

LAND USE AMENDMENT  
CANADA OLYMPIC PARK (WARD 1)  
CANADA OLYMPIC DRIVE SW AND PASKAPOO DRIVE SW  
BYLAW 90D2015

MAP 33W

**EXECUTIVE SUMMARY**

This land use application seeks to redesignate a portion of Canada Olympic Park from the existing Direct Control bylaw (83Z97) to a new DC Direct Control District to allow for the use of child care service to operate from an existing building or a new building on the subject parcel; as well as allow for the possibility of a range of indoor and outdoor recreational uses.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2015 April 23

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 90D2015; and

1. **ADOPT** the proposed redesignation of 0.75 hectares  $\pm$  (1.85 acres  $\pm$ ) located at 8800 Canada Olympic Drive SW (Portion of Plan 8511194, Block 64) from DC Direct Control District to DC Direct Control District to accommodate a child care service, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 90D2015.

**REASON(S) FOR RECOMMENDATION:**

The proposed DC Direct Control District would allow for a variety of uses which complement Canada Olympic Park existing operations. The proposed direct control district would align with statutory planning policy contained within the Municipal Development Plan and Canada Olympic Park and Adjacent Lands Area Structure Plan and would not conflict with Policies within the City of Calgary and Rocky View County Intermunicipal Development Plan.

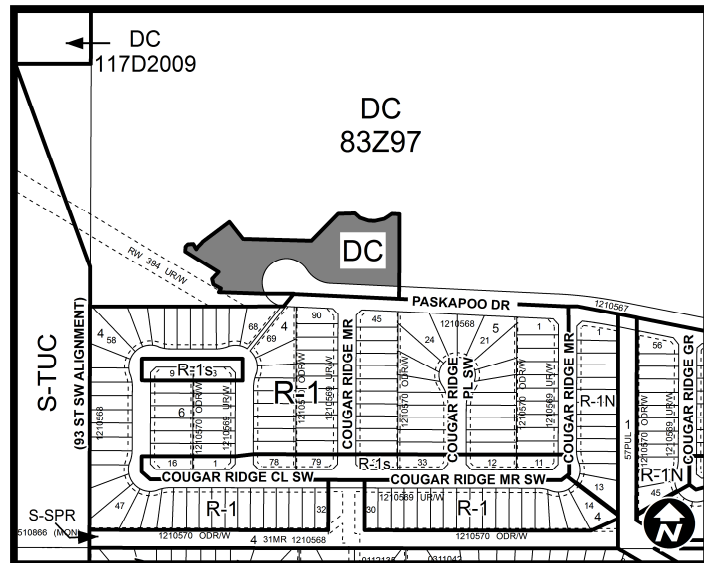
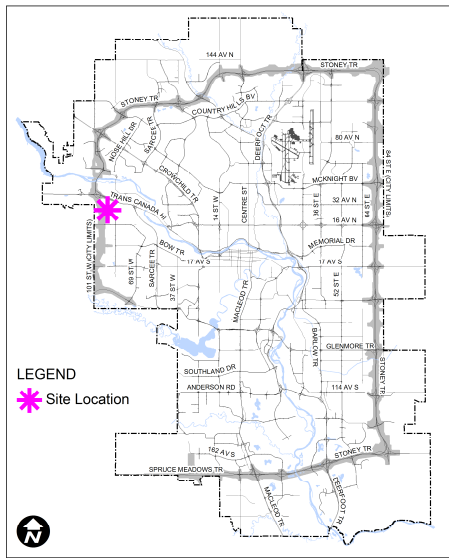
**ATTACHMENT**

1. Proposed Bylaw 90D2015

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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 0.75 hectares  $\pm$  (1.85 acres  $\pm$ ) located at 8800 Canada Olympic Drive SW (Portion of Plan 8511194, Block 64) from DC Direct Control District **to** DC Direct Control District to accommodate a child care service (APPENDIX II).

**Moved by: R. Honsberger**  
Absent: G.-C. Carra

**Carried: 8 – 0**

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**Applicant:**

Stantec Consulting Ltd

**Landowner:**

WinSport Canada (formerly Canada Olympic Development Association)

<b>Planning Evaluation Content</b>	<b>*Issue</b>	<b>Page</b>
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	-
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the application comply with policy direction and legislation.</i>	Yes	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	6
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer, storm and emergency response) concerns.</i>	No	6
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	None	6
<b>Growth Management</b> <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	7

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The application site comprises one titled parcel designated DC Direct Control District (Bylaw 83Z897). The 0.75ha (1.85ac) ± of land is owned by Canada Olympic Park and comprises an existing single storey building with associated parking to the south west. Vehicular access to the site is gained via Paskapoo Drive SW, with access also available from Canada Olympic Road SW, to the west. The subject site is bordered by detached dwellings to the south, with the Canada Olympic Park to the north, east and west.

**LAND USE DISTRICTS**

Canada Olympic Park is currently designated DC Direct Control District (Bylaw 83Z97). This land use redesignation proposes creation of a DC Direct Control District for a portion of the Canada Olympic Park lands to allow for the use of a child care service to operate from an existing building on the site. The DC Direct Control District also allows for uses which are complementary to Canada Olympic Park's existing operations (that of accessory food service, food kiosk, outdoor recreation area, storage yard and utility building) and also allows for a new building for child care service as a discretionary use. Administration is satisfied that a DC Direct Control District is appropriate in this context and the proposal satisfies the requirements of Part 2, Division 2, Section 20 of the land use bylaw.

**LEGISLATION & POLICY**

Administration identified the following Planning policy applicable to the proposed DC Direct Control District:

Municipal Development Plan

The subject site is designated an established area in the Urban Structure MDP map. Section 2.3.1 Policy J of the MDP recognizes child care services as an integral part of a complete community and seeks to accommodate these services appropriately within residential communities and workplace contexts.

City of Calgary/ Rock View County IDP

The subject site borders Rocky View County to the west, the proposed direct control district bylaw is not considered to conflict within any adopted policies within the City of Calgary/ Rocky View County IDP.

Canada Olympic Park and Adjacent Lands Area Structure Plan

The Land Use concept (map 2) identifies the subject parcel as part of the recreation (ski hill) area.

Policy 5.6.2(1) of the ASP notes:

- (i) "the predominant use of land within the Recreation (Ski Hill) Area shall be recreational including a ski hill as well as uses that complement and support

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- the function of the ski hill including, but not limited to, bike trails, bobsled and luge tracks, and ski jumps; and
- (ii) public uses and similar and accessory uses to the above shall also be allowed within the Recreation (Ski Hill) Area where such uses are determined to be:
- (A) consistent with the purpose of the area, and
  - (B) compatible and appropriate within the context of the area.

The proposed DC Direct Control District would allow for a use which is complementary to Canada Olympic Parks existing operations – the primary intent of the facility is to provide before and after-school child care for students attending the sports school within Winsport lands, as well as provide a child care facility open to the general public.

### **TRANSPORTATION NETWORKS**

A TIA was not required in support of the Land Use application. Primary access to the subject lands is from Paskapoo Drive SW. In conjunction with the Development Permit application, the Applicant is required to provide a site plan that clearly delineates driveway access and parking specific to this site, and that provides clear boundaries between the child care facility use from adjacent Winsport uses.

### **UTILITIES & SERVICING**

There are no anticipated utility or servicing constraints applicable to this DC Direct Control District. Water, sanitary and storm public mains exist adjacent to the subject site for future development servicing.

### **ENVIRONMENTAL ISSUES**

None

### **ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability would be evaluated by Administration through the development permit process.

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**GROWTH MANAGEMENT**

The proposed DC Direct Control District does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments received by CPC Report submission date

**Citizen Comments**

No comments received by CPC Report submission date

**Public Meetings**

Not required

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The land use amendment application is for a Direct Control District (DC) on a portion of lands within Canada Olympic Park (COP). The DC has been developed to accommodate a Child Care Service, as defined in the City of Calgary Land Use Bylaw.

The site includes an existing building commonly referred to as the "Tea House". The Tea House is currently underutilized and provides the opportunity for meaningful educational space through the development of a Child Care Service. As such, this application proposes no new structures on site. It is anticipated that interior building upgrades and some site improvements may be required to facilitate development of this land use, as determined through the Development Permit process, which may include parking lot improvements and an outdoor child minding space.



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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

**Purpose**

- 1 This Direct Control District is intended to accommodate:
- (a) the use of a **Child Care Service** within an existing *building*;
  - (b) a range or indoor and outdoor recreation *uses*;
  - (c) small scale food service *uses* that are existing *uses* at Canada Olympic Park; and;
  - (d) **Utilities**.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

**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.

**Bylaw 1P2007 District Rules**

- 4 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 apply in this Direct Control District.

**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 with the addition of:
- (a) **Sign – Class B**;
  - (b) **Sign – Class D**; and
  - (c) **Utilities Linear**;
- 6 The following uses are *permitted uses* in this Direct Control District if they are located within existing *buildings*
- (a) **Child Care Service**;

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**Discretionary Uses**

7 The following *uses* listed below are the *discretionary uses* in this Direct Control District:

- (a) **Sign – Class F;**
- (b) **Accessory Food Service;**
- (c) **Child Care Service;**
- (d) **Within an existing building Child Care Service - Addition**
- (e) **Food Kiosk;**
- (f) **Outdoor Recreation Area;**
- (g) **Storage Yard; and**
- (h) **Utility Building.**

**Landscaping**

8 Landscaping per section 1049, 1050 and 1051 of Bylaw 1P2007, may only be required where new *buildings* or additions to existing *buildings* are proposed.

**Floor Area Ratio**

9 The maximum *floor area ratio* is 1.0.

**Building Height**

10 The maximum *building height* is 14.0 meters.

**Parking**

11 The minimum number of *motor vehicle parking stalls* required in this Direct Control District shall be the minimum as required in Bylaw 1P2007.