

LAND USE AMENDMENT
ERLTON (WARD 9)
MACLEOD TRAIL SE AND NORTH OF 22 AVENUE SW
BYLAW 259D2017

MAP 10C

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate the subject parcel from Special Purpose – Recreation (S-R) District, DC Direct Control District to DC Direct Control District to accommodate expansion of a Multi-Purpose Sports Complex, known as Repsol Sports Centre. The proposed DC Direct Control District is based on Special Purpose – Recreation (S-R) District, with the addition of 11 discretionary uses within a newly defined use of Multi-Purpose Sports Complex. The new DC District will carry forward specific rules and uses of the existing DC District to protect the original intent of the proposal, while providing updated language to align with the Land Use Bylaw 1P2007.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 June 15

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 259D2017; and

1. **ADOPT** the proposed redesignation of 4.55 hectares \pm (11.24 acres \pm) located at 2225 Macleod Trail SE (Portion of NW1/4 Section 10-24-1-5) from Special Purpose – Recreation (S-R) District and DC Direct Control District **to** DC Direct Control District to accommodate expansion of multi-purpose sports complex, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 259D2017.

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is supported for the following reasons:

1. The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and the Erlton Area Redevelopment Plan (ARP).

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2. The proposed range of uses is consistent with the aspiration of the Erlton Area Redevelopment Plan. The additional uses add a mix of complementary land uses in a compact form, optimizing the public experience of the facility.
3. Additional adjustments to the existing Direct Control District are necessary to align the DC with Land Use Bylaw 1P2007 standards and do not divert substantially from the original vision and intent of the original DC.

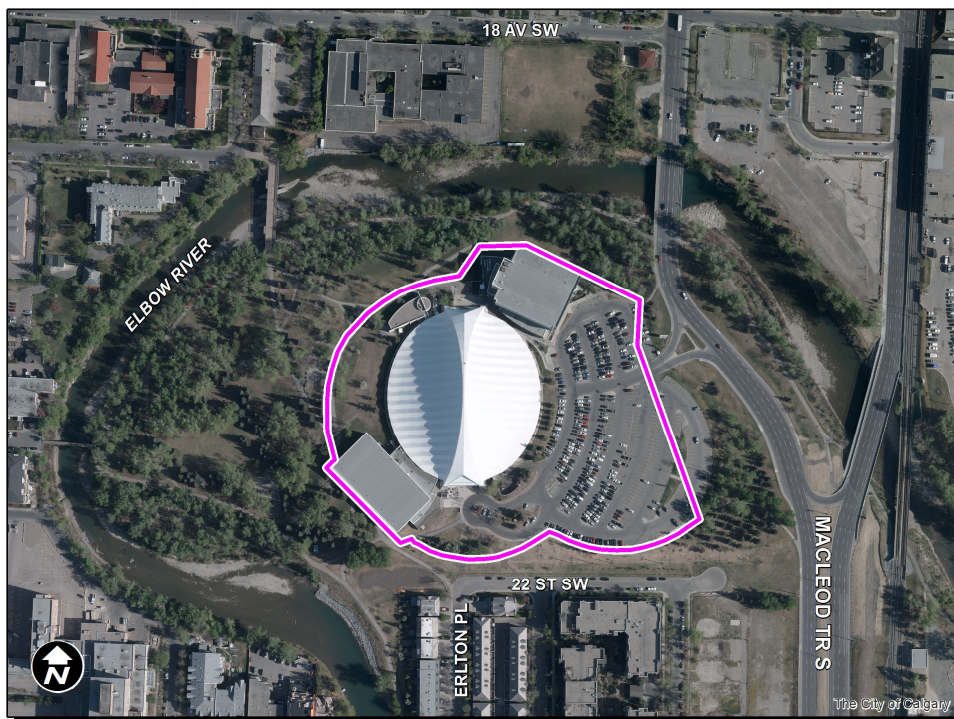
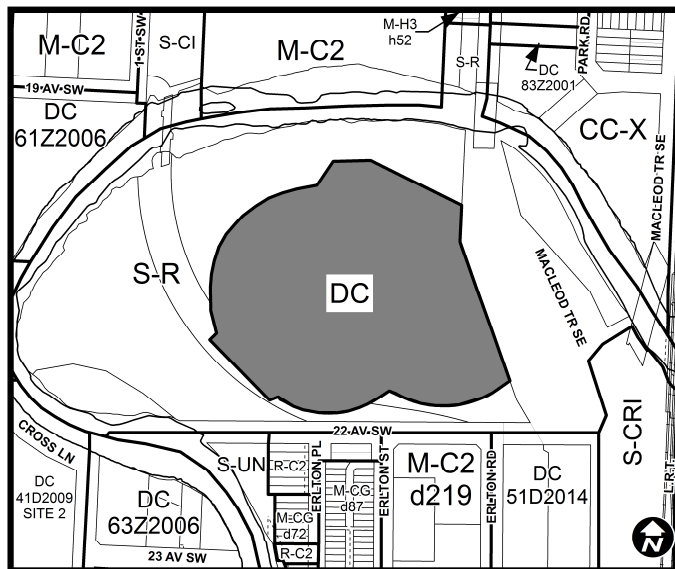
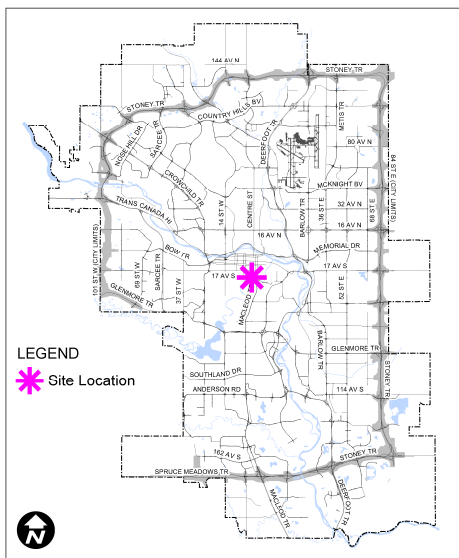
ATTACHMENT

1. Proposed Bylaw 259D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 4.55 hectares \pm (11.24 acres \pm) located at 2225 Macleod Trail SE (Portion of NW1/4 Section 10-24-1-5) from Special Purpose – Recreation (S-R) District and DC Direct Control District **to** DC Direct Control District to accommodate expansion of multi-purpose sports complex with guidelines (APPENDIX II).

Moved by: G.-C. Carra
Absent: S. Keating

Carried: 6 – 0

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Applicant:

Calgary Municipal Land Corporation

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The site is located within Lindsay Park along Macleod Trail SE in the community of Erlton. It is bounded by the Elbow River to the east, north and west, with low to mid-scale multi residential development to the south. The sports facility, known as Repsol Sports Centre, is well situated to support active modes of transportation to and from the facility, as it is located on the regional pathway system.

The Repsol Sports Centre is uniquely positioned to access the Erlton LRT station, which is within 300 meters of the stop. The site falls within the 600 meter radius of an LRT and BRT stop and therefore, is considered under the Transit Oriented Development (TOD) guidelines.

A pedestrian overpass connection is planned between the Erlton LRT Station and Anthem Development site, directly south of the sports facility. This pedestrian connection is intended to provide full access from Erlton LRT Station to the rest of the Erlton community, Lindsay Park and Repsol Sports Centre.

LAND USE DISTRICTS

The land use amendment application seeks to redesignate the subject parcel from Special Purpose – Recreation (S-R) District, DC Direct Control District to DC Direct Control District to accommodate expansion of a Multi-Purpose Sports Complex. The proposed DC Direct Control District is based on Special Purpose – Recreation (S-R) District, with the addition of 11 discretionary uses within a newly defined use of Multi-Purpose Sports Complex. The additional discretionary uses include: Accessory Food Service, Accessory Liquor Service, Child Care Service, Counseling Service, Fitness Centre, Health Services Laboratory – With Clients, Instructional Facility, Medical Clinic, Multi-Purpose Sports Complex, Retail and Consumer Service and Office.

The new DC District will carry forward specific rules and uses of the existing DC District to protect the original intent of the proposal, while providing updated language to align with the Land Use Bylaw 1P2007 (LUB). The proposed DC, although still in keeping with the original land use vision, includes the following amendments.

- The DC boundary is adjusted to reflect the future expansion of the Repsol Sports facility.

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- The discretionary uses of the existing Bylaw have been replaced with the discretionary uses of S-R District, with the addition of Accessory Food Service, Accessory Liquor Service, Fitness Centre, Health Services Laboratory – With Clients, Instructional Facility, and Office.
- The general rules of the existing Bylaw have been replaced with a base district of Special Purpose – Recreational (S-R).
- An updated use definition for Multi-Purpose Sports Complex reflects the rules of Land Use Bylaw 1P2007.
- The minimum required motor vehicle parking stalls of the existing Bylaw have been reviewed and adjusted to ensure adequate parking for the proposed expansion.
- Maximum cumulative use areas have been added for Medical Clinics (2000 square metre maximum), and for Child Care Services (1000 square metre maximum). The maximum use areas have been added to ensure these ancillary uses with higher parking demands remain supplementary to the main use, Multi-Purpose Sports Complex.

These adjustments do not affect the original intent of the DC Bylaw (14Z2002) as approved by Council in 2002.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject site is within the area identified on the Urban Structure map of the MDP (Map 1) as Major Public Open Space and the MDP identifies Macleod Trail SW as Urban Corridor and part of the Primary Transit Network. The City wide policies of the MDP speak to objectives in creating quality public parks, open spaces, and other community amenities, while making leisure and recreation activities available to all Calgarians. The MDP policies speak to community services and facilities with the objective of providing for a full range of community services and facilities, ensuring their location are convenient to catchment areas of the users. The subject site is located along Primary Transit Network routes and is in close proximity to public transit station and stops.

The proposed land use amendment is in keeping with the policies in the MDP.

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Transit Oriented Development Policy Guidelines

The Transit Oriented Development Policy Guidelines provide direction for the development of sites typically within 600 metres of transit stations. The Transit Oriented Development Policy Guidelines contain six key policy objectives that apply to the station area:

- Ensure transit supportive land uses;
- Increase density around transit stations;
- Create pedestrian-oriented design;
- Make each station area a 'place';
- Manage Parking, bus and vehicular traffic; and
- Plan in context with local communities.

The proposed range of uses and development guidelines are consistent with the Transit Oriented Development Policy Guidelines.

Erlton Area Redevelopment Plan (1985)

The subject site is included within the Erlton Area Redevelopment Plan. The proposed land use amendment complies with, and is supported by, the ARP, which identifies the area as Lindsay Park and is in keeping with the Lindsay Park Master Plan contained within the Erlton ARP.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment (TIA) was not required for this land use but may be required as part of any future development permit application. However, a parking study was required to determine the parking requirements of the proposed expansion. Administration concluded the following:

- With the proposed expansion of Repsol Sports Centre a minimum of 617 parking stalls are required to accommodate an additional 6,940 square metres.
- Of the required 617 parking stalls, 487 stalls should be maintained on site. At the development permit stage, a parking study may be required to confirm the parking requirements. Transportation Demand Management will be developed to ensure that adequate measures are undertaken to minimize the transportation impact on surrounding communities. These may include:
 - Repsol parking lot optimization;
 - Parking enforcement and/or Parking validation system;
 - Enhancing the active mode connection from Erlton LRT Station and surrounding area (No current timing on pedestrian overpass);
 - Providing additional bike racks at Repsol; and
 - Reviewing programming schedule.

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Public Transit

The Erlton LRT station is currently located approximately 650 metres southeast of the site. The area is also serviced by bus transit with a bus stop location within approximately 150 metres walking distance to the site on Macleod Trail SE.

Active Modes Connections

A regional pathway system currently feeds into an internal regional pathway which connects adjacent communities to the site.

UTILITIES & SERVICING

All required servicing is available to accommodate the proposed land use. Any further upgrades will be determined at the development permit stage and will be at the expense of the developer.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this land use application.

GROWTH MANAGEMENT

The proposed amendment does not require additional capital infrastructure investment and therefore there are no growth management concerns at this time. The proposal is in alignment with the Municipal Development Plan references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

Through the land use amendment the community has been involved to ensure public participation and input. The Erlton Community Association, along with Lindsay Park Community Association (which overlaps with Erlton Community Association), provided a letter of support for the land use amendment. It should be noted that even though Lindsay Park Community Association supports the proposed land use amendment the potential / current overflow street parking is a major concern to the local residents.

The applicant has also reached out to neighbouring communities given the site's proximity to the Cliff Bungalow – Mission and the Rideau Roxboro communities. Both Community Associations express support in their letters.

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The four letters of support from the Community Associations are included in APPENDIX III of this report.

Citizen Comments

In response to the notice posting and the circulation notification process, three residents sent in comments regarding the proposed land use amendment. While supportive of the proposed land use amendment, two of the three respondents raised concerns regarding parking in the area and potential loss of park space.

Public Meetings

The Applicant held an extensive engagement process with the community to obtain feedback on their proposed land use and the future vision for the overall site. Between the periods of November 2014 to January 2017, more than 50 meetings occurred with different stakeholder groups including:

- Neighbouring Community Associations: Erlton, Cliff Bungalow – Mission, Rideau Roxboro,
- Sports Clubs (users of Repsol Sports Centre),
- Public and Separate School Boards,
- Facility users,
- Employees, and
- The City of Calgary.

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APPENDIX I

APPLICANT'S SUBMISSION

Over the course of the last year, Lindsay Park Sports Society (LPSS) has undertaken extensive public engagement with stakeholders, including sports partners, surrounding communities and the City of Calgary Parks, Planning and Transportation department to develop a Masterplan that responds to the current and future needs of the Repsol Sports Centre facility. Through this engagement and subsequent plan development, upgrades and expansions to the existing facility will be required. This expansion, anticipated to occur over time in two phases, will include:

- Maximizing the interface between Repsol Sports Centre and the park to provide a high level of access and engagement between the two uses;
- Expanding dry land and aquatic facilities to ensure Repsol can meet the needs of citizens and athletes and to position the facility to attract sporting events to the city;
- Creating a more inviting experience by reorienting the facility and improving amenities such as locker rooms, meeting space, and social space; and
- Ensuring the entire scope of programming, including child care services, fits within the list of allowable programs.

To ensure that the LPSS can continue to work with stakeholders and develop/maintain the facility as required, an adjustment to the existing land use boundary is required. Since the existing direct control district is based on the former Land Use Bylaw 2P80, this land use redesignation seeks to retain the intent of the existing land use and update the direct control to reflect the new rules of Land Use Bylaw 1P2007.

The proposed land use district retains the adjacent Special Purpose – Recreation (S-R) District and

1. Adjusts the land use boundary to reflect the expansion of the building;
2. Reproduces the existing approved use, “multi-purpose sports complex”; and
3. Includes four new discretionary uses.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) allow a **Multi-Purpose Sports Complex** in which the principal **use** is a sports facility where supportive activities are allowed.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

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.

Defined Uses

- 4 In this Direct Control District;
- (a) “**Multi-Purpose Sports Complex**” means a **use**:
 - (i) where athletic, recreation or leisure activities take place contained primarily within a **building**; and
 - (ii) where associated activities may occur outside of the **building**.
 - (iii) where the **uses** in Section (iv) may also occur in conjunction with principal athletic, recreation or leisure activities;
 - (iv) where the **building** may include, but is not limited to **Accessory Food Service, Accessory Liquor Services, Child Care Service, Fitness Centre, Food Kiosks, Health Services Laboratory – With Clients, Indoor Recreation Facility, Instructional Facility, Medical Clinic, Office, and Retail and Consumer Service**; and
 - (v) may provide a seating area for viewing of the sport or athletic activity associated with the **use**.

Permitted Uses

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

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Discretionary Uses

6 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 Food Service;**
- (b) **Accessory Liquor Services;**
- (c) **Child Care Service;**
- (d) **Counseling Service;**
- (e) **Fitness Centre;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Instructional Facility;**
- (h) **Medical Clinic;**
- (i) **Multi-Purpose Sports Complex;**
- (j) **Office; and**
- (k) **Retail and Consumer Service.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the General Rules for Special Purpose – Recreation (S-R) Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 8 (1) Unless otherwise referenced in subsection (2) there is no maximum **use area** requirement when the **use** occurs as **discretionary use** in a **building** approved as part of a **Multi-Purpose Sports Complex**.
- (2) The maximum cumulative **use area** for all:
- (a) **Medical Clinics** is 2000.0 square metres;
 - (b) **Child Care Services** is 1000.0 square metres.

Minimum Required Motor Vehicle Parking Stalls

- 9 (1) The minimum required **motor vehicle parking stalls** for **Multi-Purpose Sports Complex** is 487 stalls where the **use** is located in a **building** existing at the date of passage of this Direct Control District.
- (2) The minimum required **motor vehicle parking stalls** for **Multi-Purpose Sports Complex** is 617 stalls where the **use** is located in a proposed **building** or proposed additions to an existing **building**, where the equivalent of 130 stalls must be provided for by transportation demand management measures to the satisfaction of the **Development Authority**.

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- (3) There is no minimum required number of ***motor vehicle parking stalls*** for a ***use*** approved in conjunction with a **Multi-Purpose Sports Complex**.
- (4) In all other cases, the required number of ***motor vehicle parking stalls*** is the requirement set out in Bylaw 1P2007.
- (5) Any approved transportation demand management measure must:
 - (a) be sustainable throughout the term of the ***development permit***; and
 - (b) include requirements that must be incorporated into an approved plan or condition on a ***development permit***.
- (6) The ***Development Authority*** may consider relaxation of the required ***motor vehicle parking stalls*** for a ***development*** where a parking study submitted as part of a ***development permit*** application demonstrates that the ***motor vehicle parking stalls*** requirement should vary from the requirement of this Direct Control District, and the test for relaxation of Bylaw 1P2007 are met.

Required Bicycle Parking Stalls

- 10
- (1) Unless otherwise referenced in subsection (2) the minimum number of required ***bicycle parking stalls*** is the minimum requirement for ***bicycle parking stalls*** set out in Bylaw 1P2007.
 - (2) There is no minimum requirement for ***bicycle parking stalls*** for a ***use*** approved as part of a **Multi-Purpose Sports Complex** a ***use*** does not require ***bicycle parking stalls – class 1***.

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APPENDIX III

LETTERS SUBMITTED



Erlton Community Association

www.erltoncommunity.com
president@erltoncommunity.com

February 21, 2017

Re: Repsol Legacy Project

To whom it may concern,

The Erlton Community Association (ECA) is writing this letter in support of the proposed Repsol Legacy Project as presented to us on January 10, 2017.

Repsol (Talisman) and the Lindsay Park Sports Society Board (via Jeff Booke, CEO) have come to present and get feedback on multiple occasions and have tried to engage their neighbouring communities. We appreciate these efforts and the continued engagement. We additionally value them as a partner in our community as they have been supportive of us with regards to meeting spaces and community events etc.

We understand that the Repsol Legacy Project consists of 2 phases. The project is supported by the majority of those who attended the community meeting as we understand that the proposed changes will further add to the quality of services the Repsol Sport Centre can provide.

The feedback we have received from our community members who attended meetings was that we'd like to strongly encourage Repsol to:

- Minimize encroachment into the greenspace of Lindsay Park as much as possible (not beyond the initial renderings provided to us)
- Create a strong interface with Lindsay Park, through measures such as transparency (use of clear glazing), direct access (entrance ways from the Park into the facility) and careful selection of services provided on the Park side that encourage vibrancy and interaction (e.g. food services)
- Consider better access (via steps) for Erlton community members to the Repsol Centre.

Please feel free to contact me with any questions or concerns relating to this matter.

Viccy C Grace

President, Erlton Community Association
president@erltoncommunity.com

R. Cichowlas

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Cliff Bungalow-Mission Community
Association
462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



February 16, 2017

Re: Repsol Legacy Project

To whom it may concern,

The Cliff Bungalow-Mission Community Association (CBMCA) is writing this letter in support of the proposed Repsol Legacy Project as presented to us on January 11, 2017.

We appreciate the Applicant's efforts at properly engaging the community – Jeff Booke (CEO) has presented multiple times at our Planning & Development Committee meetings. From these presentations we've learned that the Repsol Legacy Project consists of 2 phases. We support both phases as we understand that the proposed changes will further add to the quality of services the Repsol Sport Centre can provide. The Repsol Sport Centre already is a highly valued sport facility by our community members, and we encourage changes that will further enhance this. As far as phase 2 is concerned, we strongly encourage the Applicant to:

- Minimize encroachment into Lindsay Park as much as possible (not beyond the initial renderings provided to us);
- Create a strong interface with Lindsay Park, through measures such as transparency (use of clear glazing), direct access (entrance ways from the Park into the facility) and careful selection of services provided on the Park side that encourage vibrancy and interaction (e.g. food services).

Please feel free to contact me with any questions or concerns relating to this matter,

Sander Jansen MSc
Director Planning & Development
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

R. Cichowlas

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File Number: LOC2016-0345

Send via email to the following

January 19, 2017

Rafal.Cichowlas@calgary.ca — Planning File Manager
dp.circ@calgary.ca — City's document circulation controller
lpca.vice.president@gmail.com — Lindsay Park Community Association
gian-carlo.carra@calgary.ca — Ward 9 City Councilor
ward11@calgary.ca — Brian Pincott, Ward 11 City Councillor

After taking into consideration the comments received from residents of the community, Lindsay Park Community Association's position is that we support the proposed Land Use Amendment (LOC2015-0345) with reservations.

Our community streets are already inundated with traffic and parking of Sports Centre patrons, and an expansion of the facility will only exacerbate the problem. Even though we support the expansion, we are also notifying the City to recognize that street parking for local residents is of major concern to the local residents.

Please note we will be communicating further with the City to address street parking in our community.

Sincerely,
Board of Directors
Lindsay Park Community Association

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TO: Jeff Booke
CEO, Repsol; Sports Centre
Calgary Alberta

FROM: James Maxim
President, Rideau Roxboro Community Association
Calgary Alberta

Re: Repsol Legacy Project Letter of Support February 22, 2017

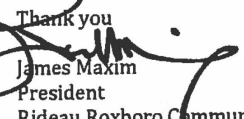
To whom it may concern.

The Rideau Roxboro Community Association Executive Board had the opportunity to hear from your representatives of the Legacy Project on February 6, 2017.

We welcomed the opportunity to be informed as to the Project and the opportunity to engage the community of Rideau Roxboro. Mr Jeff Booke (CEO) made the presentation and as a community we support the project moving forward and to be kept informed during the planning, construction and use of the facility when completed.

Our support for the project comes with a commitment from Repsol to work with our community association to improve the surrounding urban park area and pedestrian traffic movement between the two communities. With increased population and use of the walk and pathways in our communities; increased safety for our citizens is a priority along with the need to improve and grow our park areas with a "quality of life" deserving of our tax payers in the City of Calgary.

We welcome this renewal into our community and the open communication vital for a successful and sustainability project. We, as a Board are available in the future for future consultation.

Thank you

James Maxim
President
Rideau Roxboro Community Association
403 9738900
Email: jmaxim@telus.net