



Calgary Planning Commission

Agenda Item: 7.2.7

CITY OF CALGARY
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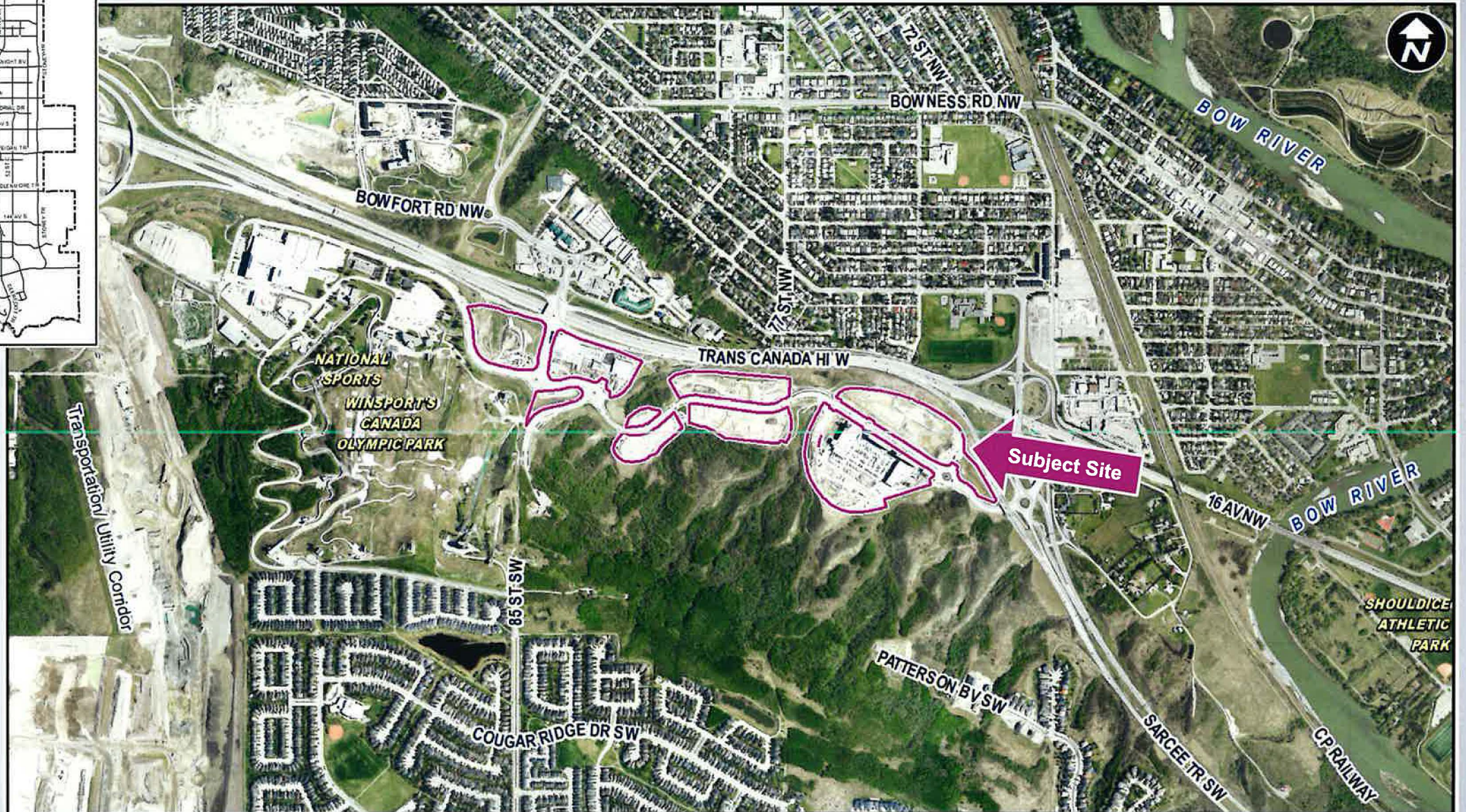
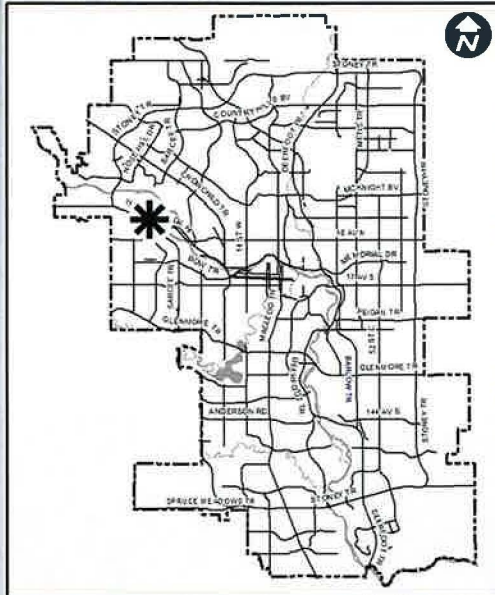
MAY 20 2021

ITEM: 7.2.7 CPC2021-0660

Distribution

CITY CLERK'S DEPARTMENT

LOC2020-0160
Policy Amendment
May 20, 2021



Relevant Background –

- Original ASP amendments, land use and outline plan application approved in 2015
- 11 “Blocks” of development established and the southern portion of the site dedicated as Environmental Reserve
- ASP contained prescriptive policies for development to ensure design reflected location of community
- Design Review Process for Prominent Buildings and a Development Permit Review Process established to ensure that proposed development meets the intent of the ASP
- Since the approval in 2015, over 50% of the area has been developed or has active development permits

Map of Existing and Proposed Development

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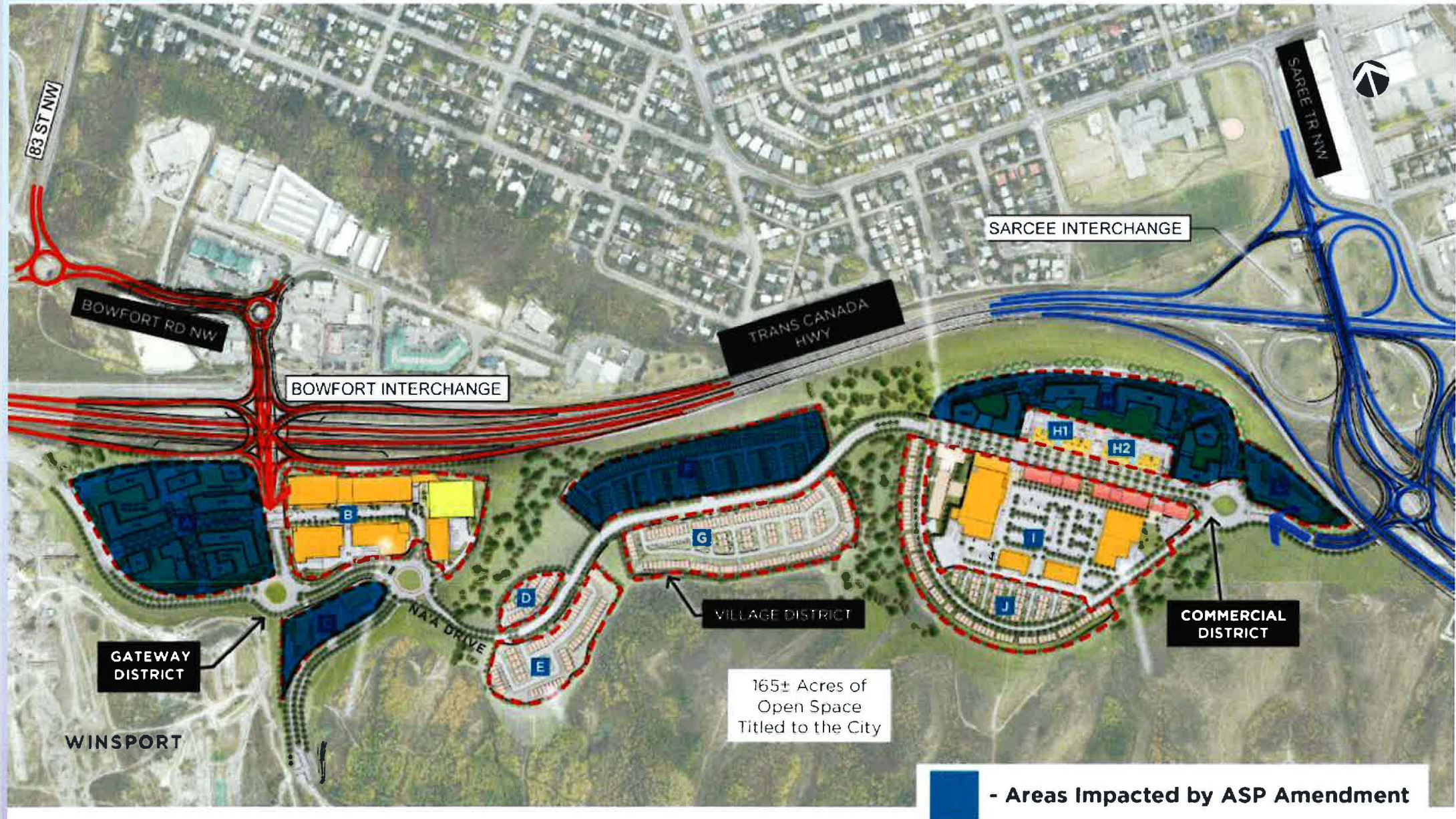






Areas Primarily Impacted by Amendments

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Intent of the Amendments -

- Main purpose of the amendments is to allow for an increase in residential to be built in the community, with a reduction in commercial and office development to reflect changing market demand
- Allow for flexibility in the types of uses that can be located along the Main Street, particularly on the ground floor
- Intent of the original ASP amendments remains

Main Amendments Include –

Policies and Guidelines for the Main Street

- Flexibility as to types of uses allowed on the ground floor of the Main Street
- Additional urban design policies and guidelines added to ensure design intent is maintained for any proposed ground floor units
- Clarification that single-use development can be allowed along the Main Street to enable buildings such as a residential tower
- Clarification added around provision of structured and underground parking on the Main Street to allow for temporary drop-off spaces for residential and hotel uses

Main Amendments Include –

Density Policies

- Density tables no longer a means of tracking density and addition of a policy to ensure tracking of densities based on capacity through the Transportation Impact Assessment and Sanitary Sewer Study which adds flexibility to where densities can be located

Appendix A Guidelines

- Guidelines updated in Appendix A to ensure that the form of development is what was originally envisioned

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (Attachment 5).

