

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

EXECUTIVE SUMMARY

This land use amendment is to replace 3 existing Direct Control Districts in the Medicine Hill community which affect 4 development parcels.

The amendment is minor in nature and seeks to add additional compatible uses, modify existing rules for retail at grade and setback requirements; and add site specific parking rules for limited uses in 1 development cell.

The proposal is in alignment with relevant statutory and non-statutory planning policy and is recommended for approval.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2017 September 07

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

That Council hold a Public Hearing on Bylaws 339D2017, 340D2017 and 341D2017; and

1. **ADOPT** the proposed redesignation of 6.60 hectares \pm (16.29 acres \pm) located at 8395, 8608, 8610, 8650, 8695 and 8800 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 7910494, Block B; Plan 5565AH, Block 51, Lot 8; Plan 1511348, Areas A, B and C; Portion of Plan 8511194, Block 64; Plan 1612946, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 339D2017.
3. **ADOPT** the proposed redesignation of 4.36 hectares \pm (10.78 acres \pm) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 340D2017.
5. **ADOPT** the proposed redesignation of 5.00 hectares \pm (12.37 acres \pm) located at 923 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 341D2017.

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

REASON(S) FOR RECOMMENDATION:

This land use amendment is in alignment with relevant planning policy contained in the:

- Municipal Development Plan;
- Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP); and
- Planning Principles for the Location of Care Facilities and Shelters.

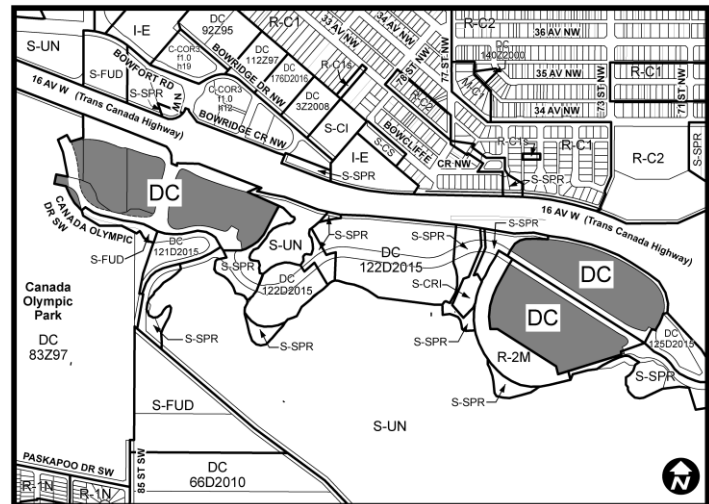
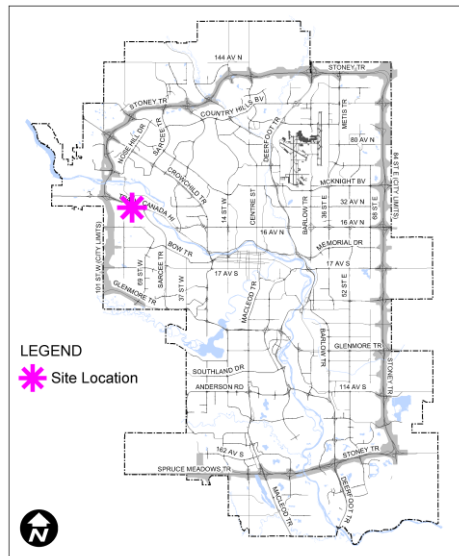
ATTACHMENTS

1. Proposed Bylaw 339D2017
2. Proposed Bylaw 340D2017
3. Proposed Bylaw 341D2017
4. Public Submissions

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

LOCATION MAPS



LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|---|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 6.60 hectares \pm (16.29 acres \pm) located at 8395, 8608, 8610, 8650, 8695 and 8800 Canada Olympic Drive SW and 2200 Na'a Drive SW (Plan 7910494, Block B; Plan 5565AH, Block 51, Lot 8; Plan 1511348, Areas A, B and C; Portion of Plan 8511194, Block 64; Plan 1612946, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (APPENDIX II). |
| | Moved by: R. Wright Carried: 8 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 4.36 hectares \pm (10.78 acres \pm) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (APPENDIX II). |
| | Moved by: R. Wright Carried: 8 – 0 |
| 3. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 5.00 hectares \pm (12.37 acres \pm) located at 923 Na'a Drive SW (Plan 1612946, Block 3, Lot 4) from DC Direct Control District to DC Direct Control District to accommodate commercial development with guidelines (APPENDIX II). |
| | Moved by: R. Wright Carried: 8 – 0 |

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

Applicant:

B&A Planning Group

Landowner:

Plateau Village Properties Inc
(aka Trinity Development Group)
Calgary Olympic Development
Association
The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

Medicine Hill is a new community at the base of the Paskapoo Slopes in North West Calgary. The site is south of the Trans-Canada highway, adjacent to Canada Olympic Park (to the west) with Sarcee Trail SW to the east.

The base of the slopes has been stripped and graded in alignment with planning policy, with steeply sloping topography to the north – the Paskapoo Slopes. The slopes are owned by the City of Calgary and will become a future City park (this land is designated Special Purpose – Urban Nature (S-UN) in the Land Use Bylaw).

The land has significant archeological history with the Paskapoo Slopes known to contain significant First Nations artefacts of Blackfoot origin. The site is a former Buffalo Kill site of Provincial significance, one of the largest in the Calgary area.

LAND USE DISTRICTS

The existing Direct Control Districts for the Medicine Hill site were approved by Council in July 2015 and contemplate a new mixed use community with the possibility for retail, residential, office and entertainment uses (such as a cinema and fitness facility), at the base of the Paskapoo Slopes.

This is a land use amendment for modification to 3 existing Direct Control Districts on the Medicine Hill site affecting 4 development parcels.

This application seeks to allow for:

- The possibility of larger restaurants and licensed restaurants in Cells A and B (see Appendix III for a plan outlining the named cells and locations) in the gateway and cell H in the town centre (by adding uses of Restaurant: Licensed-Large and Restaurant: Food Service Only – Large);

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

- Modification of an existing rule in cells A and B in the gateway and cell I in the town centre to allow for retail development at grade with a 6 storey built form (with no modification to building height);
- Additional uses of Dwelling Unit, Assisted Living and Residential Care (currently listed uses in the Land Use Bylaw but not originally contemplated in Cell I in the town centre) to allow for 6 storey apartments and the possibility of a seniors facility;
- A new defined use of Pet Care and Boarding Service – to allow for the possibility of care and overnight boarding of small animals in Cell I (similar to a kennel, with no outdoor amenity space);
- Modifications to front, side and rear setback requirements in Cell I to allow for a zero lot line to the front elevation of a building and reduced setback requirements to the side and rear; and
- Specific parking ratios for Assisted Living, Residential Care and Dwelling Unit uses based on existing Land Use Bylaw parking rates.

LEGISLATION & POLICY

Municipal Development Plan

The subject parcel is designated Planned Greenfield (with Area Structure Plan) in the Municipal Development Plan Urban Structure map.

Administration considers the additional restaurant uses proposed would allow for greater retail variety in the plan area; and the boarding of small animals (through the Pet Care and Boarding Service) would cater to the community of Medicine Hill as well as the surrounding area.

The proposed additional uses of Assisted Living and Residential Care would allow for the possibility of a seniors facility in cell I in the new community of Medicine Hill and would allow for possibility of aging in place - in alignment with MDP planning policy.

New Community Planning Guidebook (MDP Volume 2, Part 1)

In addition to high level planning Policy in the MDP the additional uses of Assisted Living and Residential Care are supported by Policy 3.3.1 (3) in the New Community Guidebook which notes: Seniors' housing and facilities should be:

- a. located in proximity to green space, pathways, parks, and other amenities;
- b. designed to be integrated into the Neighbourhoods and Communities to facilitate a feeling of inclusiveness;
- b. provided in a variety of forms, both one-story ground oriented and apartment; and
- d. located along streets with transit routes and near a bus stop.

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP)

Administration considers the proposed land use amendment to be compliant with existing ASP Policy, in particular, section 3.1 which notes the community will be 'distinct, compact, mixed use area that contains entertainment, employment and retail amenities for local residents and visitors'.

Existing ASP Policy provides guidance which enables Administration to ensure if the uses proposed as part of this land use amendment are included as part of a development permit the Development Authority would have ability to ensure the design of buildings associated with these new uses was appropriate to this site and its surrounding context (at a gateway location, with significant First Nations history, close to a future city park).

With respect to the location of commercial uses, Administration has modified the existing rule to allow for the possibility of 6 storey development along the retail main street, but still ensure a retail focus for uses at grade as part of a mixed use or office development. The re-drafting of this rule is in alignment with existing ASP Policy, in particular policies 5.6.1(2)(a) and 5.8.2(1)(b) and 5.8.2(2)(a and b) which seek to encourage retail development along the commercial main street in the gateway and town centre in the Medicine Hill community.

Planning Principles for the Location of Care Facilities and Shelters

The Planning Principles for the Location of Care Facilities and Shelters is a non-statutory planning policy intended to assist the Approving Authority in evaluation of care facilities and shelter proposals as part of a land use amendment and/or development permit. The policy provides a set of principles and guidance to assess the appropriateness of these facilities.

With respect to the uses of Assisted Living and Residential Care which would allow the possibility for a seniors facility in cell I, Administration would consider the following policies to be particularly relevant:

- "B.5 Care facilities or shelters may be considered for redesignation to a direct control land use where residential uses are not normally permitted provided the area is safe for residential use, the facility and shelter does not impact the normal uses of the area ..."
- "B.21 In areas designated as multi-residential, commercial districts and in the Centre City ... the building should have the external appearance of nearby multi-residential uses, shall be of a size similar to nearby dwellings, ...shall contribute to the visual attractiveness of the area and be aligned with any local plans and policies"

Administration considers the proposed land use amendment in conformance with applicable policies in the above non-statutory guidance document.

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

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).

TRANSPORTATION NETWORKS

The Medicine Hill community is accessed by the Trans-Canada Highway through the Bowfort interchange and from Sarcee Trail SW. Na' a Drive SW runs through the community with a local bus route serving the future community.

In the evaluation of the land use, outline plan and amendment to the Canada Olympic Park ASP, a Transportation Impact Assessment (TIA) was submitted by the applicant and reviewed by the City. ASP Policies set use intensity levels for the Medicine Hill Community and specific use intensity levels for the gateway, town centre and village districts. As individual development permits are submitted Administration will evaluate the uses proposed, against the use intensity planning policy and on this basis may require additional TIAs and/or Parking Studies to aid in the review of development permits.

There are no transportation concerns with respect to this land use amendment.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the proposed redevelopment of the subject sites without the need for off-site improvements at this time. Development servicing will be determined at the future Development Permit and Development Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns with the proposed land use.

ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability will be considered by Administration at the time of development permit submission.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

PUBLIC ENGAGEMENT

Community Association Comments:

Administration circulated this land use amendment to: Paskapoo Slopes Preservation Society, Edworthy Heritage Society, Society of Bowness Residents, Bowness Community Association, Coach Hill/ Patterson Heights Community Association and West Springs/ Cougar Ridge – all provided no comments.

Rocky View County returned correspondence with no objections to this land use amendment.

Citizen Comments

Administration received three (3) letters raising a number of concerns and comments, which Administration would summarise as follows:

- One (1) letter raised questions about access to the proposed development and commenting that the existing access from Cougar Ridge should not be detrimentally affected by the application;
- One (1) letter was supportive of the amendments to the Direct Control districts with respect to ground floor commercial development, introduction of a seniors facility, introduction of pet facilities and modifications to setback requirements, but raised concern over introduction of large restaurants and had a concern with respect to large big box stores and anchor stores being developed instead of low scale smaller shops;
- Comments were received relating to impact on the landscape, limiting tall buildings and design and architecture (which are not part of this land use amendment);
- General comments in support of the development were received.

With respect to the comments received Administration would respond as follows:

- Access to the Medicine Hill site will be gained via the Trans-Canada Highway (through Bowfort Road NW intersection) and Sarcee Trail SW, there will be no access to the subject site from Cougar Ridge (at the top of slope);
- With respect to concerns raised over the introduction of large restaurants Administration would comment the proposal is to allow for the possibility of large restaurants within the plan area – the proposed uses are Discretionary Uses, as such Administration would have the ability to refuse such uses if it was considered there were a proliferation of these uses in the plan area. In addition, market forces will to a degree, limit the number of large restaurants in the plan area – with the number of possible restaurants being

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

driven by customer demand. Administration is of the opinion there are sufficient design control in the existing ASP policy to ensure the appearance of large restaurants can be appropriately controlled through the development permit process to achieve a high quality development on this special and significant site.

Public Meetings

The developer held 2 open houses (on June 19 and June 20) to provide information to members of the public on this land use amendment. 47 and 59 people attended the open houses. Community Planning staff were in attendance at both open houses.

Administration presented this application to the East Paskapoo Slopes Joint Advisory Committee on June 27. Representatives from Paskapoo Slopes Preservation Society, West Springs Cougar Ridge Community Association and Edworthy Park Heritage Society were in attendance, in addition to the applicant.

Members of the JAC provided comment on:

- Building design;
- The proposed front yard setback;
- Perception of appearance of buildings;
- Sidewalk widths;
- The proposed use areas for restaurants;
- ASP environmental Policy; and
- Exercising of dogs (linked to the Pet Care and Boarding Service use).

**LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017**

MAP 27W, 33W, 34W

APPENDIX I

APPLICANT'S SUBMISSION

On behalf of Trinity Development Group Inc. (Trinity), B&A Planning Group is submitting a Land Use Redesignation application to amend three separate Trinity Hills Direct Control (DC) Districts. The changes relate to additional uses, use area, setbacks and parking provisions. These housekeeping amendments are proposed in order to accommodate a variety of uses and built forms in keeping with the vision to create a vibrant mixed-use community. A destination place to live, work, socialize, recharge and visit with family and friends.

The application consists of 15.96 hectares of land located in part within two development cells: the Town Centre and Gateway Centre. The Town Centre, at the eastern end of the site, is a live-work-shop area which meets the work and everyday shopping needs of its residents and of those from surrounding communities. The Gateway Centre at the western end is a visitor-oriented entertainment district with opportunity for retail, restaurant, cinema, office and residential uses.

Amendments to the DC Districts in the Gateway Centre and in the north Town Centre is to accommodate popular restaurants that fit the Land Use Bylaw definition for large restaurants. This inclusion of all three sizes of restaurants provides the opportunity to attract exciting and diverse eating establishments throughout the community.

Changes to the commercial use area provisions are proposed to provide clarity that commercial uses shall be located on the main floor level to ensure an active street environment.

Within the south portion of the Town Centre, the additional uses of Assisting Living, Dwelling Unit, Pet Care and Boarding Service and Residential Care are proposed to provide additional amenities, building forms as well as become more inclusive to residents of all ages and care levels. Vehicle and bicycle parking provisions are added to address parking requirements for Dwelling Units and to ensure an acceptable level of bicycle parking.

Changes to setbacks ensure a compact urban built form in order to create a window shopping street uninterrupted by building gaps created as a result of subdivision. It also allows development setbacks to be consistent with those found on the north side of Na'a Drive SW and to allow stores that front onto the sidewalk. The proposed changes would allow Trinity to create a dynamic mixed-use, pedestrian oriented street as was originally envisioned for the area but is limited by the mainly suburban development standards associated with the current land use district.

The proposed community is designed to be an exciting new destination that is inclusive and supports a walkable urban environment. When the original land use was proposed, the City did not have an appropriate land use district that could accommodate the mix of development forms and uses proposed. Through the detailed design process it became apparent that amendments to the DC Districts would be required to achieve the vision. These housekeeping amendments are intended to create the appropriate foundations that will create a community that is dynamic, inclusive and a great place to live and visit.

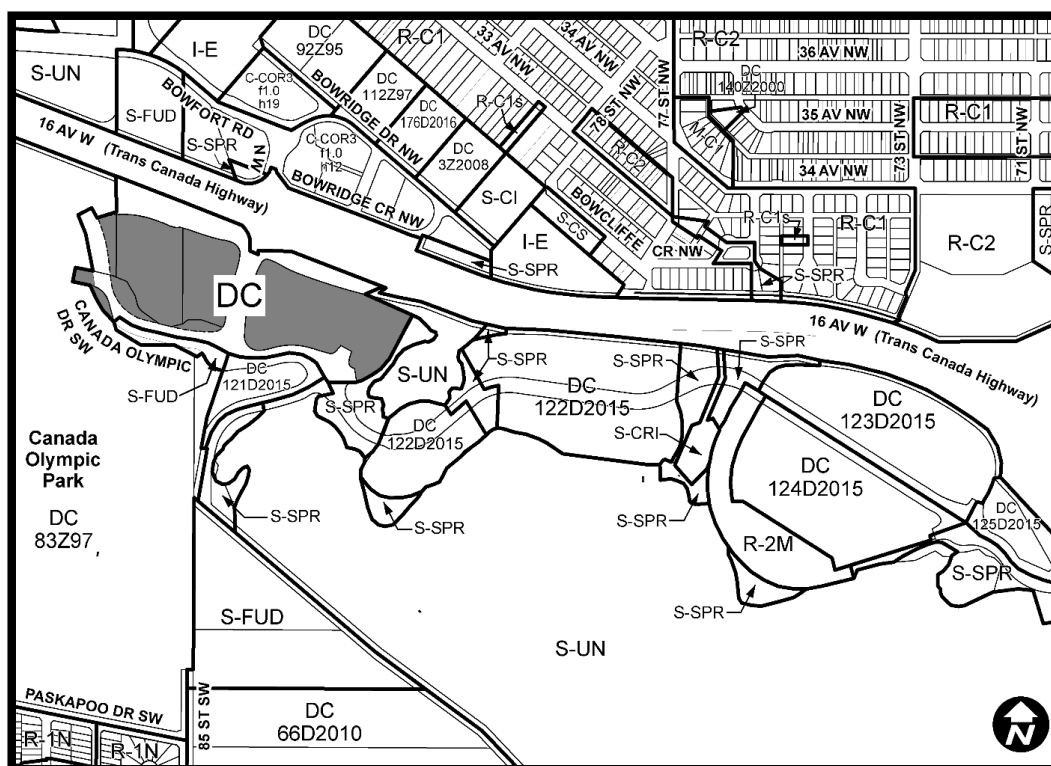
LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Direct Control District Bylaw 1



Purpose

1 This Direct Control District is intended to provide:

- (a) commercial **uses** along a continuous block face on a commercial main **street**;
- (b) **buildings** that are close to each other, the **street** and the public sidewalk on a commercial main **street**;
- (c) opportunities for commercial **uses** on the ground floor of **buildings** and **Dwelling Units** and **Offices** on upper floors;
- (d) for varying **building densities** and height within a block; and

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

- (e) **Offices and Multi-Residential Development** that are not located along a commercial main **street**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4 and 6 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.

Permitted Uses

- 4 The **permitted uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Multi-Residential Development;**
- (b) **Restaurant: Food Service Only – Large; and**
- (c) **Restaurant: Licensed – Large.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 7 Except as referenced in 8(2) there is no minimum **use area** or maximum **use area** in this Direct Control District.

Location of Uses Within Buildings

- 8 (1) The following **uses** must not locate on the ground floor of **buildings**:

- (a) **Assisted Living;**
- (b) **Catering Service – Minor;**
- (c) **Child Care Service;**
- (d) **Counselling Service;**
- (e) **Health Services Laboratory – With Clients;**
- (f) **Instructional Facility;**
- (g) **Live Work Unit;**
- (h) **Medical Clinic;**
- (i) **Place of Worship – Small;**
- (j) **Post-Secondary Learning Institution;**

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

- (k) **Residential Care;**
 - (l) **Social Organization;** and
 - (m) **Veterinary Clinic.**
- (2) With the exception of **Multi-Residential Development**, “Commercial Uses” must occupy a minimum of 80 per cent of the area of the floor closest to **grade**.
- (3) A “Commercial Use” that is located on the floor closest to **grade** must have:
- (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **use** faces.
- (4) “Commercial Uses” and **Live-Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Custodial Care** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care** and **Residential Care**.
- (5) Where this section refers to “Commercial Uses”, it refers to the **uses** listed in Section 4 and 5 of this Direct Control District other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development** and **Residential Care**.

Building Height

- 9
- (1) A maximum of one **building** within this Direct Control District may have a maximum **building height** of 75.0 metres.
 - (2) A maximum of two **buildings** within this Direct Control District may have a maximum **building height** of 50.0 metres.
 - (3) In all other cases, the maximum **building height** is 21.0 metres.

Relaxations

- 10 The **Development Authority** may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.

MAP 27W, 33W, 34W

- (a) commercial **uses** along a continuous block face on a commercial main **street**;
- (b) **buildings** that are close to each other, the **street** and the public sidewalk on a commercial main **street**;
- (c) opportunities for commercial **uses** on the ground floor of **buildings** and **Dwelling Units** and **Offices** on upper floors;
- (d) for varying **building densities** and height within a block; and
- (e) **Offices** and **Multi-Residential Development** that are not located along a commercial main **street**.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

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.

Permitted Uses

- 4 The *permitted uses* of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Multi-Residential Development;**
- (b) **Restaurant: Food Service Only – Large; and**
- (c) **Restaurant: Licensed – Large.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 7 Except as referenced in 8(2) there is no maximum *use area* in this Direct Control District.

Location of Uses Within Buildings

- 8 (1) The following *uses* must not locate on the ground floor of *buildings*:

- (a) **Assisted Living;**
- (b) **Catering Service – Minor;**
- (c) **Child Care Service;**
- (d) **Counselling Service;**
- (e) **Health Services Laboratory – With Clients;**
- (f) **Instructional Facility;**
- (g) **Live Work Unit;**
- (h) **Medical Clinic;**
- (i) **Place of Worship – Small;**
- (j) **Post-Secondary Learning Institution;**
- (k) **Residential Care;**
- (l) **Social Organization; and**
- (m) **Veterinary Clinic.**

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

- (2) With the exception of **Multi-Residential Development**, “Commercial Uses” must occupy a minimum of 80 per cent of the area of the floor closest to **grade**.
- (3) A “Commercial Use” that is located on the floor closest to **grade** must have:
 - (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **use** faces
- (4) “Commercial Uses” and **Live-Work Units**:
 - (a) may be located on the same floor as **Addiction Treatment, Custodial Care** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care** and **Residential Care**.
- (5) Where this section refers to “Commercial Uses”, it refers to the uses listed in Section 4 and 5 of this Direct Control District other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development** and **Residential Care**.

Building Height

- 9
- (1) A maximum of three **buildings** within this Direct Control District may have a maximum **building height** of 50.0 metres.
 - (2) In all other cases, the maximum **building height** is 28.0 metres.

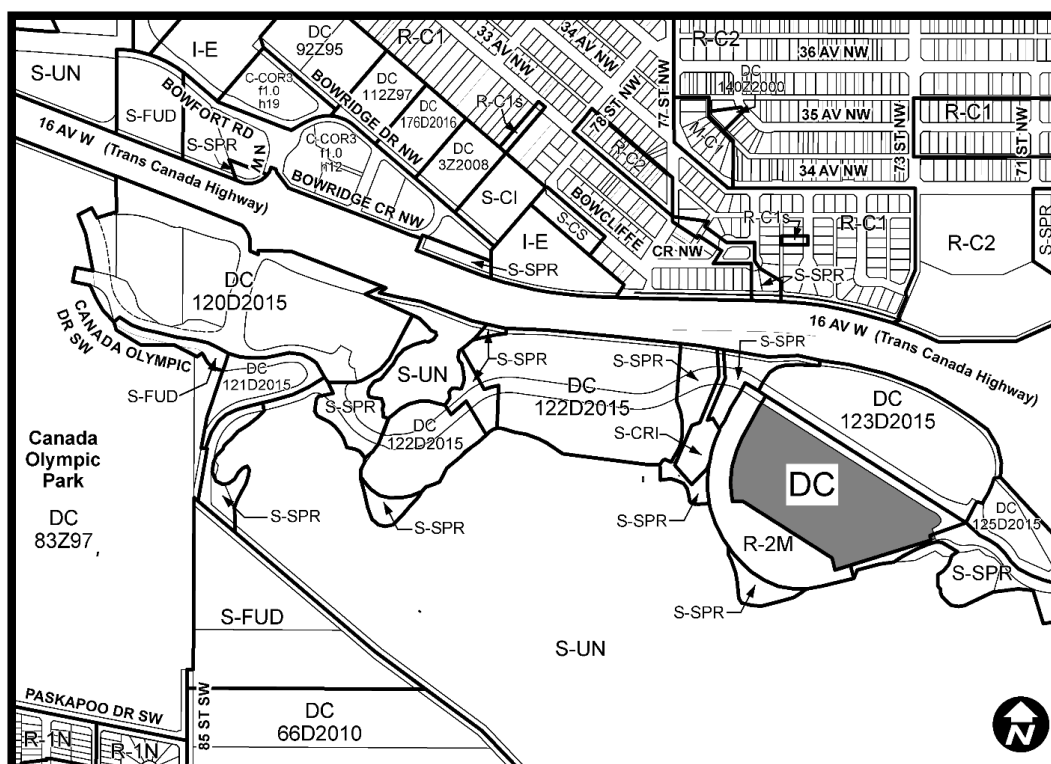
Relaxations

- 10
- The **Development Authority** may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

Direct Control District Bylaw 3



Purpose

- 1 This Direct Control District is intended to provide for:
 - (a) Commercial **development** within various size **buildings**;
 - (b) The option of **Multi-Residential Development, Dwelling Unit, Assisted Living and Residential Care**; and
 - (c) A **Pet Care and Boarding Service** to allow for the care and overnight boarding of small animals without outdoor amenity space.

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 the 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.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

Defined Uses

4 In this Direct Control District:

- (a) **Pet Care and Boarding Service** means a *use*:
 - (i) where small animals are washed groomed, trained or boarded;
 - (ii) where small animals may be boarded overnight or for periods greater than 24 hours;
 - (iii) that may have the incidental sale of products relating to the service provided by the *use*;
 - (iv) that must not have any outside enclosures, pens, runs or exercise areas; and
 - (v) that must provide indoor amenity space for small animals.

Permitted Uses

5 The *permitted uses* of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

6 The *discretionary uses* of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Assisted Living;**
- (b) **Dwelling Unit;**
- (c) **Multi-Residential Development;**
- (d) **Pet Care and Boarding Service;** and
- (e) **Residential Care.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified:

- (a) For **Multi-Residential Development** the rules of the Multi – Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District; and
- (b) For all other *uses*, the rules of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

Density

8 There is no minimum or maximum **density** in this Direct Control District.

Floor Area Ratio

9 The minimum **floor area ratio** in this Direct Control District is 0.26.

Building Height

10 The maximum **building height** in this Direct Control District is 21.0 metres.

Front Setback Area

11 There is no minimum requirement for a **front setback area**.

Side and Rear Setback Area

12 Where the **parcel** shares a side or rear **property line** with a **parcel** designated as:

- (a) a **commercial district**, there is no requirement for a side or rear **setback area**;
- (b) a **residential district** or **special purpose district**, the **setback area** must have a minimum side or rear depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

13 The minimum number of **motor vehicle parking stalls** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the minimum requirement in this Direct Control District with the addition of:

- (a) The requirements specified in Part 4 of Bylaw 1P2007 for the following **uses**:
 - (i) **Assisted Living**; and
 - (ii) **Residential Care**.
- (b) The requirements specified in Part 7, Division 6 of Bylaw 1P2007 for the following **use**:
 - (i) **Dwelling Unit**.

Bicycle Parking Stall Requirements

14 The minimum number of required **bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** in this Direct Control District is the requirement specified in the Part 7, Division 6 of Bylaw 1P2007 and the requirements specified in Part 4 of Bylaw 1P2007 for residential **uses**.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

Relaxations

- 15 The ***Development Authority*** may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.

LAND USE AMENDMENT
MEDICINE HILL / CANADA OLYMPIC PARK (WARD 1 AND 6)
CANADA OLYMPIC DRIVE SW AND NA'A DRIVE SW
BYLAW 339D2017, 340D2017 AND 341D2017

MAP 27W, 33W, 34W

APPENDIX III

Outline Plan blocks/ development cells

