

BYLAW NUMBER 39P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE CANADA OLYMPIC PARK
AND ADJACENT LANDS
AREA STRUCTURE PLAN BYLAW 1P2005**

WHEREAS it is desirable to amend the Canada Olympic Park and Adjacent Lands Area Structure Plan Bylaw 1P2005, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

1. This Bylaw may be cited as the "Canada Olympic Park and Adjacent Lands Area Structure Plan Amendment Number 2 Bylaw."
2. The Canada Olympic Park and Adjacent Lands Area Structure Plan attached to and forming part of Bylaw 1P2005, as amended, is hereby further amended as follows:
 - (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", attached hereto as Schedule A.
 - (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. Together these six precincts described below, constitute the Core Development Area described in Section 5.2.

 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.
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”, attached hereto as Schedule B.
- (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:
- (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.
- (4) Parking access and loading areas should be located in areas that are not visible from Stoney Trail and the Trans Canada Highway.

- (5) 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

- (6) 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.
- (7) 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

- (8) 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.
 - (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.
- (9) 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.
- (10) Design sites to connect and define edges, paths, centres and streets of activity.

- (11) Encourage buildings that are connected and integrated with adjacent open spaces and other landscaped areas.
- (12) Buildings should be situated in locations that promote views of the city and mountains.
- (13) Art installations that celebrate sport, indigenous culture, recreation, and the Olympic legacy to enhance the overall site design are encouraged.
- (14) Retail, restaurants, outdoor patios, and recreation uses are ideally located adjacent to plazas to generate active edges throughout the site.
- (15) Retail store frontages should be located along sidewalks and have individual entrances to avoid long uninviting street walls.
- (16) 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.
- (17) 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.
- (18) Development is subject to the City of Calgary Slope Adaptive Development Policy and Guidelines & Conservation Planning policy.

Architecture

- (19) 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

(20) Lighting shall be architecturally integrated and should not cast light onto road right-of-way.

(21) Identification signs should be architecturally integrated with the building, where appropriate.

(22) Signs with digital displays should be minimized along the highway and be oriented away from adjacent residential areas.

Active Spine Precinct

(23) 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).

(24) Building setbacks along in the Active Spine Precinct should be minimized to frame the public realm.

(25) 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

(26) Show the spirit of the buffalo at this ancient buffalo kill site through Blackfoot Tribe specific buffalo imagery.

(27) 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'.

(28) 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.

- (29) 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.”
- (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, providing opportunities for adaptive reuse of existing buildings and 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.

(ii) Designed to maximize public views through building siting and orientation.

(iii) 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.

(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."3. This Bylaw comes into force on the date it is passed.

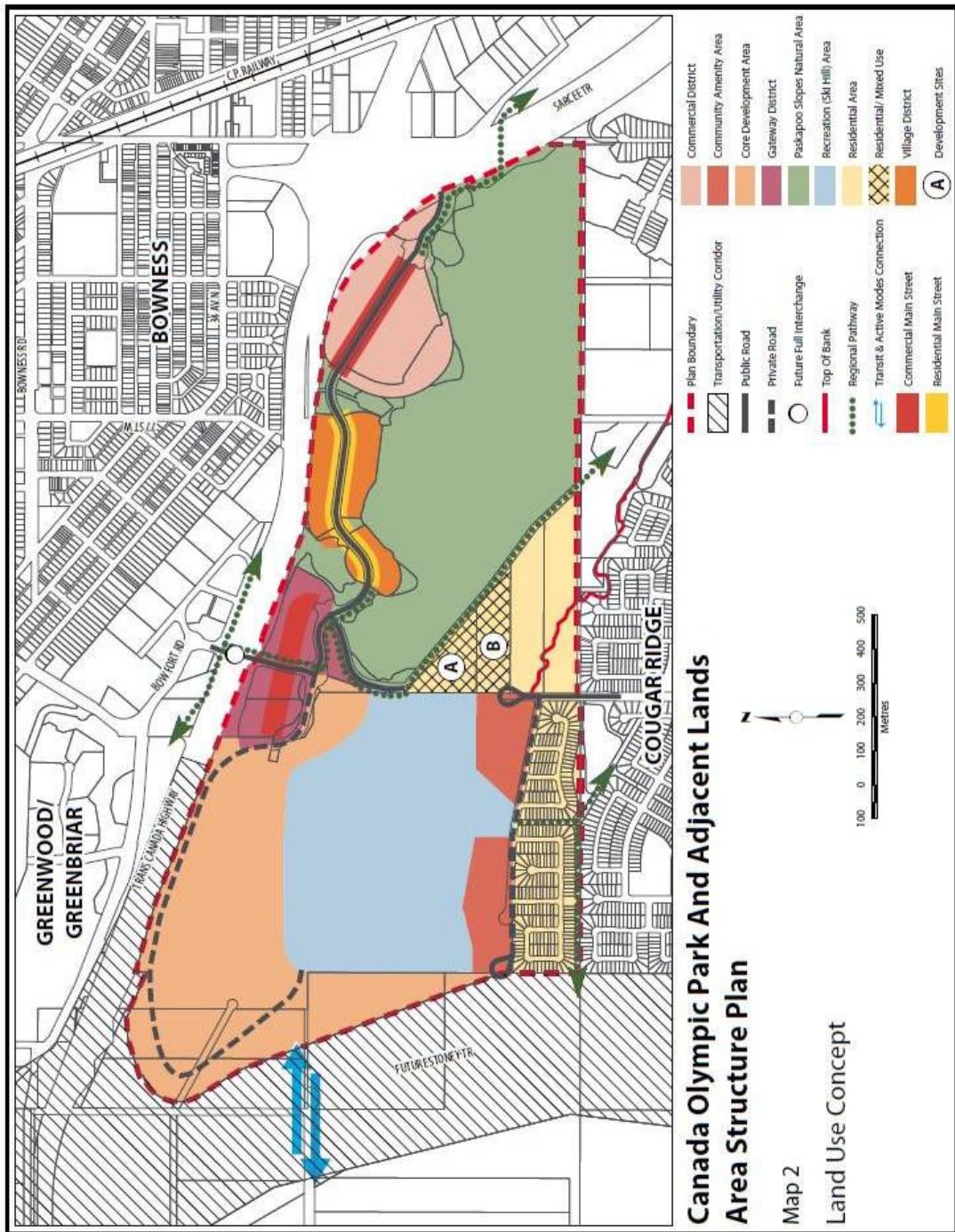
READ A FIRST TIME THIS ____ DAY OF _____, 2017.

READ A SECOND TIME THIS ____ DAY OF _____, 2017.

READ A THIRD TIME THIS ____ DAY OF _____, 2017.

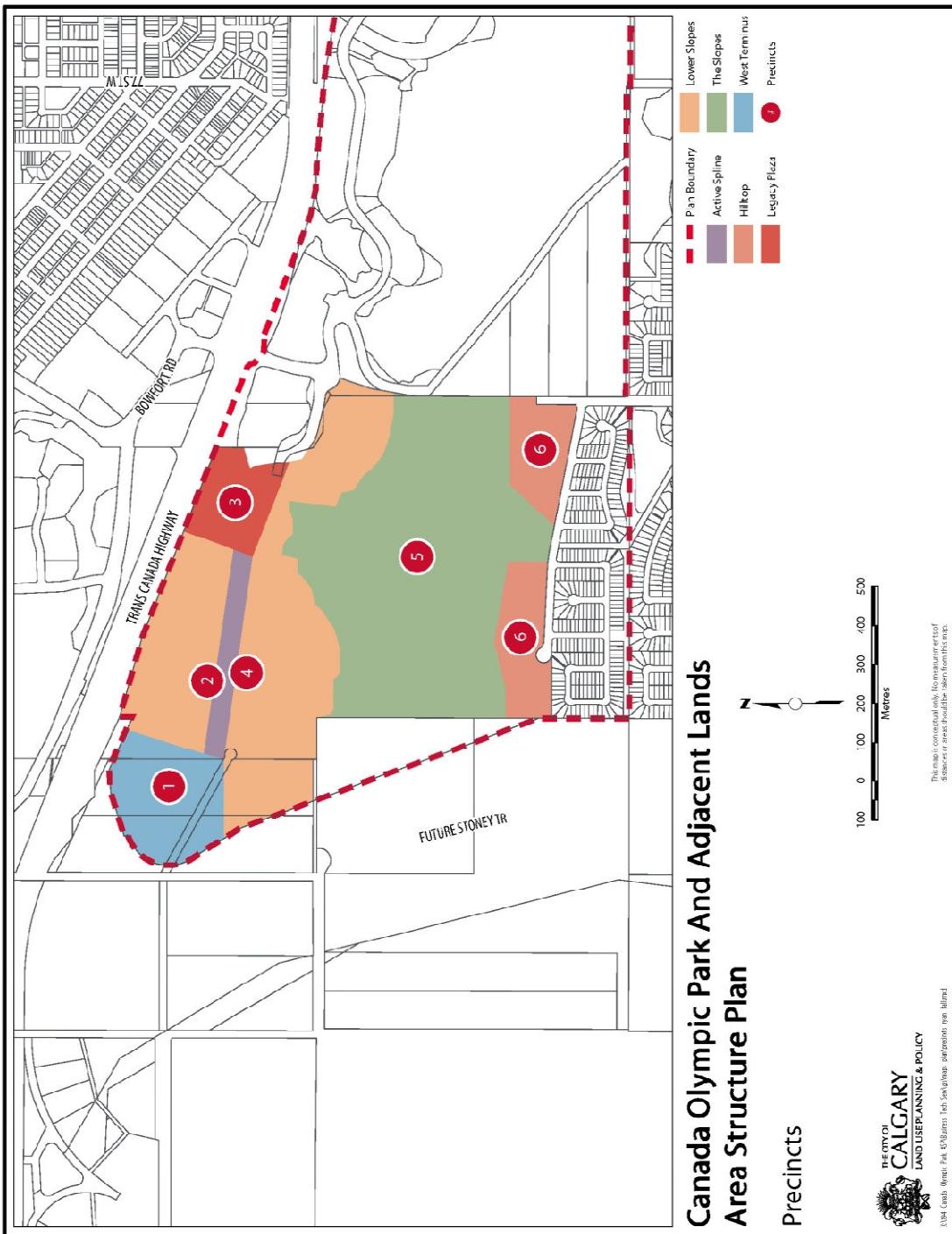
MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A

PROPOSED

SCHEDULE B



PROPOSED