Fitness Centre;**
  - (h) **Health Service Laboratory – With Clients;**
  - (i) **Health Service Laboratory – Without Clients;**
  - (j) **Indoor Recreation Facility;**
  - (k) **Information and Service Provider;**
  - (l) **Instructional Facility;**
  - (m) **Medical Clinic;**
  - (n) **Park Maintenance Facility – Medium;**
  - (o) **Power Generation Facility – Medium;**
  - (p) **Service Organization; and**
  - (q) **Spectator Sports Facility.**

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**Discretionary Uses**

- 20 (1) **Uses** listed in Section 17 (2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in this Direct Control District.
- (2) The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Artist's Studio;**
  - (b) **Catering Service – Major;**
  - (c) **Catering Service – Minor;**
  - (d) **Hotel;**
  - (e) **Indoor Recreation Facility; and**
  - (f) **Restaurant: Food Service Only – Small.**

**Building Height**

- 21 (1) The maximum **building height** is 15.0 metres.
- (2) The maximum **building height** may be relaxed provided the **Development Authority** is satisfied the relaxation is consistent with the **Area Concept Plan** and the test for relaxation as set out in Land Use Bylaw 1P2007 is met.

**Site 3 (±10.3 ha)**

**Application**

- 22 The provisions in Section 23 through 25 apply only to Site 3.

**Permitted Uses**

- 23 (1) The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:
- (a) **Child Care Service;**
  - (b) **Accessory Food Service;**
  - (c) **Counseling Service;**
  - (d) **Custodial Quarters;**
  - (e) **Fitness Centre;**
  - (f) **Health Service Laboratory – With Clients;**
  - (g) **Health Service Laboratory – Without Clients;**
  - (h) **Instructional Facility;**

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WESTERN BOUNDARY OF PASKAPOO SLOPES BOUNDED BY  
THE TRANS CANADA HIGHWAY TO THE NORTH, FUTURE  
STONEY TRAIL TO THE WEST AND COUGAR RIDGE TO THE  
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- (i) Medical Clinic;
- (j) Outdoor Recreation Area;
- (k) Park Maintenance Facility – Large;
- (l) Power Generation Facility – Medium;
- (m) Sign – Class B; and
- (n) Sign – Class D.

**Discretionary Uses**

**24 (1)** *Uses* listed in section 21 (2) are **discretionary uses** if they are located in proposed **buildings** or proposed addition to existing approved **buildings** in this Direct Control District.

**(2)** The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) Accessory Liquor Service;
- (b) Accessory Residential Building;
- (c) Amusement Arcade;
- (d) Artist's Studio;
- (e) Athlete Housing;
- (f) Billiard Parlour;
- (g) Catering Service – Major;
- (h) Catering Service – Minor;
- (i) Computer Games Facility;
- (j) Community Recreation Facility;
- (k) Convenience Food Store;
- (l) Dinner Theatre;
- (m) Drinking Establishment – Medium;
- (n) Drinking Establishment – Small;
- (o) Dwelling Units;
- (p) Financial Institution;
- (q) Museum;
- (r) Office;
- (s) Parking Lot – Grade;
- (t) Parking Lot – Grade (temporary);
- (u) Retail and Customer Service;
- (v) Restaurant: Food Service Only – Large;
- (w) Restaurant: Food Service Only – Medium;
- (x) Restaurant: Food Service Only – Small;
- (y) Restaurant: Licensed – Medium;
- (z) Restaurant: Licensed – Small;

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- (aa) School Authority – School;
- (bb) School – Private;
- (cc) Specialty Food Store;
- (dd) Special Function – Class 1;
- (ee) Spectator Sports Facility; and
- (ff) Take Out Food Service.

**Building Height**

**25** The maximum *building height* is 12.0 metres.

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**APPENDIX VI**

**PROPOSED ROAD CLOSURE CONDITIONS**

1. All costs associated with the road closure will be borne by the applicant.
2. Protection and/or relocation of any utilities will be at the applicant's expense and to the appropriate standards as per the utility company (e.g. Enmax, Atco Gas, etc) with all appropriate easements provided.
3. Any Utility right-of-ways, easements or access agreements are to be registered concurrent with the closure.

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**APPENDIX VII**

**LETTERS SUBMITTED**

**Goecke, Richard**

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**From:** WSCR CA Planning and Development [planning@wscr.ca]  
**Sent:** Tuesday, August 02, 2016 7:44 PM  
**To:** Goecke, Richard  
**Subject:** LOC2016-0146 WINSPORT Land Use Amendments  
**Attachments:** LOC2016-0146 WINSPORT Land Use Amendment 20160728.pdf

Richard:

Please find attached the West Spring Cougar Ridge Community Association response to the propose Land Use Amendment (2016-0146), from WINSPORT. Please let me know if you have any questions, or require further clarification.

Here it is in text form - without formatting:

**RE: LOC2016-0146 (9609 - 1 Avenue SW)**

To Whom It May Concern:

The West Springs Cougar Ridge Community Association (WSCRC) has reviewed the subject Land Use Application and the proposed changes to DC (Direct Control District to accommodate recreation, commercial and office development). We understand that WINSPORT is hoping to develop these lands in support of their long term needs. As an adjacent neighbour to WINSPORT, we are in full support of a well planned, financially and environmentally sustainable facility at our doorstep, and are thankful for WINSPORT's contributions to the community.

WSCRC is also mindful of how these proposed changes may impact our community and offer these notes to assist in making any proposed development the best possible - and to have them conform to the "highest and best use" of these important lands.

First of all, WSCRC wants to voice our strongly held view that development of Site 2 (Community Integration Zone) should be kept to the far eastern and western nodes of the site. There is no appetite for the impact of providing any kind of commercial or other development along the entire stretch of Paskapoo Drive SW. This would create very significant parking and traffic concerns for all residents. Creating nodes at the 85 Street side (eastern), and at the intersection with Canada Olympic Road (western) portions of Site 2 (Community Integration Zone) would be much more compatible with adjacent and existing zoning and uses.

**Item 18 and Item 26 - Site 2 (Community Integration Zone)**

We are concerned about the possibility of a hotel being placed within Site 2, as this is listed as a discretionary use in Item 18. We are encouraging of some food service/banquet/restaurant of appropriate scale being included on this Site - but not a full scale hotel.

**Item 31 - Site 2 (Community Integration Zone)**

This Item mentions Site Coverage, and states: "Site Coverage: The maximum site coverage is 50%."

This dovetails with our concerns regarding development along Paskapoo Drive SW. Because the total area of Site 2 (Community Integration Zone) is 11.21 hectares (27.7 acres), this would create total amount of built area of up to 5.6 hectares (13.9 acres). This would be far too much development on this Site given adjacent uses - and we reiterate our view that any development on this site should be situated at the eastern and western nodes, intersecting existing roadways (Canada Olympic Drive and 85 Street SW).

During the June 8 Open House held by WINSPORT, WSCRC recommended to WINSPORT that the development at Site 2 (Community Integration Zone) be limited to these nodes at the east and west ends of Paskapoo Drive SW.

**85 Street SW and Future Development**

We also want CPC and Council to take into consideration future proposed developments across 85 Street SW from Site 2 (Community Integration Zone), and to ensure that 85 Street and the entryway into these new developments and

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WINSPOINT are "master planned", so that they all work together to create the most effective and safest access to WINSPOINT and all future developments to the east of 85 Street.

**Pathway and Connectivity Integration**

To ensure alternative modes of transport and connectivity are available to access any future development (and the rest of WINSPOINT), we strongly urge that a pathway system be created within WINSPOINT Site 2 (Community Integration Zone) lands. We also strongly recommend that this pathway be integrated with existing pathways in Cougar Ridge to ensure connectivity between the community and this development. Many people, including children, use the facilities at WINSPOINT for mountain biking, day camps, and dozens of other uses. Ensuring a safe and convenient route will help to limit the need for automobile trips to this Site.

We look forward to working with WINSPOINT, the City of Calgary and any future developers to provide meaningful feedback to ensure WSCRCA and our future neighbours create the best possible legacy for these lands for many years to come.

Sincerely,

Lars Lehmann  
Secretary and Chair, Planning and Development Committee  
West Springs Cougar Ridge Community Association

cc:  
Richard Pootmans, Councillor Ward 6  
Ward Sutherland, Councillor Ward 1  
Office of the Mayor  
John Sutherland, COO WINSPOINT  
Lesley Conway, Chair, Board of Directors WINSPOINT  
Lori Van Roojen, Larkspur Associates  
Sean Maclean, Stantec  
Breelyn Gray, Stantec

--  
Lars Lehmann  
Chair, WSCR CA Planning and Development  
403.770.8585

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July 28, 2016

Planning, Development & Assessment  
The City of Calgary  
800 MacLeod Trail SE  
Calgary, AB T2P 2M5

Dear Richard Goecke,

**Re: Bowness Community Association Response to LOC2016-0146**

The Planning & Development Committee of the Bowness Community Association had the opportunity to hear from applicants of LOC2016-0146 in March 2016.

The main concern for Bowness would be stormwater run-off with the proposed land use amendment for further development. While we notice that there are guidelines within the COP & Adjacent Lands ASP for stormwater, sewage, utility management systems, we would like to ensure that Bowness will not be impacted by run-off from COP lands. There have been instances in the past where residents living at the bottom of the escarpment along 33 Ave were affected by the run-off from Greenwood Village.

We would also like to ensure that potential traffic concerns along Trans-Canada Highway are taken into consideration particularly with the incoming development of Greenwich Village and Medicine Hill.

Thank you for the opportunity to comment on this application.

Sincerely,

Planning & Development Committee

P: 403-288-8300  
E: [planning@mybowness.com](mailto:planning@mybowness.com)



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West Springs / Cougar Ridge  
Community Association

Richard Goecke  
File Manager  
City of Calgary Planning Development and Assessment  
PO Box 2100 STN M  
Calgary AB T2P 2M5

**RE: LOC2016-0146 (9609 - 1 Avenue SW)**

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Suite 138, Unit 406, 917 - 85 Street SW  
Calgary, Alberta T3H 5Z9  
403.770.8585 www.wscr.ca

R. Goecke/R. Hall

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**Wong, Ada**

**From:** Gerald David Osborn [REDACTED]  
**Sent:** Thursday, July 28, 2016 5:54 PM  
**To:** Goecke, Richard  
**Cc:** CPAG Circ  
**Subject:** File Number LOC2016-0146

Edworthy Park Heritage Society

July 28, 2016

Circulation Control  
Planning, Development & Assessment #8201  
P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

By email: [richard.goecke@calgary.ca](mailto:richard.goecke@calgary.ca) and to [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)  
Attention: Mr. Richard Goecke, File Manager

Re: File Number LOC2016-0146

Dear Sir:

The Edworthy Park Heritage Society has considered File number LOC2016-0146, being an application by Gray Breelyn on behalf of the Calgary Olympic Development Association to change from "DC Direct Control District, Special Purpose – Future Urban Development (S-FUD) District, Undesignated Road Right-of-Way" to a proposed use as "DC Direct Control District to accommodate recreation, commercial and office development".

The Edworthy Park Heritage Society will confine its comments to the impact of the proposed change on wildlife and the environment of the area and will leave considerations such as the impacts of specific uses on neighbouring communities like Bowness, Valley Ridge and Cougar Ridge (and future communities adjacent to the Trans-Canada on the north side) for those communities to consider.

First, it is suggested that the Concept Plan envisaged by Section 7 not be limited to the considerations listed in the proposed amendment but should be more comprehensive. It is suggested that the wording in Section 7 be changed from "The Concept Plan shall include detailed concepts with respect to:" to "The Concept Plan shall include detailed concepts with respect to, but not limited to, the following:".

Second, the proposed amendment does not take into account wildlife connectivity to the adjacent lands. We suggest changing the wording of s.7(a) to include "and wildlife connectivity". Taking this

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into account may reduce wildlife/human conflicts and accidents with mammals such as deer and moose that frequent the area in addition to preserving the biodiversity of mammals and other species in the area.

Third, for new buildings, it is recommended that parking be required to be under such buildings to preserve the maximum green space possible. We suggest changing the wording of s. 7(b) to add a reference to underground parking. We note the applicant seeks the reduction in required parking spaces normally given if there is proximity to an LRT station but in this case provides for it in proximity to a bus route. We feel that this reduction should be conditional on an underground parking requirement.

Fourth, the impact of development in Site 2 on the groundwater should be minimized. We suggest that Section 7 be amended to include a subsection to ensure that development within Site 2 does not alter or reroute any groundwater. It is our understanding that Wilson Garden homes rely on well water from the Paskapoo Slopes and such a provision may serve to maintain their well water and preserve Balsam Poplar and other vegetation in the natural area to the east.

Fifth, slope stability and other geotechnical and hydrological concerns should be assessed and suitability of development or non-development determined according to such assessments of the conditions at present. Such a detailed concept should minimize the impact on downslope areas and neighbouring areas. We suggest that the proposed amendment document be further amended to add this to Section 7.

Sixth, it is unclear what the outcome would be if the permitted uses and discretionary uses listed in the proposed amendment were to conflict with any Concept Plan subsequently developed. Discretionary and permitted uses should be subject to the Concept Plan.

Please note that I am out of town for work but I may be reached by email although there may be a slight delay in my responding. Thank you for your consideration of the above suggestions.

Yours truly,

Jerry Osborn, President.