



## Canada Olympic Park Site Context Plan



**Stantec**  
Design with community in mind

May 2017

## Sign-off Sheet

This document entitled Canada Olympic Park Context Plan was prepared by Stantec Consulting Ltd. ("Stantec") for the account of WinSport (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by \_\_\_\_\_



(signature)

**Sean MacLean, RPP, MCIP**

Reviewed by \_\_\_\_\_



(signature)

**Tara Steell, RPP, MCIP**

## Table of Contents

<b>1.0 HISTORY OF WINSPORT.....</b>	<b>1</b>
<b>2.0 VISION FOR WINSPORT.....</b>	<b>1</b>
<b>3.0 FACTS ABOUT WINSPORT AND CANADA OLYMPIC PARK.....</b>	<b>2</b>
<b>4.0 CORE PRINCIPLES.....</b>	<b>3</b>
4.1 A DESTINATION.....	3
4.2 ALWAYS ALIVE.....	3
4.3 COMPACT AND WALKABLE.....	3
4.4 LIFE INDOORS AND OUTDOORS.....	3
<b>5.0 DESIGN PRINCIPLES.....</b>	<b>5</b>
5.1 INTERFACES.....	5
5.2 PRECINCTS.....	9
5.3 FOCUS AREAS.....	11
5.4 CONNECTIONS.....	13
5.5 LANDMARKS.....	15
<b>6.0 PRECEDENT IMAGERY.....</b>	<b>19</b>
<b>APPENDIX</b>	
A.1 DIRECT CONTROL.....	A.1
A.2 ORGANIZATIONAL DIAGRAM.....	A.1
A.3 ACTIVE MODES.....	A.1
<b>LIST OF FIGURES</b>	
Figure 1.0 18 Hour Day.....	4
Figure 2.0 Design Principles.....	16
Figure 3.0 Design Principles – Active Spine.....	17
Figure 4.0 Design Principles – Hilltop.....	18
Figure 5.0 Direct Control.....	A.2
Figure 6.0 Word Map.....	A.3
Figure 7.0 Pedestrian & Transit Connectivity.....	A.4

## 1.0 HISTORY OF WINSPORT

A not-for-profit organization, WinSport owns and operates Canada Olympic Park in Calgary, the Bill Warren Training Centre at the Canmore Nordic Centre in Canmore, Alberta and the Beekie Scott High Performance Training Centre on the Haig Glacier in Alberta. WinSport also funds two-thirds of the operating budget for the Olympic Oval at the University of Calgary.

Formerly known as the Calgary Olympic Development Authority ('CODA'), WinSport was founded in 1956 to bid on behalf of Calgary to host an Olympic Winter Games. CODA successfully won the bid from the International Olympic Committee on September 30, 1981 for Calgary to become the host city for the XV Olympic Winter Games in 1988.

Canada Olympic Park is the most visible legacy of the 1988 Olympics – a truly one of kind facility within the city limits. Building on the Olympic legacy, WinSport has maintained, operated, and built new facilities to support sport and recreation for the benefit and enjoyment of the community within the Park.

## 2.0 VISION FOR WINSPORT

WinSport aspires to create one of the most unique year-round sport environments in the world, where athletes at all levels, ages, and disciplines can discover, develop and excel in sport.

WinSport does this by providing access to world-class facilities as well as community sport and high performance training programs and services.

In doing so, WinSport contributes to a healthy and active community, increases pride in Calgary and the country through the development and support of Olympic athletes, and raises awareness of the importance of participation in sport and recreation to the overall quality of life for Calgary and its citizens.

### 3.0 FACTS ABOUT WINSPORT AND CANADA OLYMPIC PARK

WinSport owns and operates Canada Olympic Park (COP) under a special agreement with the Federal government. COP is not a City-owned facility. **WinSport is a registered not-for-profit and charitable organization.**

WinSport has continued to evolve COP training facilities and hosts numerous spectator events at the national and international each year. When compared to other Olympic facilities, COP is not obsolete. **Over the past 5 years, WinSport has hosted more than 40 national and international events (e.g., hockey, moguls, half-pipe and slopestyle competitions, along with bobsleigh, skeleton and luge). Local and regional athletes are able to participate in events closer to home.**

WinSport relies on the revenue generated from memberships, ticket purchase & annual passes, community programs, facility use & events (e.g., concerts) for its day-to-day operations. It receives no operational funding from the City of Calgary or the Province of Alberta. **WinSport has unique revenue opportunities that will result from the development of its land assets. Land use approval is essential to allow this to happen.**

While the legacy of the 1988 Olympics created a forward-thinking, sustainable model for citizens young and old to actively participate in sport and recreation activities, the Olympic Endowment does not provide enough capital funding to steward all of the Olympic facilities and infrastructure created as part of the 1988 Olympics. **Only a small portion of the interest earned from the 1988 Olympic endowment can be used to operate and maintain COP and other facilities owned and operated by WinSport. Since the Olympics, WinSport and its partners have maintained and built new facilities in the order of magnitude of more than \$220 million.**

COP operates 18 hours a day offering recreational and sport opportunities for Calgarians, offices spaces for sport and non-related sport organizations, a school (National Sports School), a cultural facility, and community programs. In the future, WinSport will offer even more activities to activate and enliven the Park including retail, additional office spaces making the Park a more appealing destination for athletes, families, and visitors to the City.



## 4.0 CORE PRINCIPLES

A set of core principles have been created to guide the development of Canada Olympic Park to achieve the vision, ensure the preservation Calgary's Olympic legacy, promote sport and recreation, and contribute to a healthy and active community.

### 4.1 A DESTINATION

- A place that is vibrant, open, and publicly accessible.
- People identify this place as a focus for community life across the region.
- Scale, character, and importance of buildings and landscape confirm the nature of this place as a unique regional, provincial and national destination.

### 4.2 ALWAYS ALIVE

- A wide range of land uses and spaces ensure public activity across the day and evening, maximizing a vibrant pulse to the life and activity of the place.
- Create an active 18 hour day through a mix of uses with a variety of peak activity times, **Figure 1.0 18 Hour Day**.
- Diversity of precincts, spaces, and activities provides something for everyone.
- Spaces are adaptable and flexible to changing patterns of use including festivals and seasonal variations.

### 4.3 COMPACT AND WALKABLE

- Diverse uses and activities are integrated in proximity.
- Structural layout maximizes integration of land uses.
- Development contributes to forming positive public spaces with highest priority given to pedestrian movements.

### 4.4 LIFE INDOORS AND OUTDOORS

- Development balances indoor and outdoor activity to ensure a comfortable and desirable place.
- Adaptive climate management of buildings and public spaces encourage both indoor and outdoor life.
- Outdoor public spaces offer comfort solutions to address and mitigate dominant winter climate conditions.

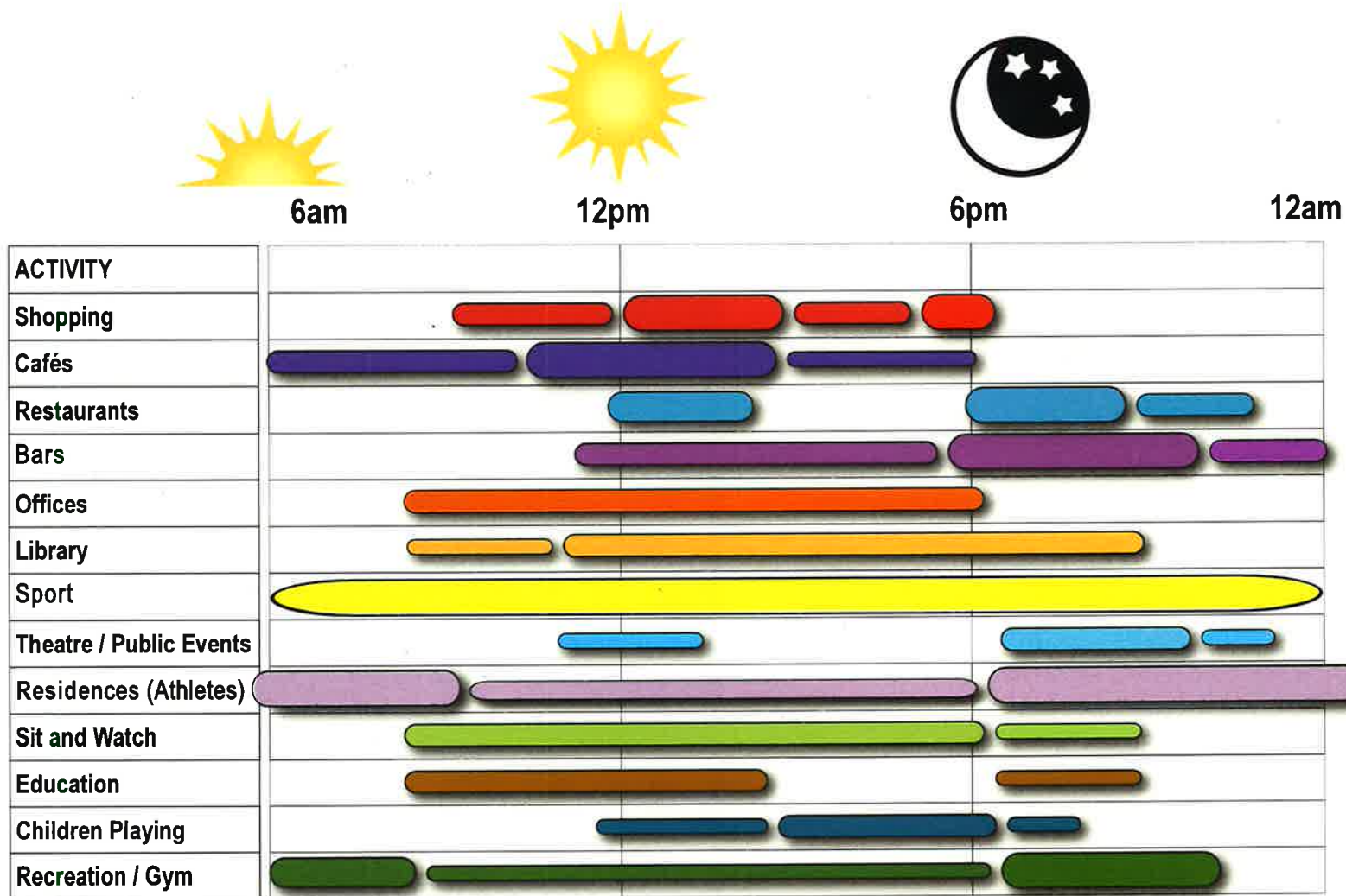


FIGURE 1.0 | WinSport  
**18 Hour Day**  
 Canada Olympic Park



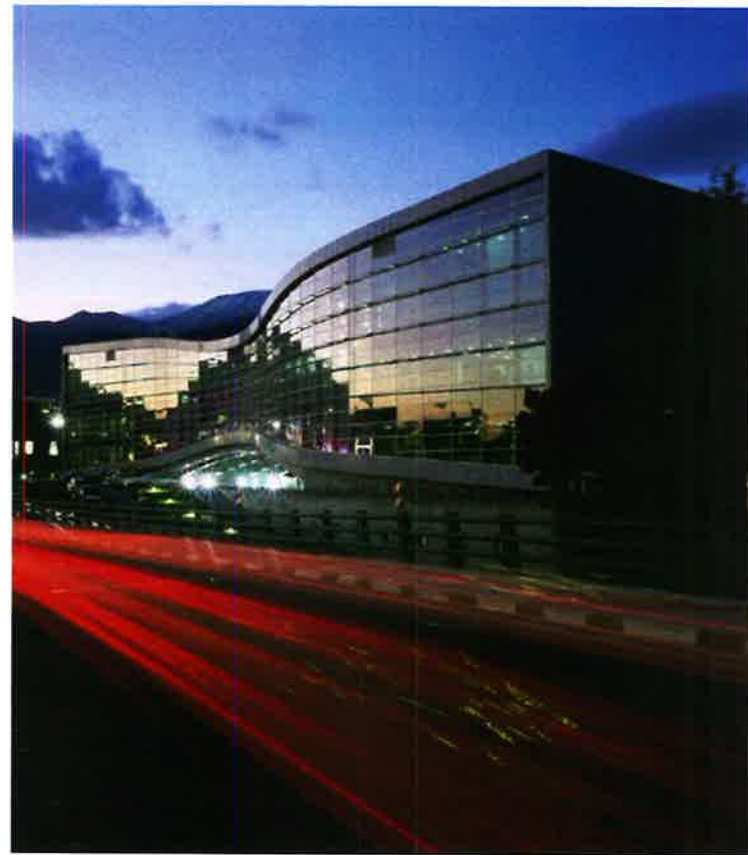
## 5.0 DESIGN PRINCIPLES

Based on the Core Principles outlined in Section 4.0 and the following Design Principles, **Figure 2.0 Design Principles** provides an overview of the site structure, relationships between elements, building blocks and access routes within Canada Olympic Park.

### 5.1 INTERFACES

#### Highway Interface

- The exposure of development to passing highway traffic needs consideration given the location within the west 'gateway to Calgary'.
  - Built form and character of buildings facing the highway can be more monumental in scale based on being viewed at high speed (80km/h) by passing traffic.
  - The length of highway frontage provides an opportunity for large scale public art or feature landscape elements that might define this location along the entry/exit experience to/from the City.



## Hill to Development Interface

- The transition from hillside recreation activities to development should appropriately define the edge of development and extent of recreation areas.
  - Buildings facing the upper hillside slopes (recreation areas) should face the slopes with windows and balconies to present a public façade to the hillside, avoiding blank walls.
  - Access points from hillside areas into the development area should be well defined to provide clear wayfinding.
  - Provide delineation between semi-private areas associated with buildings and public areas associated with recreation.





### Buildings to Spine Interface

- Buildings fronting onto primary internal public streets and spaces should contribute to a vibrant life in public areas.
  - Design building facades that front public streets and spaces with human interest and scale, focused on pedestrian (5km/h) movement.
  - Provide as many entries as feasible along each façade and articulate façades to achieve a streetscape that is expressed as being many buildings.
  - Ensure that ground level frontages are highly transparent, offering views into buildings.
  - Consider weather protection elements as part of the building design to encourage a comfortable pedestrian environment.



## Buildings to Neighbours Interface

- Buildings in proximity to existing development (hilltop) should be sympathetic in scale.
  - Buildings directly adjacent to existing homes (Cougar Ridge) are to be similar in height.
  - Development further down the slope may be of increasing scale and height up to the height established at the top of the hill.





## 5.2 PRECINCTS

### Active Spine Precinct

- A central publicly accessible street and gathering spaces that is the primary pedestrian link across the lower lands.
- Buildings will front this spine with primary entries and facades.
- The space will function as a multi-modal shared space, based on a hierarchy of pedestrians first, then bikes, transit, with cars the least priority.

### West Terminus Precinct

- Suited to large scale buildings that will be the west extent of development.
- Positioning of building feature elements should offer a visible landmark as the west terminus of the central spine.
- Landmark in this precinct should be scaled to be visible from some distance as part of the entry to Calgary experience.



## Legacy Plaza Precinct

- A primarily pedestrian space located at the east end of the Active Spine.
- Space intended to function as a large scale and flexible space suited to a wide range of activities and uses including restaurant seating, festival space, pop-up concert venue, or other publicly accessible use.
- Closely associated with the recreation activities of the hill and integrated with hillside recreational operations, ticketing, and associated uses.

## Lower Slopes Precinct

- A highly active recreation area across all seasons at the base of the hillside.
- Functions of this area are closely associated and spill into the Active Spine precinct and adjacent West Terminus and Legacy Plaza precincts.

## The Slopes Precinct

- Large hillside recreation and sports area with buildings and structures limited to those associated with the operations and function of these uses.

## Hilltop Precinct

- Comprised of two parcels at the top of the hill and intended for a mix of community amenity uses.



## 5.3 FOCUS AREAS

Key focus areas within Canada Olympic Park have identified on **Figure 3.0 Design Principles – Active Spine** and **Figure 4.0 Design Principles – Hilltop**. In practices these areas may overlap and blend to provide a smooth transition and experience to the user.

### Recreation Focus

- Primary focus on sport and recreation facilities that are core to the mandate of WinSport.
- Opportunities for supportive uses including restaurants, retail, employment, and other associated uses are encouraged to provide a holistic mixed use node.

### Active Street Focus

- Provides access for all modes including, vehicular, pedestrian, and cyclists.
- Creates opportunities for sport and recreation facilities, celebration spaces, restaurants, retail, employment, and other associated uses that create an active shared streetscape.

### Wellness Focus

- Provides active and passive recreation opportunities.
- Provides spaces for learning, wellness and sport culture.
- Closely related to the recreation activities on the hill and provides unique gathering spaces for users.



### Legacy Focus

- Provides opportunities for a wide range of activities and uses including restaurant seating, festival space, pop-up concert venue, or other publicly accessible use.
- Closely related to the recreation activities of the hill and integrated with hillside recreational operations, ticketing, and associated uses.
- Celebrates Calgary's Olympic legacy.

### Slope Adaptive

- Respecting the topographic constraints within this area, development will align with best practices in slope adaptive development.
- Provides opportunities for athlete housing, sport and recreation facilities, and services accessory to the main functions of Canada Olympic Park.

### Sport/Recreation

- Provides access to trails, open space and recreation opportunities that connect to the bottom of Canada Olympic Park
- Provides facilities for sport and training.

### Community Amenity

- Provides community related services and amenities such as coffee shops, parking, small scale retail, sport and recreation services, and professional services.



## 5.4 CONNECTIONS

### Transit Route

- A transit route is to be provided through the base village area.
- Buses should be accommodated along the west portion of the central spine.

### Vehicular Circulation

- Vehicle traffic is intended to be kept primarily to the outside edges of the base village with access to parking, loading, and servicing as applicable.
- Limited traffic is anticipated along the central spine, as this will primarily serve as a pedestrian, cyclist, and transit route.

### Active Modes

- Development should prioritize active mode accessibility.
- Provide easy and convenient active mode connectivity to the Medicine Hill trails.
- Create a pedestrian and cyclist network that supports the activity of the Active Spine Precinct.

### Hilltop Precinct to The Lower Slopes Precinct

- Existing links between the top and base are expected to remain.



## Access to Parking

- Access points to a mix of surface and structured parking are intended to be provided at the north edge of the base village, and to central structured parking within building parcels above the central spine.
- Over time, surface parking areas may be developed with a greater emphasis on structured parking, and potentially reduced parking as other modes of transport are supported.

## Support Services

- Loading and servicing of buildings by vehicular traffic is primarily limited to the access routes around the base village, and away from the central spine.



### 5.5 LANDMARKS

#### West City Entry Landmark

- A major architectural landmark element located at the west edge of the site is intended to provide identity for Canada Olympic Park, serve as a visual reference for traffic entering the City, and a focal interest.
- This landmark should contribute to the expression and character of Canada Olympic Park, be distinct, and immediately identifiable.

#### Legacy Landmark

- An architectural landmark element located at the east end of the central spine is intended to build on the Olympic legacy and provide a visual reference to traffic entering Canada Olympic Park.

#### Highway Interface

- An opportunity exists to contribute to, or augment, planned public art along the highway corridor to reinforce the location of Canada Olympic Park along the entry corridor into the City.



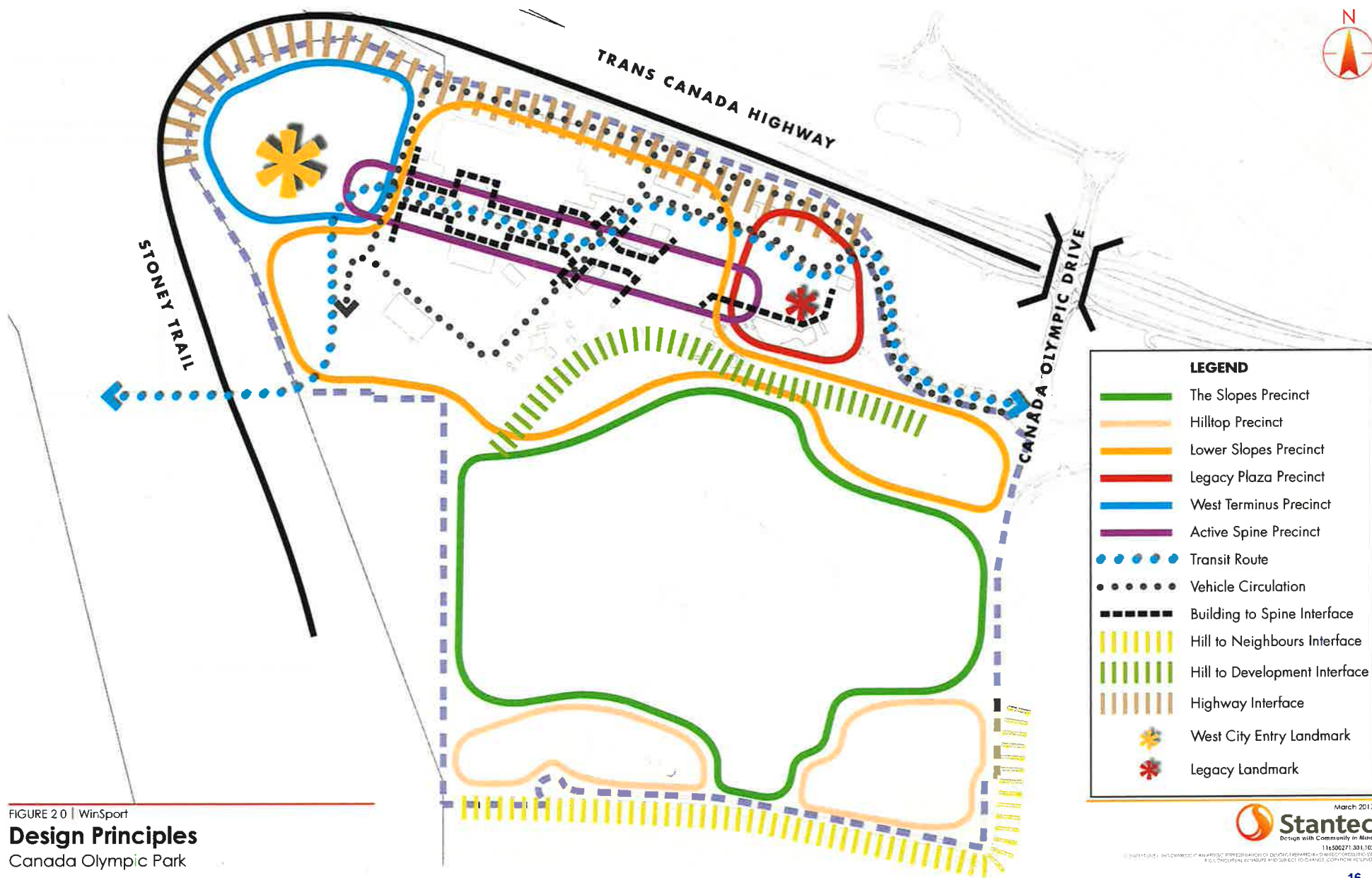


FIGURE 20 | WinSport  
**Design Principles**  
Canada Olympic Park



FIGURE 3.0 | WinSport

## Design Principles - Active Spine

Canada Olympic Park



FIGURE 4.0 | WinSport

## Design Principles - Hilltop

Canada Olympic Park



### 6.0 PRECIDENT IMAGERY



GFC Architecture

- Vibrant colours contribute to the form and character of buildings at Canada Olympic Park, reinforcing the Olympic legacy and providing a distinct identity within the City.



GFC Architecture

- Buildings that activate public spaces at night with colour and lighting.

## Canada Olympic Park Site Context Plan



GEC Architecture

- The form and function of building interiors can be extended to the external forms within the public realm.



GEC Architecture

- Landmark buildings set within the wider landscape contribute to the character of the place.



## Canada Olympic Park Site Context Plan



- Prominent and clearly defined building entries from the public realm.
- Striking lighting and building colours add to the vibrancy of the public realm.



- Innovative use of materials and built form contributes to the architectural character of the place, as distinct from other places within the City.
- Materials such as wood, concrete, and glass in unique applications add to the distinct character of Canada Olympic Park.



- Use of climate controlled links between buildings, with a feeling of being open air, light filled spaces, add to the functionality and character of publicly accessible spaces.
- Clearly defined entrance and public routes into and through buildings.
- Dynamic use of colour and form to create character and sense of movement, which reinforces the activities of Canada Olympic Park.



## Canada Olympic Park Site Context Plan



- Opportunity for large scale architectural forms along the Trans Canada Highway frontage, designed to reflect the experience of higher speed passing traffic.
- Use of large expanses of single building materials suited to this type of location where pedestrian frontage or access is not required.
- Articulation of building façades add to the experience and character of larger scale buildings.



- Buildings stepped in scale and form to fit with the general slope of land assist in reinforcing this as a hillside location and respect slope-adaptive building responses.
- Suitable integration of traffic and pedestrian access to a building in a way that defines the entire forecourt as a shared public space.
- Mix of building materials and colours providing a distinct character.

## Canada Olympic Park Site Context Plan



- Buildings stepped to respect the hillside location.
- Distinct architectural form and character.
- Clearly defined building entry at grade.



- Integration of lighting as part of the architectural form to assist in defining distinct places within Canada Olympic Park.
- Lighting that creates sense of activity, and excitement reinforces the activities of Canada Olympic Park.



## Canada Olympic Park Site Context Plan



- Use of built form and massing to define spaces and to provide wayfinding through and between spaces.
- Consideration of seasonal variation of use and function of public spaces between buildings, such that the spaces can be adapted and programmed for year-round use.



- Built form and massing used to create micro-climate spaces, such as wind-protected outdoor courtyards.

## Canada Olympic Park Site Context Plan



- Central Spine is intended as a shared street space where pedestrian and cycle movements are the primary user and traffic moves slow.
- Surface treatment of the Central Spine should read as a single space from building edge to building edge.



- Central Spine also provides for the key transit linkage through the base area of Canada Olympic Park.
- Bus stops are intended to be integrated into the shared space environment of the street.



## Canada Olympic Park Site Context Plan



- Potential for large scale highway public art as an entry feature and defining element along the two highway frontages.



- Key landmark gateway elements are possible, particularly along the two highway frontages.
- Use of repeating forms and colour/lighting can contribute to identity and gateway statement.

## Canada Olympic Park Site Context Plan



- Opportunity for a landmark building or structure along the highway frontage.
- Landmarks should contribute to and reference the identity, character, and activities of Canada Olympic Park.



- Form and character of internal spaces should be sensitive to the activities and character of external space.



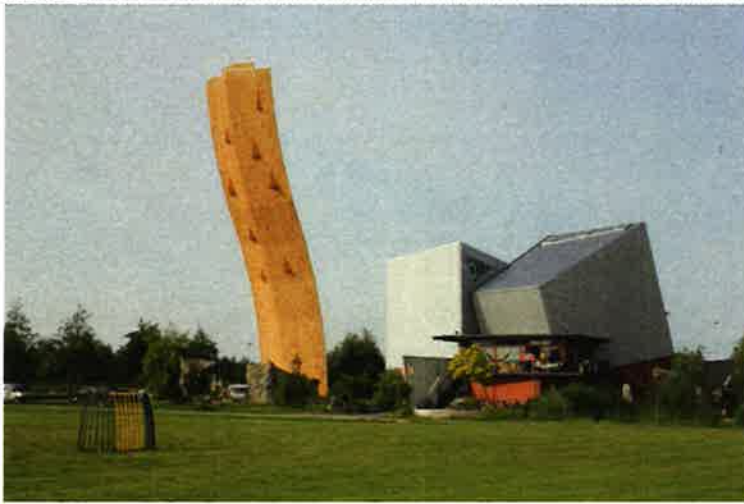
## Canada Olympic Park Site Context Plan



- Interfaces between internal and external spaces are important in reinforcing the mutual activities of each space.
- Views from inside to outside are important to seasonal conditions and activities.



- Opportunity for landmark structures to be functional activity spaces in addition to being visual landmarks.



- Opportunity for landmark structures to be functional activity spaces in addition to being visual landmarks.



## Canada Olympic Park Site Context Plan



- Opportunity for landmark structures to be functional activity spaces in addition to being visual landmarks.

## APPENDIX A

## Appendix A

### A.1 DIRECT CONTROL

This Site Context Plan is intended to inform the Direct Control District applied to Canada Olympic Park. For ease of reference **Figure 5 Direct Control** has been included in this appendix.

### A.2 ORGANIZING DIAGRAM

In the creation of this Site Context Plan **Figure 6.0 Word Map** was created to provide a high level analysis of the location of where potential land uses could be located within Canada Olympic Park.

### A.3 ACTIVE MODES

In the creation of this Site Context Plan **Figure 7.0 Pedestrian & Transit Connectivity** was created illustrate active modes connectivity throughout Canada Olympic Park.



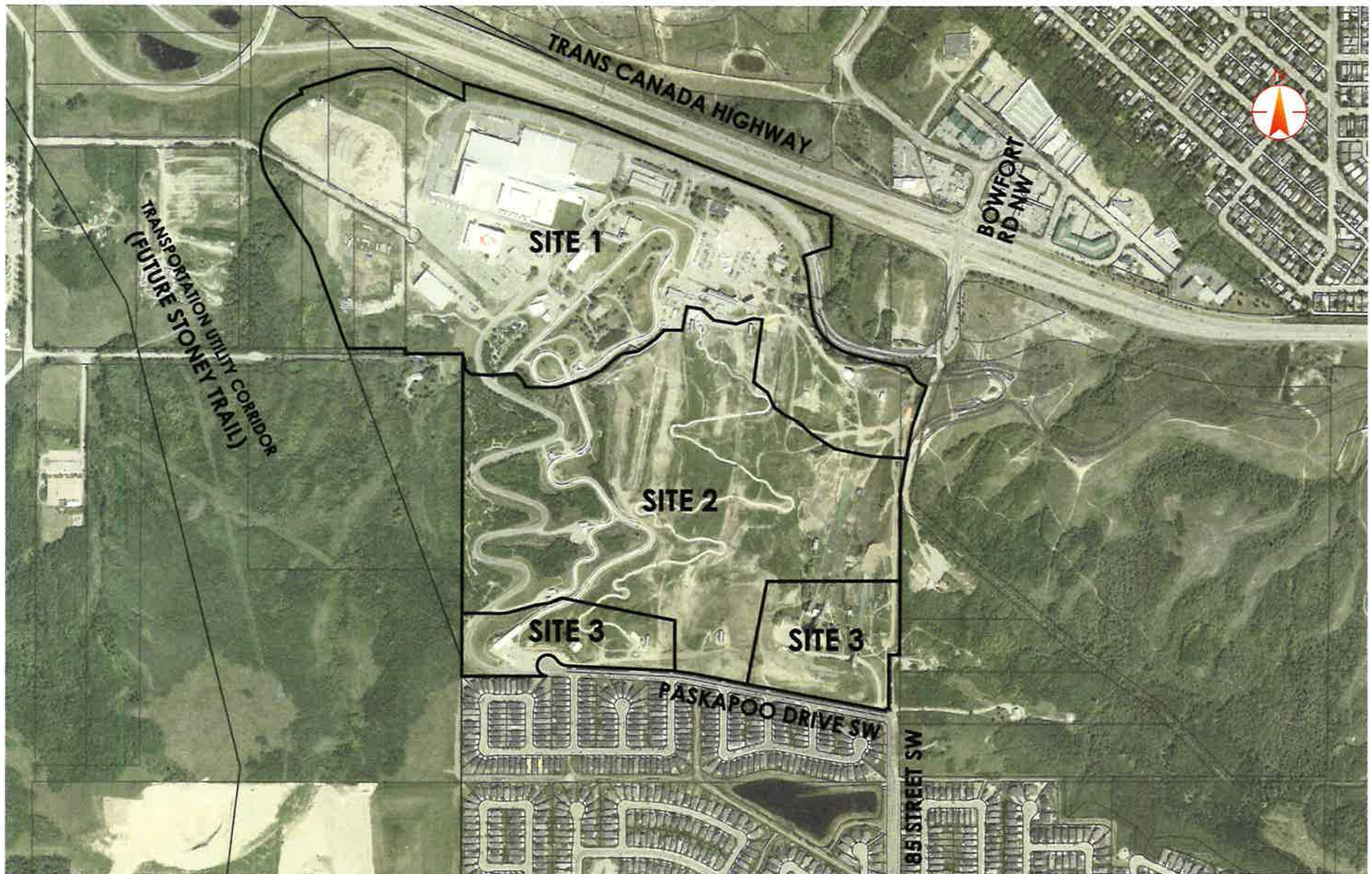


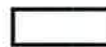
FIGURE 5.0 | Calgary, AB

## Direct Control

Canadian Olympic Park (COP)

PREPARED FOR: Winsport

### Legend



Land Use Redesignation Boundary - Fee Area 92.66 ha± (228.96 ac±)

Site 1 - 46.56 ha± (115.06 ac±)

Site 2 - 35.78 ha± (88.40 ac±)

Site 3 - 10.32 ha± (25.50 ac±)



**Stantec**  
Design with community in mind

116500271.301.102

April 11, 2017

CONCEPT ONLY: THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.

**A.2**

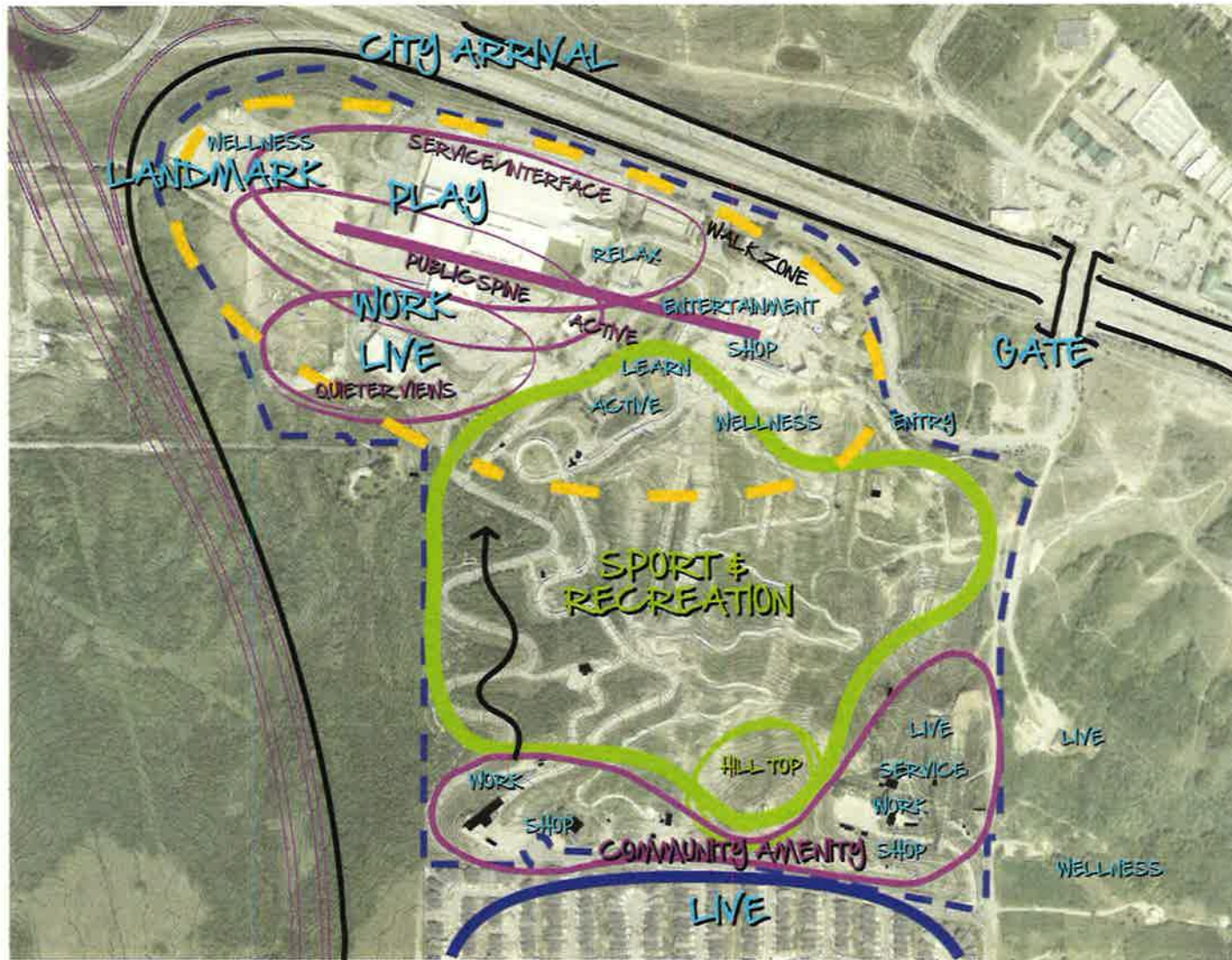


FIGURE 6.0 | WinSport  
**Word Map**  
 Canada Olympic Park

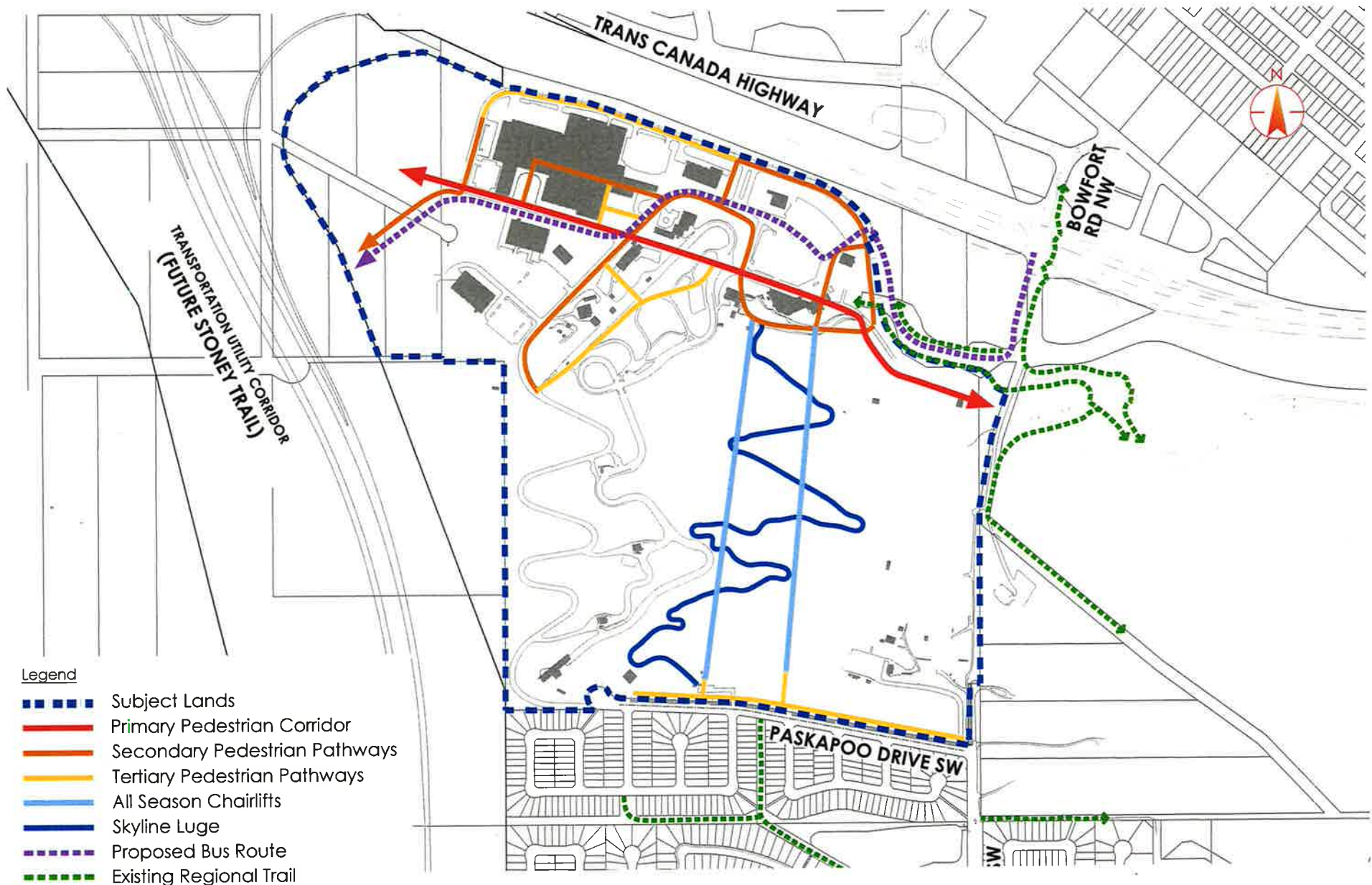


FIGURE 7.0 | Calgary, AB

## Pedestrian & Transit Connectivity

Canadian Olympic Park (COP)

PREPARED FOR: Winsport



**Stantec**  
Design with community in mind  
116500271.301.102  
May 24, 2017

NTS

CONCEPT ONLY: THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.

