

Calgary



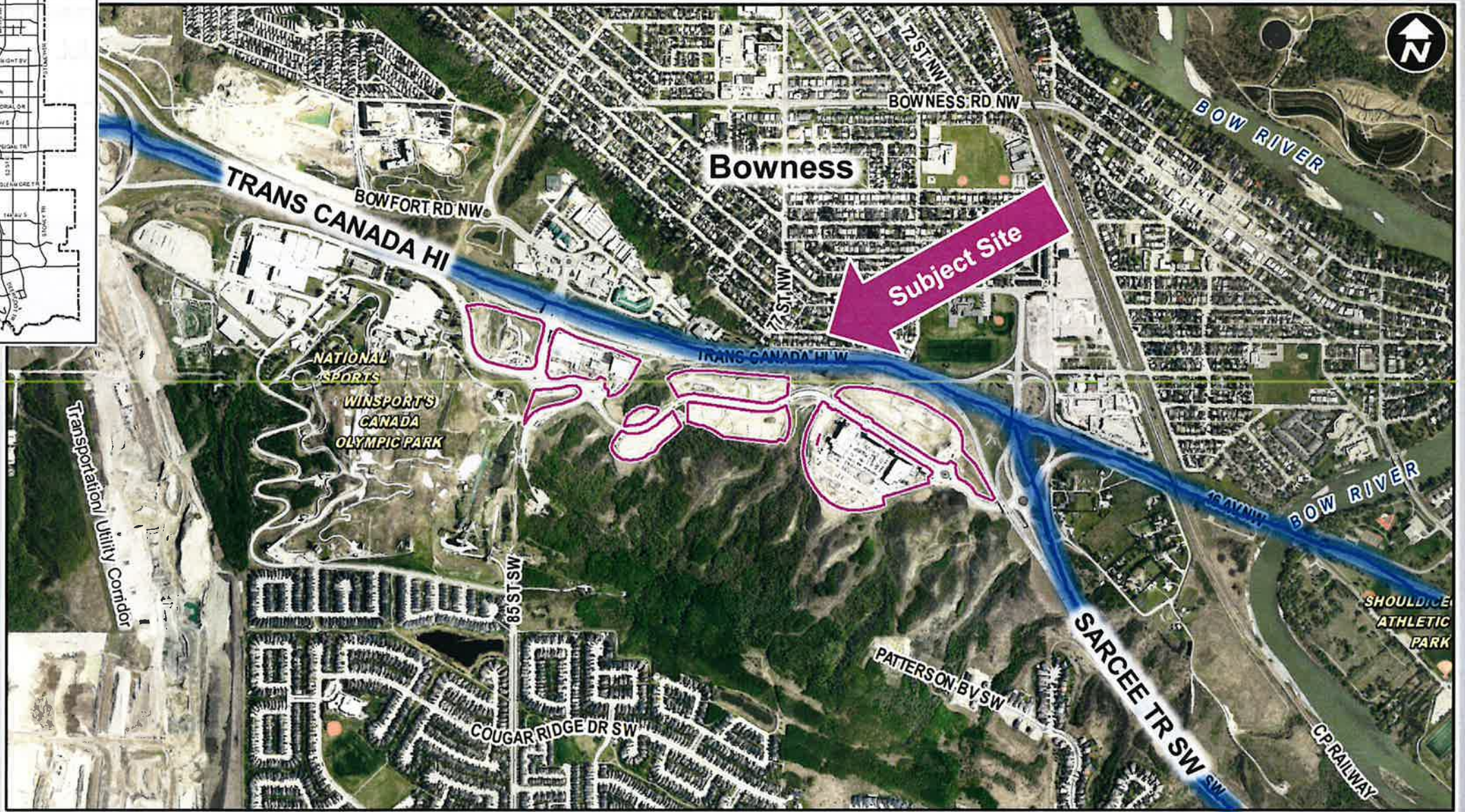
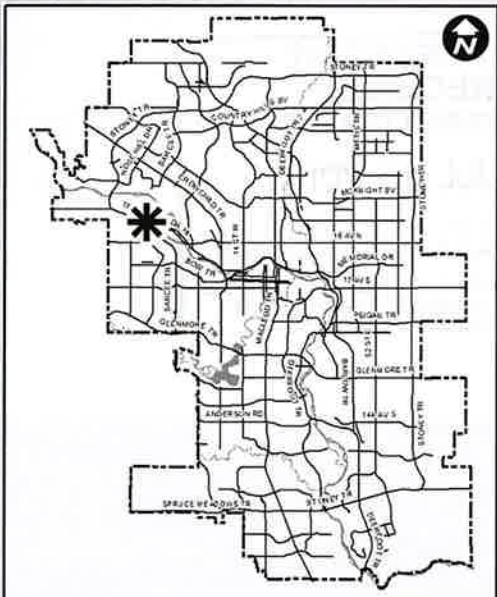
# Public Hearing of Council

## Agenda Item: 8.1.9

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 05 2021  
ITEM: 8.1.9 CPL2021-0160  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

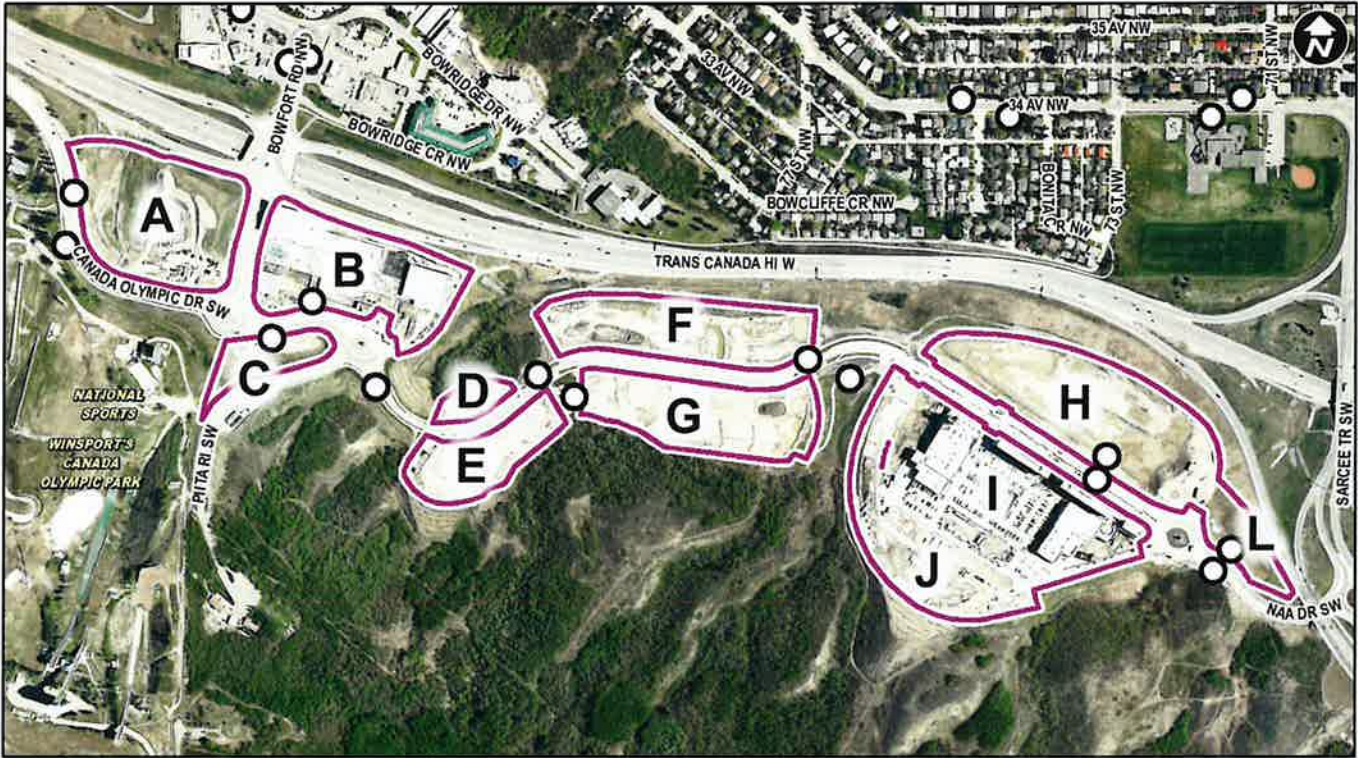
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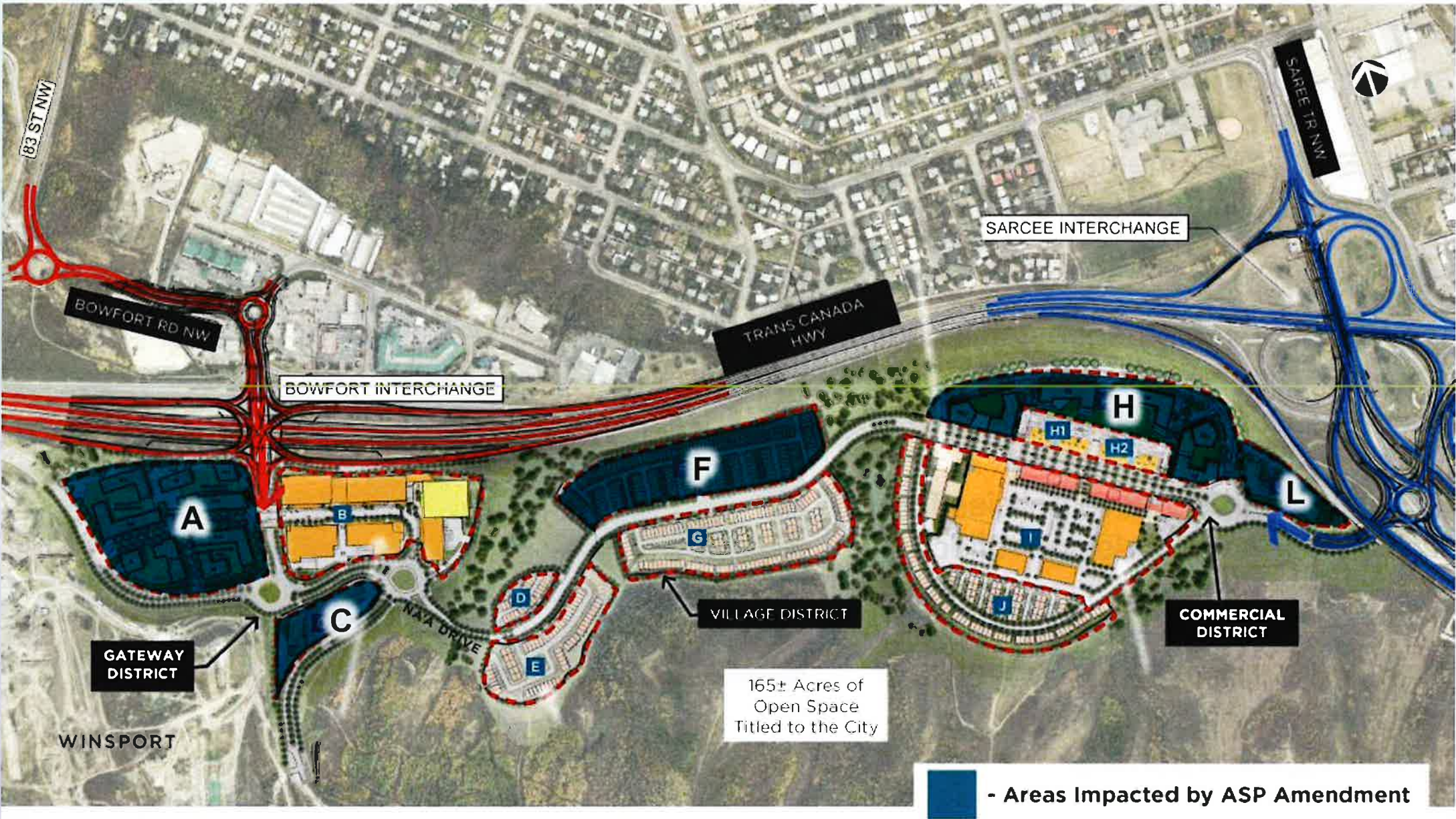
**LOC2020-0160**  
**Policy Amendment**  
**July 5, 2021**



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
- Since the approval in 2015, over 50% of the area has been developed or has active development permits





## 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:

### 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:

### 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

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 32P2021** for the amendments to the amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (Attachment 5).



# Supplementary Slides







