

BYLAW NUMBER 253D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0146)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

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

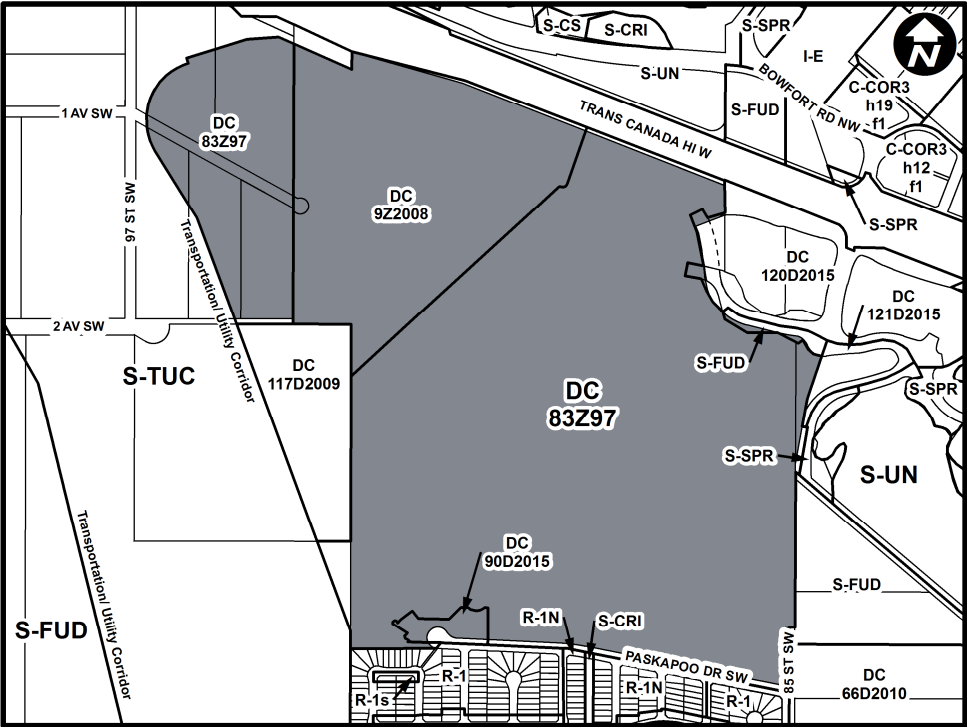
READ A SECOND TIME THIS ____ DAY OF _____, 2017.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

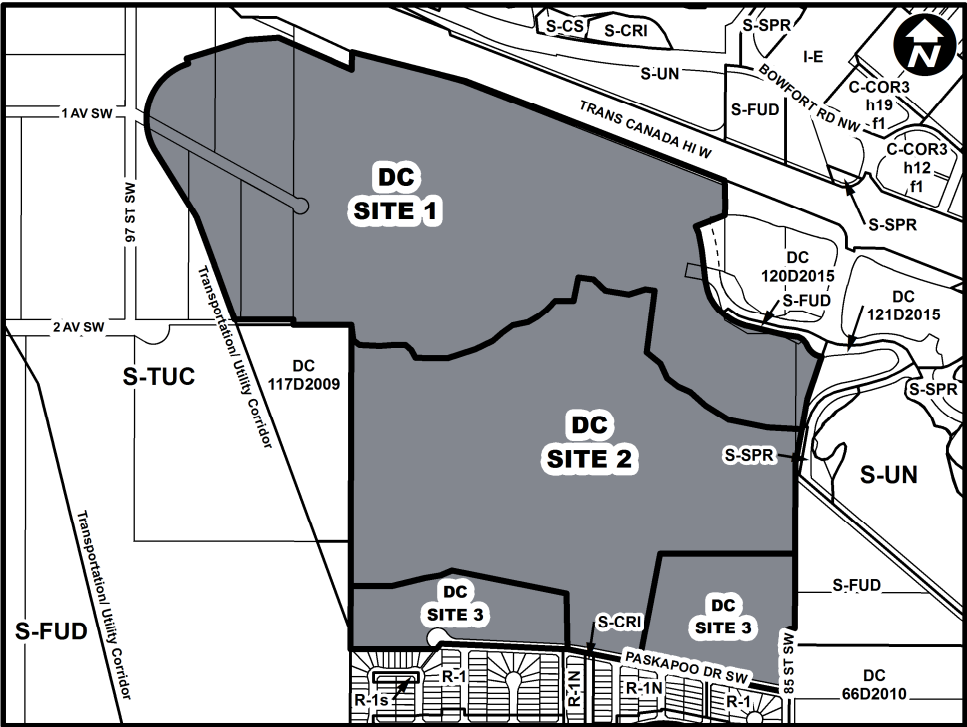
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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.

PROPOSED

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;
- (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;
- (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**.

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;
- (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;
- (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.**

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;**
 - (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.

Building Height

25 The maximum *building height* is 12.0 metres.