



CANADA OLYMPIC PARK AND ADJACENT LANDS



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Part 1

CANADA OLYMPIC PARK AND ADJACENT LANDS AREA STRUCTURE PLAN



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CANADA OLYMPIC PARK AND ADJACENT LANDS AREA STRUCTURE PLAN

EXECUTIVE SUMMARY

This Area Structure Plan (ASP) applies to Canada Olympic Park and the lands immediately adjacent to it, which are located within the northwest sector of the city. The plan area comprises approximately 243 hectares (600 acres) of land and is bounded by the Trans Canada Highway to the north, Sarcee Trail to the east, the Transportation and Utility Corridor containing the Stoney Trail extension to the west, and the community of Cougar Ridge to the south. One major landowner, the Calgary Olympic Development Association (CODA), along with a few smaller landowners, have property located in the plan area.

The ASP planning process commenced in early 2002 and included: the preparation of transportation, engineering, environmental, and land use studies; meetings with the landowners; and input from the representatives of adjacent communities, environmental groups, the Province and other interested parties. Public input took the form of several open houses, workshops, and information sessions as well as a formal Public Hearing held in accordance with the provisions of the Municipal Government Act prior to the adoption of the ASP by bylaw.

The result of the process is a planning document that will provide a “blueprint” for future development of Canada Olympic Park and adjacent lands. The foundation of the ASP is embodied in the following guiding principles:

- **Creation of a World Leading Recreation, Competition, and Tourism Facility**
- **Conservation of Environmentally Significant Lands**
- **Compatible Integration with the Adjoining Community**

Future development within the plan area will occur predominately on lands comprising the Paskapoo slopes escarpment, owned by CODA and forming Canada Olympic Park. This development will comprise the existing ski hill, the Nordic Slopes area, accommodating cross-country ski, hiking and biking trails, the core recreational, training and administrative facilities, an athlete housing complex, two employment areas and a retail commercial centre. The balance of the privately-owned lands on the escarpment will be developed for residential, office service commercial uses. The lands located above the top-of-bank of the escarpment will contain a housing development forming an extension of the Cougar Ridge community.

The Plan includes a concept map, which defines a future land use and road pattern for the plan area, together with related policies, which provide a framework to guide land development. Some of the more significant policy components within the Plan address development phasing, residential density, land conservation and special agreements. Each of these components is briefly described below.

DEVELOPMENT PHASING

Vehicle access to the majority of the plan area on or below the escarpment is obtained from the Trans Canada Highway to the north; whereas access for the portion of the plan area above the escarpment is obtained from 85th St. SW to the south. Development of sites with access from the Trans Canada Highway is limited by the capacity of the Trans Canada Highway/Bowfort Road intersection. In order to support the full development of Canada Olympic Park, this intersection requires the construction of a grade-separated interchange, along with the extension of Stoney Trail and the widening of the Trans Canada Highway.

Prior to construction of an interchange, transportation capacity has been allocated to development (Phase 1) as follows:

- an athletic training and development centre;
- athlete housing (up to 150 units);
- a Nordic Centre and related trail system on the escarpment lands;
- a National Sports High School (maximum 80 student capacity);
- an ice complex;
- ancillary offices;
- and, potentially, a hotel, subject to additional intersection capacity being available.

Following the construction of the interchange, and the other related improvements, development accessing the Trans Canada Highway (Phase 2) will include:

- a retail centre;
- a hotel (if not constructed in Phase 1);
- two employment nodes, located at the eastern and western corners of the plan area;
- additional athlete housing;
- and, office, service commercial, institutional and residential development.

RESIDENTIAL DENSITY

Apart from athlete housing, residential density is regulated in the plan as follows:

- for lands below the top-of-bank of the escarpment, the base density allowed is one unit per gross developable acre (1 upa) on the undisturbed portion of a site, and three units per gross developable acre (3 upa) on any lands that have previously been disturbed on a site, with incentives offered to increase these densities in exchange for retaining environmentally significant lands in a natural state within the site;
- for lands above the top-of-bank of the escarpment, the density allowed is four to seven units per gross developable acre (4 to 7 upa) subject to an increase occurring through density incentives.

LAND CONSERVATION

The Plan incorporates a number of measures aimed at protecting, where possible, environmentally significant lands including:

- requiring that such lands be dedicated as reserve, acquired through purchase or protected through conservation easements or land use controls;
- minimising disturbance or grading of such lands or the crossing of ravines and watercourses;
- restoring lands disturbed as a result of development to a natural state; and
- providing for slope-adaptive and visually attractive development on the escarpment.

SPECIAL AGREEMENT

The policies of the plan with respect to the CODA lands provide for a special development agreement to be entered into between CODA and The City, prior to land use approval being granted by Council. The agreement would address such matters as:

- reserve dedication requirements;
- acquisition of rights-of-way for roads, utilities and pathways;
- registration of access and utility easements necessary to serve development;
- financing of infrastructure improvements needed to service the proposed development (i.e. off-site transportation improvements, municipal utilities improvements, etc.);
- protection of important archeological sites, or any other natural features considered to be of significance; and
- leasing of athletes housing.

1.0 INTRODUCTION

1.1 Purpose of the Plan

Planning is the process of shaping the physical environment to achieve an orderly, economical, and compatible pattern of development. The process is complex involving many different levels of decision-making, with an area structure plan being the most immediate planning document applied to the process in suburban areas.

The purpose of an area structure plan is twofold. Firstly, it refines and implements The City's broader planning objectives as contained in its strategic planning documents (*i.e., The Calgary Plan, Calgary Transportation Plan, etc.*) by promoting development that is logical, compatible and sustainable. Secondly, an area structure plan guides and directs specific land use, subdivision, and development decisions that collectively determine the form that the plan area will take.

To accomplish this purpose, the plan must establish a broad framework for future development consisting of a vision, a land use concept, policy statements and implementation actions that work together to ensure that the plan is achieved. The framework should be concise, yet flexible. It should provide clear direction on a variety of land use planning issues for both the public and private sector. At the same time, the framework should accommodate creativity and innovation and be responsive to the ever-changing demands of the marketplace. In summary, an area structure plan must be formulated with the understanding that planning requires a visionary, balanced and dynamic approach if it is to be successful.

1.2 Authority of the Plan

The *Canada Olympic Park and Adjacent Lands Area Structure Plan (the "Plan")* has been adopted through a bylaw passed by Council in accordance with the Municipal Government Act. Section 633 of this Act, which authorizes a council to adopt an area structure plan, states:

- (1) *For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*
- (2) *An area structure plan*
 - (a) *must describe*
 - (i) *the sequence of development proposed for the area,*
 - (ii) *the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) *the density of population proposed for the area either generally or with respect to specific parts of the area,*
and

*(iv) the general location of major transportation routes and public utilities,
and*

(b) may contain any other matters the council considers necessary.

The adopted area structure plan comprises Part 1 and includes the appendices attached to this part. Part 2, Supporting Information, does not form part of the adopted area structure plan and has no legal status.

1.3 Timeframe of the Plan

The Plan is future-oriented and depicts how the plan area is to be developed over an extended time period through a series of public and private sector initiatives. No specific timeframe is applied to the completion of development within the plan area although most of the proposed development is expected to be realised within a 15 to 20 year horizon.

1.4 Interpretation of the Plan

1.4.1 Map Interpretation

Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road and utility rights-of-way.

1.4.2 Policy Interpretation

Where text accompanies a policy, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency arise between the text and a policy, the policy will take precedence.

Where "shall" is used in a policy, the policy is considered mandatory. However, where actual quantities or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved.

Where "should" is used in a policy, the policy is intended to be complied with in the majority of situations, but with some discretion allowed. Specifically, the policy may be varied in a specific situation where the variance is necessary to address unique circumstances that would otherwise render compliance impractical or impossible or to allow for an acceptable alternate means to achieve the general intent of the policy to be introduced.

Where a policy requires compliance at the Outline Plan/Land Use Amendment stage, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage.

Where a policy requires the submission of studies, analysis or information, that requirement shall not be considered to be all inclusive, and the form and content of the studies, analysis or information required may be readdressed in any manner notwithstanding the provisions of the policy.

1.4.3 Guideline Interpretation

For the purpose of interpreting the guidelines contained within Appendix A to D of the Plan, section 1.4.2 shall apply to a guideline in the same manner as it applies to a policy.

1.5 Amendment of the Plan

To make any change to the text or maps within this Plan, an amendment to the Plan shall be undertaken in accordance with the Municipal Government Act.

Where an amendment to the Plan is requested, the applicant shall submit supporting information necessary to evaluate and justify the amendment.

1.6 Variance to the Plan

Where a variance to a policy within the Plan is requested, the applicant shall submit supporting information necessary to evaluate and justify the variance.

1.7 Monitoring of the Plan

To ensure they remain current and relevant, the policies within the Plan shall be monitored over time in relation to development. Where determined necessary, the policies shall be updated through the plan amendment process either generally or in response to a specific issue.

2.0 PLAN AREA

2.1 Plan Application

The Plan applies to the lands shown on the Plan Area map. These lands are located within the northwest sector of the city and encompass approximately 243 hectares (600 acres) of land. The area is bounded to the north by the Trans Canada Highway, to the east by Sarcee Trail, to the west by the Transportation and Utility Corridor (TUC) containing the future Stoney Trail, and to the south by the community of Cougar Ridge. Most of the lands are located below the top-of-bank with the exception of approximately 12.0 hectares (30 acres) of land contained within an adjacent upland plateau in the southwest corner of the plan area.

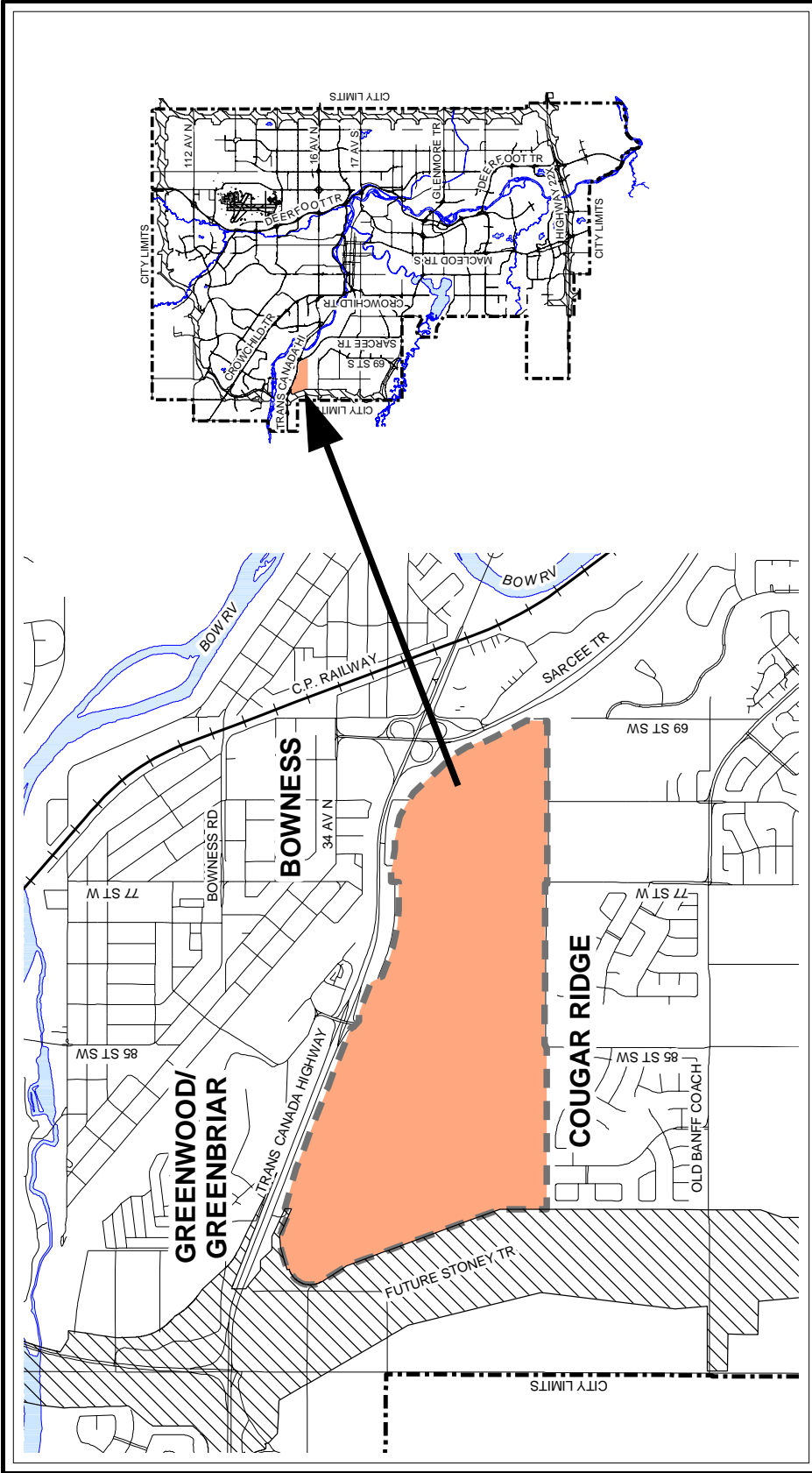
2.2 Ownership Pattern

With about 95 percent of the area in the Calgary Olympic Development Association's (CODA) ownership, CODA is the major landowner in the plan area. CODA is responsible for the continued operation and future development of the Canada Olympic Park (COP) facility. Other smaller parcels adjacent to COP are owned by the Province, by The City or by private citizens, and have been included within the plan area due to their proximity to COP.

2.3 Urban Identity

The majority of the plan area (located below the top-of-bank), which includes Canada Olympic Park and a few privately-owned parcels, obtains access to the north by way of the Trans Canada Highway. Accordingly, the street names used within this area should reflect an Olympic-based theme.

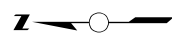
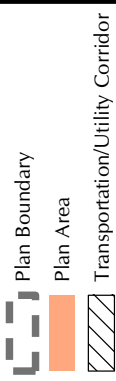
The portion of the plan area comprising the upland plateau of the escarpment obtains its access to the south along 85 Street SW and will become part of the Cougar Ridge community. Accordingly, the street names used within this area should reflect this relationship with the community of Cougar Ridge.



Canada Olympic Park And Adjacent Lands Area Structure Plan

Map 1

Plan Area



This map is conceptual only. No measurements of distances or areas should be taken from this map.

s:\operations\2765_Canada Olympic Park ASP\maps\location.mxd

3.0 STRATEGY

3.1 Guiding Principles

The planning strategy forms the basis for the policy approach taken within the Plan. This strategy is embodied in the following guiding principles:

- **Creation of a World Leading Recreation, Competition, and Tourism Facility**
- **Conservation of Environmentally Significant Lands**
- **Compatible Integration with the Adjoining Community.**

3.2 Vision of the Future

By the year 2024, Canada Olympic Park (COP) has been transformed into a vibrant and successful training/competition centre and a recreation/tourism facility serving Calgarians, Canada's athletes, and visitors to the area.

The main entranceway to COP is from the Trans Canada Highway, and the park's prominent location renders it a **landmark that contributes to the city's western gateway**.

The park contains a variety of development, each presenting its own **unique attraction and amenities** for athletes, citizens, and visitors alike.

On the west side of COP is a **ski hill** with a lift system, snow-making equipment and lighted ski runs. Integrated with the ski hill are **bobsled and luge tracks and ski jumps** as well as a **day lodge** (restaurant, retail, rental, and repair shops, ticket sales, etc.) and biking trails.

Central to COP are **core recreational and administrative facilities** that serve the area. These facilities include a national ice complex, athletic development centre, office complex, and sports school.

Adjacent to the core facilities is a **village centre** that serves as a **social, shopping and housing focus** for COP. The centre is designed with a mountain architectural theme and has strong connections to the other areas of the park. Central to the area is a **retail core** consisting of shops that form a pedestrian-oriented promenade with above grade athlete housing.

Interspersed throughout the plan area are **tourist facilities** including hotels, restaurants and retail stores serving both visitors and athletes.

On the eastern side and western side of COP are **employment precincts** containing office and business uses. These precincts provide suburban job opportunities for residents in the surrounding communities.

The **escarpment** above the eastern employment precinct contains a **multi-use trail system** that accommodates cross-country skiing, biking and hiking in the context of a natural area. The trail system is extensive and remains a major recreational feature of COP.

On the south side of the plan area is a **residential development** that forms part of the Cougar Ridge community. This area contains housing forms that are appropriate in the context of COP and the community.

Development within the plan area has been integrated with the escarpment so that insofar as possible and practical **ravines, watercourses and other important features are conserved**, the **impact of the built form** on natural areas is **minimized**, **wildlife is protected** and **land disturbance is mitigated**. Notably, lands with the highest environmental significance have, whenever possible, been retained in a natural state.

Overall, Canada Olympic Park performs a multitude of functions for the city and the region, fulfilling its mandate as a world class training and competition centre for Canada's athletes, providing year round leisure pursuits for the public, and creating a strong sense of pride for Calgary.

3.3 Goals of the Area

- **Competition**
To provide a world class sport training and competition facility.
- **Recreation**
To create a nationally recognized year-round recreational area.
- **Conservation**
To ensure the appropriate protection and development of environmentally significant lands.
- **Tourism**
To attract and promote tourism to the area.
- **Gateway**
To contribute to a distinct and prominent gateway to the City.
- **Housing**
To accommodate both athlete and conventional housing.
- **Commercial**
To provide for a vital and attractive retail commercial core.
- **Employment**
To create a viable employment centre containing a range of compatible uses.
- **Transportation**
To create a functional, balanced and convenient transportation network for pedestrians, cyclists, transit and vehicles.
- **Utilities**
To provide for utility infrastructure to meet the needs of urban development.

4.0 LAND USE CONCEPT

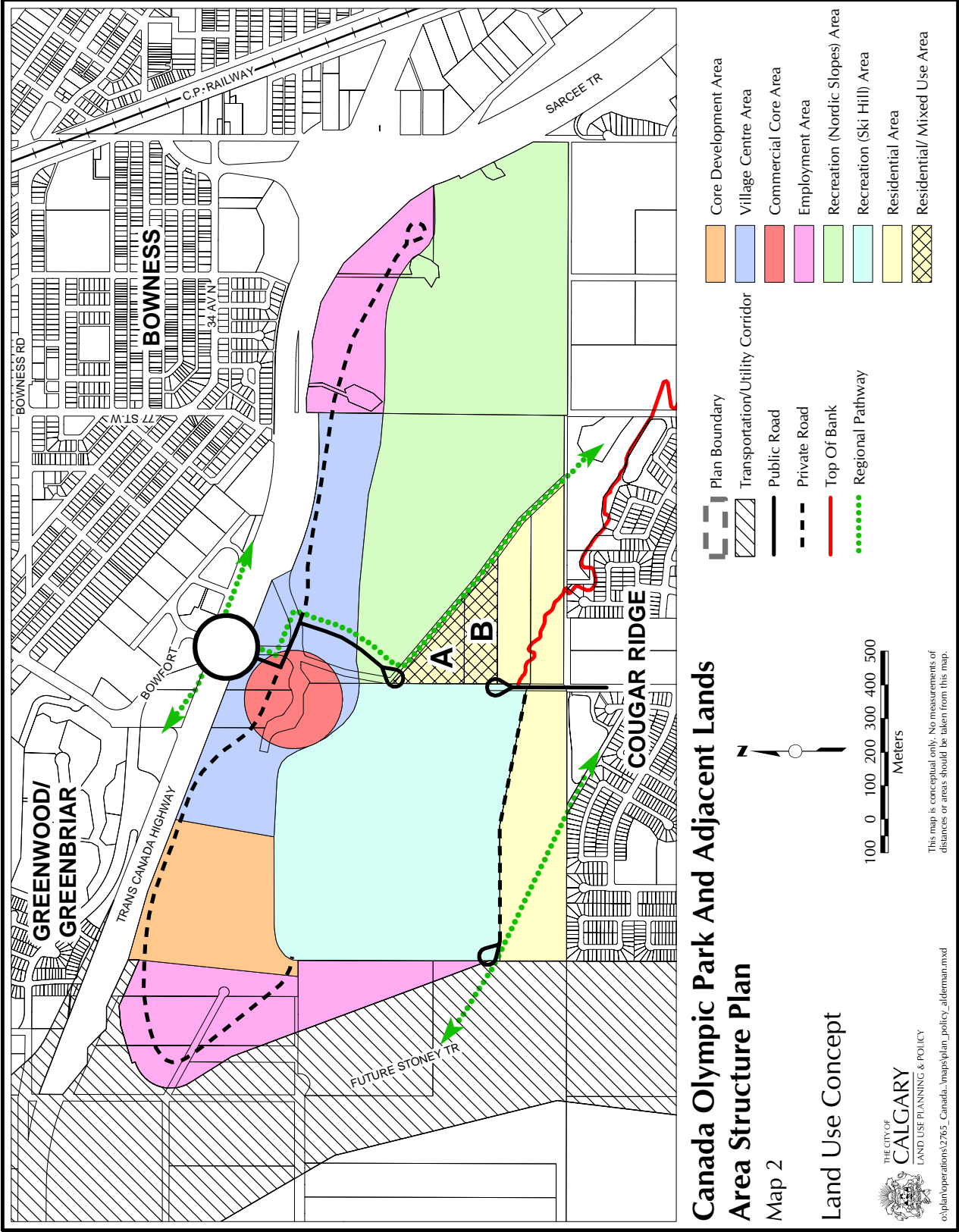
4.1 Land Use Concept Map

The land use concept for Canada Olympic Park is shown on the Land Use Concept map. This concept consists of a series of areas and symbols that define a future land use pattern for the plan area.

4.2 Policy Direction

Section 5.0 of the Plan contains policies that apply to the Land Use Areas shown on the Land Use Concept map.

The remaining sections of the Plan include policies addressing conservation, density, staging, transportation, servicing, growth management and implementation. These policies are to be applied to land use amendment, outline plan, subdivision, and development proposals within the plan area as determined appropriate.



5.0 LAND USE AREAS

5.1 Core Development Area

5.1.1 Purpose

The purpose of this area is to provide for the expansion of the core CODA athlete training facilities including offices, schools and other supporting uses. In addition to the existing training facilities, a National Ice Complex, Athletic Development Centre, National Sports Office Complex, and National Sports School will complement the park and form the nucleus of this Canadian Centre of Sport Excellence.

5.1.2 Policies

(1) Composition of Core Development Area

- (a) Subject to the policies of this Plan,
 - (i) the predominant use of land within the Core Development Area shall be recreational in the form of leisure, athlete training and competition facilities; and
 - (ii) office uses, institutional uses, public uses, and similar and accessory uses to the above shall be allowed within the Core Development 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.
- (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Core Development Area.

5.2 Village Centre Area

5.2.1 Purpose

The purpose of this area is to provide for athlete housing as well as other complementary uses within COP. The area will contain a central plaza to host special events and have a strong connection to the adjacent employment, recreational and commercial areas.

5.2.2 Policies

(1) Composition of Village Centre Area

- (a) Subject to the policies of this Plan,

-
- (i) the predominant use of land within the Village Centre Area shall be athlete housing; and
 - (ii) local commercial uses, service commercial uses, office uses, recreational uses, institutional uses and public uses, and similar and accessory uses to the above shall also be allowed within the Village Centre 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.
 - (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Village Centre Area.
 - (c) The Village Centre Area shall be designed to incorporate
 - (i) an outdoor plaza, framed by buildings, that serves as a focal point for social gatherings, award ceremonies and other special events, and
 - (ii) strong and direct pedestrian connections to adjacent commercial, employment and recreational areas.

5.3 Commercial Core Area

5.3.1 Purpose

The purpose of this area is to provide for a shopping and social focus for COP, characterised by a mix of uses including retail development and a pedestrian-scale promenade near the entrance to the area. The location, size and composition of this area will be refined at the Land Use Amendment stage.

5.3.2 Policies

(1) Composition of Commercial Core Area

- (a) Subject to the policies of this Plan,
 - (i) the predominant use of land within the Commercial Core Area shall be retail commercial; and
 - (ii) service commercial uses, athlete housing uses, office uses, recreational uses, institutional uses, public uses, and similar and accessory uses to the above shall also be allowed within the Commercial Core 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

- (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Commercial Core Area.
- (c) The Commercial Core Area shall be designed to
 - (i) limit ground level development to retail, office, and institutional uses,
 - (ii) incorporate a central pedestrian plaza or focal point, and
 - (iii) provide suitable pedestrian linkages throughout the area.

5.4 Employment Area

5.4.1 Purpose

The purpose of this area is to provide for the development of an employment node within the northwest and northeast portions of the plan area. Employment-oriented development, in the form of office and business uses, will be the primary use in the area.

5.4.2 Policies

(1) Composition of Employment Area

- (a) Subject to the policies of this Plan,
 - (i) the predominant use of land within the Employment Area shall be employment-oriented uses considered to be compatible and appropriate in the context of a fully-serviced business park, and
 - (ii) local commercial uses, service commercial uses, institutional uses, recreational uses, public uses, and similar and accessory uses to the above shall also be allowed within the Employment 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.
- (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Employment Area.

5.5 Recreation (Nordic Slopes) Area

5.5.1 Purpose

The purpose of this area is to provide for a recreational trail system for cross-country skiing, hiking, and biking on escarpment lands (the Nordic Slopes). Much of the Nordic Slopes are to be protected and disturbance of the native grassland, treed vegetation, natural landform, wildlife habitat and historical resources minimized. As such, the trail system will be aligned in a compatible manner with the escarpment while recognizing technical and international competition standards that will apply to its design.

5.5.2 Policies

(1) Composition of the Recreation (Nordic Slopes) Area

- (a) Subject to the policies of this Plan,
 - (i) the predominant use of land within the Recreation (Nordic Slopes) Area shall be recreational in the form of a multi-use trail system for cross-country skiing, hiking, and biking as well as uses that complement and support the function of the trail system including, but not limited to, snow-making equipment, outdoor lighting and warming huts; and
 - (ii) public uses, and similar and accessory uses to the above shall also be allowed within the Recreation (Nordic Slopes) 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.
- (b) The general classification of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Recreation (Nordic Slopes) Area.

5.6 Recreation (Ski Hill) Area

5.6.1 Purpose

The purpose of this area is to provide for a ski hill and related uses such as a day lodge (restaurant, retail, rental and repair shop, ticket sales, etc.), snow-making facilities and ski lifts. The area also includes ski jumps, biking trails, and bobsled and luge facilities. The area will serve as both a recreational and training centre.

5.6.2 Policies

(1) Composition of Recreation (Ski Hill) Area

- (a) Subject to the policies of this Plan,

- (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 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.
- (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Recreation (Ski Hill) Area.

5.7 Residential Area

5.7.1 Purpose

The purpose of this area is to provide for the development of low to medium density residential uses. The area comprises a series of sites that are to be fully serviced with sewer, water and stormwater services. The sites will be directly accessed from 85 Street SW and form a logical extension of the Cougar Ridge community to the south.

5.7.2 Policies

(1) Composition of Residential Area

- (a) Subject to the policies of this Plan,
 - (i) the predominant use of land within the Residential Area shall be residential uses, and
 - (ii) institutional uses, recreational uses, public uses, and similar and accessory uses to the above shall also be allowed within the Residential Area where the uses are determined to be
 - (A) consistent with the purpose of the area, and
 - (B) compatible and appropriate within the context of the area,
 - (iii) parks shall be provided above top-of-bank of the escarpment within the Residential Area as required to meet the needs of residents, and
- (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Residential Area.

5.8 Residential / Mixed Use Area

5.8.1 Purpose

The purpose of this area is to provide for the development of service commercial uses, in the form of a hotel, and / or low to medium density residential uses. The area comprises a site that is to be fully serviced with sewer, water and stormwater services. The site will obtain access north to the Trans Canada Highway.

5.8.2 Policies

- (1) Composition of Residential / Mixed Use Area
 - (a) Subject to the policies of this Plan,
 - (i) the predominant use of land within the Residential / Mixed Use Area shall be residential uses; or
 - (A) service commercial uses, in the form of a hotel and restaurant, excluding a drive-through restaurant, on Site A, and
 - (B) service commercial uses, in the form of a hotel, restaurant, excluding a drive-through restaurant, day spa and retreat centre on Site B; and
 - (ii) institutional uses, recreational uses and public uses, and similar and accessory uses to the above shall also be allowed within the Residential / Mixed Use Area where the uses are determined to be
 - (A) consistent with the purpose of the area, and
 - (B) compatible and appropriate within the context of the area.
 - (b) The general categories of uses identified under (a) above shall be refined through the Land Use Districts applied to lands within the Residential / Mixed Use Area.

6.0 CONSERVATION STUDY AREA

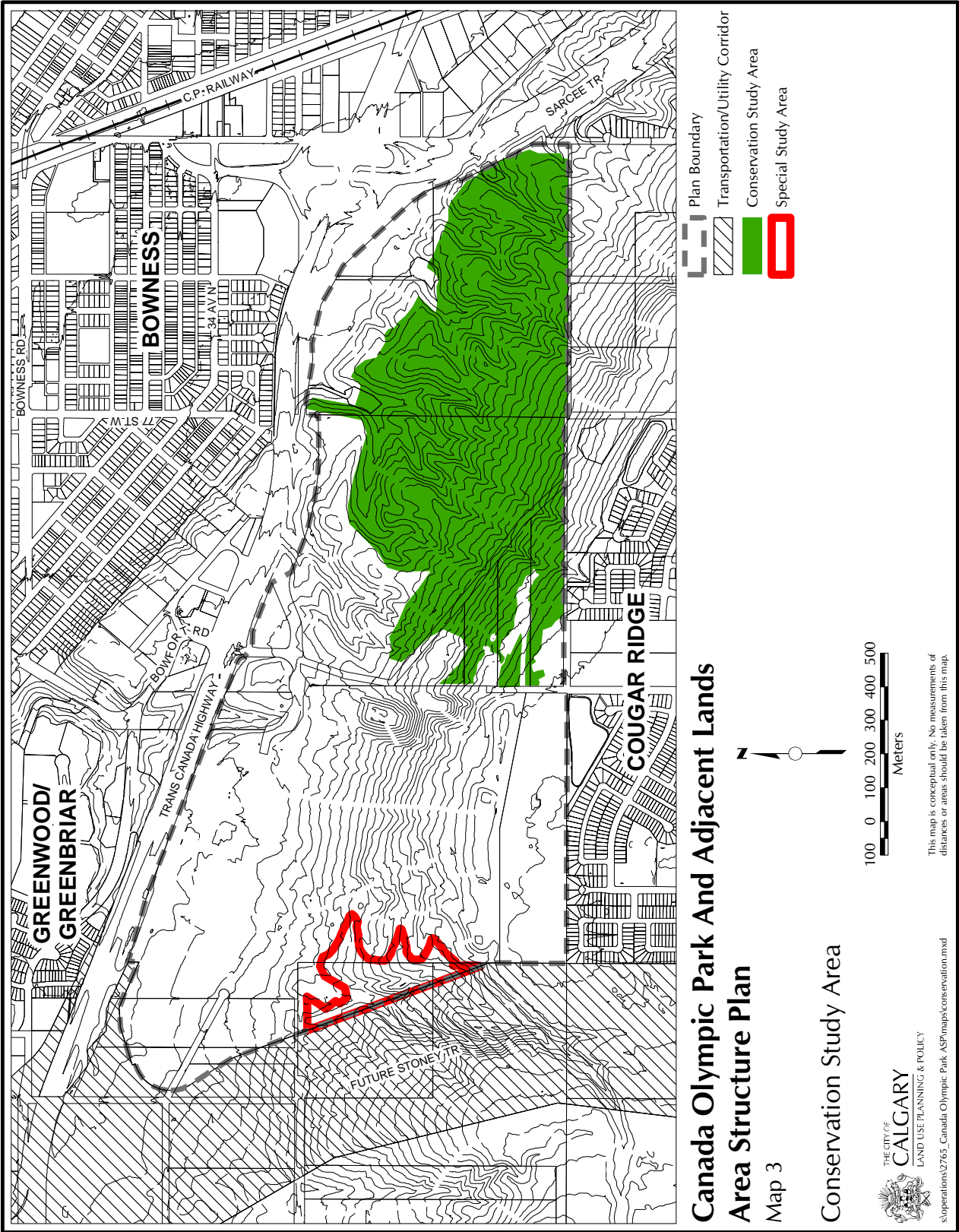
6.1 Conservation Study Area Map

Environmentally significant lands within the plan area are shown on the Conservation Study Area map. These lands were identified through Environmentally Significant Area (ESA) assessment that included a broad level vegetation analysis, geotechnical terrain analysis and hydrological analysis.

6.2 Policy Direction

The Conservation Study Area as shown on the map is intended to be refined at the Land Use Amendment or Development Permit approval stage as required by the policies of section 7.1. Lands within the Conservation Study Area will, in turn, be addressed in accordance with the policies of sections 7.2 and 7.3. The Conservation Study Area does contain privately-owned and developable lands that may be developed in accordance with the policies of the Plan, and subject to Land Use approval.

For lands within the Special Study Area on Map 3, the need to include those lands within the Conservation Study Area shall be determined at the Land Use Amendment stage when the cumulative effect of existing and future development, either within or adjacent to the Plan area, can be appropriately addressed.



7.0 CONSERVATION POLICIES

7.1 Evaluation of Lands

7.1.1 Purpose

The purpose of these policies is to provide for the delineation of higher environmentally significant lands within the plan area. These lands are generally identified as the Conservation Study Area on the Conservation Study Area map. This area is comprised of the portion of escarpment that contains important natural features including watercourses, ravines, wildlife habitat, and unique vegetation stands. The Conservation Study Area also contains lands of lower environmental significance that are appropriate to accommodate development. As part of the Land Use Amendment process, the lands within the Conservation Study Area will need to be analysed through a detailed Biophysical Impact Assessment. Important natural features as identified through this analysis will then be integrated into a contiguous natural open space system.

7.1.2 Policies

(1) Composition of Lands

The Conservation Study Area as shown on the Conservation Study Area map shall be comprised of

- (i) lands of higher environmental significance to be acquired or protected where possible and practical that include, but are not limited to
 - (A) ravines,
 - (B) watercourses,
 - (C) unstable lands,
 - (D) steep slopes,
 - (E) unique vegetation stands, and
 - (F) significant wildlife habitat,
 and
- (ii) other lands that are to be protected from development where practical and possible while recognizing that these lands are of lower environmental significance.

(2) Analysis of Lands

In conjunction with a Land Use Amendment application, information that includes a comprehensive Biophysical Impact Assessment shall be submitted in order to define in more detail the lands within the Conservation Study Area of environmental significance.

(3) Continuity of Lands

- (a) The protection of lands of higher environmental significance within the Conservation Study Area should occur in a manner that achieves, where possible, a contiguous and integrated open space system.
- (b) In conjunction with a Land Use Amendment application, plans and information shall be provided that defines a contiguous and integrated open space system within the Conservation Study Area.

(4) Evaluation of Multi-Use Trail System

Prior to Land Use approval for the multi-use trail system within the Recreational (Nordic Slopes) Area, the following shall be submitted to the satisfaction of Council:

- (i) a comprehensive site development plan for the entire multi-use trail system;
- (ii) the required biophysical, geotechnical, hydrological and historical studies;
- (iii) a grading plan;
- (iv) a management plan;
- (v) any other information considered necessary to evaluate the proposal.

(5) Fencing

Prior to the construction or replacement of any fencing within or bordering the Conservation Study Area or any other area that is intended to serve as part of the open space system, an appropriate design and construction plan should be prepared to the satisfaction of the Approving Authority.

7.2 Acquisition of Lands

7.2.1 Purpose

The purpose of these policies is to provide a framework for the acquisition of lands within the Conservation Study Area. The mandatory acquisition of lands by The City will occur through environmental and municipal reserve dedication at the Subdivision Approval stage. In this regard, important natural features will be dedicated as reserve in accordance with the provisions of the Municipal Government Act. The voluntary acquisition of lands will occur through the purchase, donation or dedication of the lands with the co-operation and agreement of the landowner.

7.2.2 Policies

(1) Mandatory Dedication of Lands

- (a) Where lands are being subdivided within the Conservation Study Area
 - (i) natural features that qualify as environmental reserve (ER) in accordance with the Municipal Government Act should be dedicated as ER land, and
 - (ii) municipal reserve (MR) owing on the lands in accordance with the Municipal Government Act should be dedicated as land where the reserve will protect an important natural feature that does not qualify as ER or contribute to the creation of a contiguous and integrated open space system in the area.
- (b) Notwithstanding (a)(i) above, as an alternative to the dedication of ER land, where determined practical and possible other regulatory mechanisms may be applied by the Subdivision Authority to protect lands that qualify as ER in accordance with the Municipal Government Act.

(2) Voluntary Acquisition of Lands

The acquisition of important natural features within the Conservation Study Area through the

- (i) voluntary dedication of reserve land, or
- (ii) donation of land to The City

shall be encouraged and supported.

(3) Purchase of Lands

Subject to established budgeting priorities, an option for the acquisition of lands of higher environmental significance within the Conservation Study Area shall be through the purchase of land by The City or the Joint Use Co-ordinating Committee.

7.3 Protection of Lands

7.3.1 Purpose

The purpose of these policies is to provide a framework for the protection of lands within the Conservation Study Area, where the lands are not to be dedicated as reserve or otherwise acquired by The City. In the case where these lands are considered to be undevelopable due to instability, steepness or other factors, as per the Municipal Government Act, restrictions through the land use controls will be placed on the site to prohibit development (e.g., no build zones). In the case where these lands are considered to be developable, the range of uses, and the density and design of development will be subject to the relevant provisions of the Plan.

7.3.2 Policies

(1) Undevelopable Lands within Conservation Study Area

Where lands within the Conservation Study Area are not dedicated as reserve or otherwise acquired by The City and such lands are determined to be undevelopable due to instability, steepness, or other factors, development shall be restricted from occurring on the lands through appropriate land use controls applied to the site.

(2) Developable Lands within Conservation Study Area

- (a) Where lands within the Conservation Study Area are not dedicated as reserve or otherwise acquired by The City, or determined to be undevelopable in accordance with (1) above, such lands shall be
 - (i) considered to be developable,
 - (ii) evaluated and regulated in relation to the requirements of this Plan and, in particular,
 - (A) the land use provisions of sections 4.0 and 5.0,
 - (B) the density provisions of section 8.0, and
 - (C) the design guidelines of Appendix A,and
 - (iii) if the lands contain an important natural feature, be subject to a site specific review at the Land Use Amendment or Development Permit Approval stage to determine if
 - (A) land use controls can be applied to ensure mandatory protection of the natural feature, or
 - (B) incentives can be offered to achieve voluntary protection of the natural feature.

8.0 DENSITY POLICIES

8.1 Residential Density

8.1.1 Purpose

The purpose of these policies is to provide for an acceptable density for residential development (including athlete housing) within the plan area. Accordingly, the policies establish a density range for the entire area together with density requirements for each of the Land Use Areas shown on the Land Use Concept map that allow residential development (including athlete housing). The residential density for lands above the top-of-bank of the escarpment is between 9.9 to 17.3 units per gross developable hectare (4 - 7 units per gross developable acre) and a residential density of between 2.5 and 7.4 units per gross developable hectare (1 - 3 units per gross developable acre) for residential lands located below the top-of-bank. In order to conserve environmentally significant lands, the policies also establish an incentive system that encourages the clustering of development on a site.

8.1.2 Policies

(1) Residential Density Range

- (a) Within the portion of the Residential Area above the top-of-bank of the escarpment the residential density range shall be a minimum of 9.9 dwelling units per gross developable hectare (4.0 dwelling units per gross developable acre) and a maximum of 17.3 dwelling units per gross developable hectare (7 dwelling units per gross developable acre).
- (b) Within the portion of the Residential Area and the Residential / Mixed Use Area below the top-of-bank of the escarpment the maximum residential density allowed shall be
 - (i) 7.5 dwelling units per gross developable hectare (3.0 dwelling units per gross developable acre) on lands that have been disturbed (i.e., "disturbed lands") prior to the adoption of this Plan, and
 - (ii) 2.5 dwelling units per hectare (1.0 dwelling units per acre) on lands that have not been disturbed prior to the adoption of this Plan.
- (c) In the case of (ii), the minimum average site area for each dwelling unit shall be 0.3 net developable hectares (0.75 net developable acres).

(2) Land Conservation Incentives

- (a) Notwithstanding the density requirements of (1), as an incentive to conserving lands located below the TOB of the escarpment in the Residential Area or Residential / Mixed Use Area, or in the southeast corner of the Recreation (Nordic Slopes) Area, where such lands are undisturbed and will be protected through the dedication of reserve, the registration of a conservation easement on title, or in some other manner to the satisfaction of Council that ensures their long term protection,
 - (i) the maximum density allowed on these lands shall be increased to 7.4 units per gross developable hectare (3 units per gross developable acre), and
 - (ii) the units achievable on these lands shall be transferred to other lands located within the Residential Area or Residential / Mixed Use Area located above the TOB of the escarpment or below the TOB of the escarpment on lands within the site that have been disturbed prior to the approval of this Plan, provided that the residential development project
 - (A) is proposed in the context of a Land Use Amendment application,
 - (B) is determined to be compatible and appropriate in relation to adjacent development, and
 - (C) has undergone a suitable public review process undertaken by the developer to inform the adjacent community and affected residents of the project.
- (b) Further to (a), where the residential project is located above the TOB of the escarpment, the project shall
 - (i) in the case of a density transfer, be contained within a comprehensive Outline Plan/Land Use Amendment application comprising all of the lands within the plan area located above the TOB of the escarpment,
 - (ii) be designated direct control and tied to plans through the Land Use Bylaw, and
 - (iii) not exceed 500 dwelling units in total on the lands located above the TOB of the escarpment.

(3) Athlete Housing Density Range

A maximum of 600 athlete housing units shall be allowed within the plan area.

8.2 Retail and Service Commercial Density

8.2.1 Purpose

The purpose of these policies is to provide for an acceptable density range for commercial development within the plan area. Accordingly, the policies establish densities for retail and hotel development together with provisions addressing the form of commercial establishments allowed. Where a proposed retail development project exceeds the density requirements of this section, a market analysis may be required to evaluate the impact of that development.

8.2.2 Policies

(1) Commercial Core Area

(a) Within the Commercial Core Area

- (i) a minimum of 7,500 square metres (80,279 square feet) of gross floor area shall be developed for retail commercial uses,
- (ii) a maximum of 11,100 square metres (118,403 square feet) of gross floor area shall be developed for retail commercial uses,
- (iii) a minimum of 75 percent of the gross floor area at ground level shall be developed for retail commercial uses, and
- (iv) no single commercial retail unit shall occupy more than 1,400 square metres (15,069 square feet) of gross floor area at ground level.

(2) Variance or Amendment to Retail Floorspace

Where a proposed retail commercial project is inconsistent with the density requirements of policy (1) above, prior to varying these requirements in accordance with subsection 1.4.2 or amending the policy, a market analysis may be required to be submitted to evaluate the demand for and impact of the variance.

(3) Hotel Density

- (a) Subject to b (iii) and (c), a hotel within the Residential/Mixed Use Area shall have a maximum density of
 - (i) 150 guest units on Site A; and
 - (ii) 100 guest units on Site B.

-
- (b) A hotel shall only locate on lands
 - (i) outside of the Conservation Study Area,
 - (ii) within the Conservation Study Area of lower environmental significance, or
 - (iii) within the Conservation Study Area of higher environmental significance, where the maximum density does not exceed 5.0 guest units per net developable hectare (2.0 guest unit per net developable acre) and the development takes the form of separate buildings containing a maximum of two guest units.
 - (c) Notwithstanding (b), where a hotel is located within the Residential / Mixed Use Area, and the hotel exceeds a density of
 - (i) 5 guest units per net developable hectare, the hotel shall only locate on the disturbed lands within the site, and
 - (ii) 100 guest units, the undisturbed lands on the balance of the site shall be protected through the dedication of reserve, the registration of a conservation easement on title or in some other manner to the satisfaction of Council.
 - (d) Where lands are protected in accordance with (c), Section 8.1.2 (2) allowing a residential density transfer shall continue to apply.

8.3 Employment Density

8.3.1 Purpose

The purpose of these policies is to provide for an acceptable density range for office and business-related development within the Employment Areas on the CODA lands. Accordingly, the policies address the minimum amount of office and business development required.

8.3.2 Policies

(1) Employment Density

- (a) Within the Employment Area on the northeast side of the plan area, a minimum of 30,000 square metres (322,917 square feet) of gross floor area shall be allocated for employment-oriented uses.
- (b) Within the Employment Area on the northwest side of the plan area a minimum of 20,000 square metres (213,278 square feet) of gross floor area shall be allocated for employment-oriented uses on the CODA lands.
- (c) Where lands within the Conservation Study Area are developable and of higher environmental significance, an employment-oriented use located on the lands shall be designed in a highly slope adaptive manner so as to minimize its impact on the landform.

9.0 DEVELOPMENT STAGING POLICIES

9.1 Logical Development Pattern

9.1.1 Purpose

The purpose of these policies is to ensure that development proceeds in an efficient and economical manner through the Land Use Amendment, Subdivision and Development Permit Approval processes. Accordingly, a Land Use Amendment application will need to comprise a logical planning and servicing area and a concept plan for the site will need to be submitted and any utility and the transportation infrastructure issues will need to be resolved. Where a Land Use Amendment application is considered to be too large or premature, the scale and timing of the application may be addressed in a manner that resolves the issue.

9.1.2 Policies

(1) Planning and Servicing Area

- (a) A Land Use Amendment application shall
 - (i) comprise a logical and feasible planning and servicing area, and
 - (ii) provide for an efficient and economical pattern of development.
- (b) The scale of a Land Use Amendment application may be revised where it is determined that the application is inconsistent with (a) above.

(2) Conceptual Planning

In conjunction with a Land Use Amendment application, a concept plan showing a potential land use pattern, transportation network and servicing system for an area may be required.

(3) Servicing and Transportation

Prior to approval of a Land Use Amendment, a Subdivision, or a Development Permit application, it shall be determined that the subject site can be suitably serviced with utility and transportation infrastructure.

9.2 Off-Site Transportation Capacity

9.2.1 Purpose

The purpose of these policies is to provide for the co-ordination between development and off-site transportation capacity. The main access/egress to the majority of the plan area will be obtained from the Trans Canada Highway / Bowfort Road intersection. Transportation analysis has determined that this intersection can support only a limited amount of development (Phase 1 Development) prior to an interchange being constructed at the Trans Canada Highway / Bowfort Road intersection along with the subsequent widening of the Trans Canada Highway and the completion of the southern extension of Stoney Trail. Once this occurs, transportation capacity will be available to serve the balance of the plan area. Accordingly, the amount of development will be limited until these improvements are constructed. In addition, an updated transportation analysis will need to be submitted in conjunction with a Land Use Amendment application that identifies the existing network capacity levels to support a proposed development project.

9.2.2 Policies

(1) Development Phasing and Transportation Network Capacity

- (a) As the timing of improvements to the Trans Canada Highway / Bowfort Road intersection will influence the phasing of development within the plan area,
 - (i) land use approval or, if determined appropriate, development permit approval shall not be allowed unless transportation capacity is available at this intersection to serve the proposal;
 - (ii) in making a land use or development permit decision, prior to construction or commitment to the construction of an interchange, transportation capacity shall be allocated in priority as specified below:

Phase 1

- (A) core recreational development as identified in Appendix B, and
- (B) if any intersection capacity remains following the allocation of capacity to the core recreational development, recreational uses or service commercial uses,

Phase 2

- (C) employment-oriented uses, residential uses and retail commercial uses, or other uses not allowed under Phase 1 (A) or (B) above, should not be approved until the construction of or commitment to the construction of an interchange at the Trans Canada Highway / Bowfort Road intersection occurs.

(2) Transportation Impact Analysis and Development Plans

Prior to approving a Land Use Amendment application

- (i) for any land use, that obtains access to the Trans Canada Highway, a transportation impact analysis should be submitted demonstrating that capacity to accommodate the proposal exists at the Trans Canada Highway / Bowfort Road intersection, and
- (ii) for a service commercial use or a recreational use that obtains access to the Trans Canada Highway, other than for core recreational development as identified in Appendix B, plans and information of a level of detail similar to that required for a Development Permit application shall be provided to identify the specific project to be developed on the site.

10.0 TRANSPORTATION POLICIES

10.1 Road Network

10.1.1 Purpose

The purpose of these policies is to provide for a functional and efficient road network to serve the area. This network will consist of regional roads (i.e., Trans Canada Highway, Stoney Trail, Sarcee Trail) and internal roads as shown on the Land Use Concept map. The regional roads will be constructed and improved by the Province and The City based upon budgeting priorities, which are not governed by this Plan. Conversely, the internal roads will be constructed by the developers, and sized and designed, in response to the rate of development in the plan area. These roads will be either private (i.e., constructed within access easements) or public (i.e., constructed within rights-of-way) depending upon their location. The development of the internal roads are governed by this Plan.

10.1.2 Policies

(1) External Road Network

- (a) The design and timing of development of the external roads and their rights-of-way (Trans Canada Highway, Stoney Trail, Sarcee Trail) shall not be governed by this Area Structure Plan.
- (b) The Transportation and Utility Corridor (TUC) as shown on the Land Use Concept map may be subject to refinement, and any surplus TUC lands should, where appropriate and feasible, be incorporated into the plan area.

(2) Internal Road Network

- (a) Prior to land use approval, it shall be demonstrated that suitable road access exists to serve the proposed development of the site.
- (b) As shown on the Land Use Concept Map, the internal road network shall comprise
 - (i) public roads located within dedicated road rights-of-way, and
 - (ii) private roads located within a site.
- (c) In the case of subdivision, the status of the private roads shown on the Land Use Concept Map shall be re-evaluated to determine if dedicated public road rights-of-way are required.
- (d) Public roads shall be appropriately sized and designed.
- (e) Where no subdivision of a site is proposed, if determined appropriate and in conjunction with land use approval, an agreement may be entered into to provide for public road rights-of-way when required.

10.2 Pedestrian Circulation

10.2.1 Purpose

The purpose of these policies is to provide for direct and convenient pedestrian circulation within the plan area by means of regional and local pathways. The regional pathway is intended to create connections through the plan area and to adjacent communities. Local pathways, including sidewalks and walkways, are intended to create an interconnected system within the plan area that is pedestrian and transit supportive.

10.2.2 Policies

(1) Regional Pathway

The regional pathway shall

- (i) be integrated into the site with minimal disturbance of the landform and natural vegetation, and
- (ii) if it crosses private lands, be located within a public access easement registered against the title of the lands.

(2) Local Pathways, Sidewalks and Walkways

The pathway, sidewalk and walkway system should be designed to

- (i) accommodate short, convenient and direct pedestrian connections to activity destinations,
- (ii) promote walking and cycling,
- (iii) support transit use, and
- (iv) connect to the regional pathway system.

10.3 Transit Service

10.3.1 Purpose

The purpose of these policies is to provide for direct, convenient and efficient transit service within the plan area. It is anticipated that as development proceeds, the level of transit service will be improved, particularly in response to housing and employment-oriented development. Certain sites may however remain beyond the preferred 400 metre walking distance radius. Residential development in the southern portion of the plan area will be served as part of the Cougar Ridge transit service.

10.3.2 Policies

(1) Transit Service

Transit service to the plan area should be achieved through the provision of

- (i) efficient roadway connections between residential areas and transit stops, or
- (ii) walkways or transit stops that are situated to improve transit coverage.

(2) Transit Stops

- (a) Transit stops should be located to
 - (i) serve residential and employment-oriented development, activity destinations and retail centres,
 - (ii) provide convenient transit service, and
 - (iii) achieve walking distance requirements
- (b) Transit stops should be equipped with suitable amenities such as benches, shelters and passenger drop-off areas.

(3) Transit Routes

- (a) The design of the road network should provide for direct and efficient transit routes within the plan area.
- (b) Transit routes and bus stops should be identified at the Land Use Amendment stage.

11.0 SERVICING POLICIES

11.1 Utility Infrastructure

11.1.1 Purpose

The purpose of these policies is to ensure that adequate utility infrastructure is provided to serve development within the plan area. Any development within the area will need to be fully serviced with piped municipal utilities (water, sanitary sewer, and stormwater) as well as shallow utilities (gas, electrical and telecommunications). Utilities will need to be constructed prior to or in conjunction with the first phase of development, and rights-of-way and easements will need to be provided to accommodate the extension of utility services through the site.

11.1.2 Policies

(1) Municipal Utilities

- (a) Urban development within the plan area shall be serviced with piped municipal water, sanitary sewer and stormwater utilities.
- (b) Prior to land use approval, it shall be demonstrated that the subject site can be adequately serviced with piped municipal water, sanitary sewer and stormwater utilities.
- (c) The alignment and capacity of water distribution and feeder mains, sanitary sewer feeder mains and trunks, and stormwater feeder mains and trunks should be to the satisfaction of The City.
- (d) Utility rights-of-way, easements, and public utility lots shall be provided to accommodate municipal utilities as determined necessary.
- (e) A developer may be required to provide, or enter into an agreement to provide when required, utility rights-of-way or easements to accommodate the extension of utilities through a site in advance of development.

(2) Shallow Utilities

- (a) Urban development within the planning area shall be serviced with shallow utilities (i.e., gas, cable, electricity, telephone).
- (b) The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments should be addressed to the mutual satisfaction of The City, the landowner and the related utility companies.
- (c) Utility rights-of-way and easements shall be provided to accommodate shallow utilities as determined necessary.

11.2 Water Distribution

11.2.1 Purpose

The purpose of these policies is to provide for suitable and efficient water servicing for the plan area. The area is serviced by three water pressure zones: the Glenmore Zone to the west; the Spy Hill West Zone to the east; and the Broadcast Hill Zone to the south. The design and construction of the water distribution system for the plan area will be reviewed in accordance to The City of Calgary's "Design Guidelines for Subdivision Servicing" and "Standard Specifications for Waterworks Construction".

11.2.2 Policies

(1) Design of Water Distribution System

The design and construction of the public and private water distribution systems for sites in the plan area shall be in accordance with established policies, guidelines and standards in effect.

(2) Analysis of Water Distribution System

As part of a Land Use Amendment application, a developer may be required to submit a report to demonstrate that the subject site can be serviced in accordance with overall design of the water distribution system for the area.

11.3 Sanitary Sewers

11.3.1 Purpose

The purpose of these policies is to provide for suitable and efficient sewer servicing for the plan area. A sewer main at the north boundary of the plan area currently services the existing development. This main has capacity to service the Village Centre Area, the Commercial Core Area, the Employment Areas, the Recreation (Nordic Slopes and Ski Hill) Areas, Residential Areas and Residential/Mixed Use Areas. The servicing of the southern portion of the Residential Area can be achieved by extending the existing sanitary sewer system in Cougar Ridge. The design of the sanitary sewage system for the plan area will be reviewed in accordance with The City of Calgary's "Design Guidelines for Subdivision Servicing".

11.3.2 Policies

(1) Design of Sanitary Sewage System

The sanitary sewage system for the plan area shall be designed to adequately and efficiently serve the ultimate development of the area in accordance with established policies, guidelines and standards in effect.

(2) Analysis of Sanitary Sewer System

As part of an Outline Plan/Land Use Amendment application, a developer may be required to submit a sanitary sewer servicing analysis to demonstrate that the subject site can be serviced in accordance with the overall design of the sanitary sewer system for the area.

11.4 Stormwater Management

11.4.1 Purpose

The purpose of these policies is to provide for the design and development of a suitable and efficient stormwater management system to serve development within the plan area and adjacent roadways. The plan area can be serviced by gravity to the existing system located along the north boundary of the plan area. Discharge of drainage from the plan area will be controlled by on-site stormwater detention ponds. These ponds will control discharge up to the 1:100 year storm event. The design of the stormwater management system will be reviewed in accordance with The City of Calgary's "Design Guidelines for Subdivision Servicing".

11.4.2 Policies

(1) Design of Stormwater Management System

- (a) The stormwater management system shall be designed to adequately and efficiently serve the ultimate development of the area in accordance with established policies, guidelines and standards in effect.
- (b) The existing stormwater ponds on City-owned lands shall be retained and integrated into the stormwater management system, as determined appropriate.
- (c) Stormwater management facilities in the form of detention ponds or on-site storage facilities shall control the rate of discharge to the stormwater system to the north.
- (d) Where necessary, detention ponds should be sized to accommodate stormwater generated by the private parcels within the plan area.
- (e) Landowners of the private parcels shall be obligated to cost share for their portion of off-site stormwater facilities designed to accommodate contributing stormwater flows from their lands.

(2) Analysis of Stormwater Management System

As part of an Outline Plan/Land Use Amendment application, a developer shall

- (i) submit a Stormwater Management Plan consistent with the Master Drainage Plan as approved by the Province and the City, and
- (ii) to demonstrate that the site can be serviced in accordance with the overall design of the stormwater management system for the area.

(3) Best Management Practices for Stormwater Management

- (a) As part of the preparation of a Stormwater Management Plan, “best management practices” and alternatives for stormwater quality and quantity enhancement shall be assessed with regard to
 - (i) developing stormwater facilities with the use of both source control and end-of-pipe solutions, and
 - (ii) introducing naturalized methods, such as natural wetlands, to mitigate the effects of stormwater run-off on the Bow River.
- (b) The stormwater management system shall be designed to
 - (i) operate on a gravity basis and utilize the existing ice ponds in an environmentally compatible manner, and
 - (ii) introduce mitigation measures where determined appropriate to address the potential impact of water quality on existing waterways including the Bow River.

12.0 GROWTH MANAGEMENT POLICIES

12.1 Financing of Growth

12.1.1 Purpose

The purpose of these policies is to address the timing (rate) of urban growth as determined through the Land Use Amendment process in relation to the financing of transportation and utility infrastructure improvements necessary to serve such growth. Infrastructure improvements would be funded by The City and the developer. A developer's requirements to finance infrastructure improvements would normally be addressed through the Standard Development Agreement or, in select circumstances, a Special Development Agreement. The City's financing requirements for infrastructure improvements are subject to the municipal budgeting process.

12.1.2 Policies

(1) Financing of Development

Unless otherwise provided for through a policy within this Plan, any expenditure for improvements proposed within the Plan shall be funded in accordance with the standard practice for land development in effect at the time the facilities or improvements are being considered.

(2) Financing by The City

Any public expenditures for improvements or municipal programs proposed within this Plan that are to be funded by The City shall be

- (i) subject to The City's capital budgeting priorities and approval process, and
- (ii) evaluated in relation to the needs of other areas and city-wide spending priorities.

(3) Financing by Developer

- (a) As and when subdivision and/or development proceeds on a parcel of land, and in accordance with the Standard Development Agreement in place at the time, a developer shall pay an appropriate share of the costs of infrastructure required to service a site.
- (b) A developer may be required to finance, or enter into an agreement to finance as required, the costs associated with the extension of municipal utilities or roads through an adjacent site in order to service its own site.

- (c) Where a developer finances the cost of extending infrastructure that would normally be financed by an adjacent developer, an endeavour to assist from the benefiting developer will be provided for in accordance with the Standard Development Agreement.
- (d) Where a developer finances the cost of extending infrastructure that would normally be financed by The City, The City shall enter into a servicing and financing agreement with the developer that details the facilities to be constructed and the method and timing of cost-recovery to the developer.
- (e) Each developer shall pay applicable acreage assessments.

12.2 Co-ordination of Growth

12.2.1 Purpose

The purpose of these policies is to provide for co-ordination between the Land Use Amendment process and the budgeting process for publicly-financed utility and transportation infrastructure necessary to service growth within the plan area. The policies identify the basic options that Council may exercise where co-ordination issues arise. These options would typically need to be exercised at the Land Use Amendment stage.

12.2.2 Policies

(1) Co-ordination of Land Use Approval and Budgeting Priorities

The Land Use Amendment process and the budgeting process for municipally or provincially-financed transportation and utility infrastructure improvements are required to be financed by the Province or The City to serve the proposed development,

- (i) a commitment from the Province or The City to undertake the financing of the infrastructure improvements shall be received, or
- (ii) the matter shall be addressed in some other manner satisfactory to Council, including but not restricted to,
 - (A) entering into a Special Development Agreement with the developer that addresses funding requirements for infrastructure improvements,
 - (B) granting land use approval to enable development to proceed and realigning budgetary priorities accordingly,
 - (C) granting land use approval to enable development to proceed and continuing to monitor the situation in relation to budgeting priorities, or
 - (D) withholding land use approval, or otherwise placing limitations on development, until such time as the funding for the required infrastructure improvements is resolved.

12.3 Decisions on Growth

12.3.1 Purpose

The purpose of these policies is to provide a decision-making process to resolve any major growth management issues in advance of an Outline Plan/Land Use Amendment application proceeding to the Calgary Planning Commission or Council. The process will involve identifying any major issues at the pre-application stage and where appropriate referring these issues to the Growth Management Steering Committee or other Council appointed body and, if necessary, Calgary Planning Commission and Council for a decision. The intent of the process is to address fundamental infrastructure financing issues early on in the process recognizing that such issues may significantly affect a decision on an Outline Plan/Land Use Amendment application.

12.3.2 Policies

(1) Resolution of Growth Management Issues

- (a) Prior to submission of a Land Use Amendment application, a developer should meet with the Administration to review the proposal with respect to its conformity with policies of this section.
- (b) Where issues are identified through the Land Use Amendment process concerning the policies contained in this section, a developer should be encouraged and given the opportunity to address and resolve those issues at the pre-application stage or the initial application stage recognizing that such issues may be fundamental to the support and approval of an application.

(2) Growth Management Review

Where determined necessary, a pending or outstanding Land Use Amendment application that presents issues relative to the funding of municipal capital projects necessary to support the proposal may be referred to a specially appointed growth management review committee for a recommendation.

13.0 IMPLEMENTATION POLICIES

13.1 Approval Process

13.1.1 Purpose

The purpose of these policies is to provide for the implementation of this Plan. While the implementation will be achieved through many different planning initiatives, the principal means of implementation will occur through the Land Use Amendment process. Under this process, lands are retained within a holding district such as the Urban Reserve District, Land Use Bylaw No. 2P80. Once it is determined appropriate for urban development to proceed, Council will redesignate lands to the applicable residential, commercial, recreational or other Land Use Districts. A proposed redesignation should comply with the policies of this Plan.

13.1.2 Policies

(1) Land Use Approval

- (a) The timing, direction, and extent of development within the plan area shall be determined primarily through the Land Use Amendment process, which will establish the land use pattern for the area and enable subdivision and development to proceed.
- (b) The land use designations in effect at the time of approval of this Plan shall
 - (i) continue to apply in accordance with the provisions of the Municipal Government Act, and
 - (ii) remain in effect until it is determined appropriate to redesignate the lands to appropriate districts in accordance with the policies of this Plan.
- (c) Notwithstanding any other policy in this Plan, the redesignation of a parcel from a holding district to another Land Use District or the issuance of a development permit for a use within the Land Use District in effect, shall not occur unless an appropriate legal and physical access to the parcel exists.

(2) Supporting Information

In conjunction with a Land Use Amendment application, supporting plans and analysis, including the information identified in Appendix C and D, considered necessary to evaluate the application in terms of its compliance with the policies of this Plan, or in respect to other issues, shall be submitted.

13.2 Intermunicipal Referral Process

13.2.1 Purpose

The purpose of these policies is to provide for the circulation and evaluation of Land Use Amendment applications to the Municipal District of Rocky View in relation to the provisions of the M.D. of Rocky View/City of Calgary Intermunicipal Development Plan (IDP). This IDP, approved by the Councils of the Municipal District and The City, identifies an area of mutual interest within both municipalities and establishes policies and processes for dealing with issues that may arise within this area. This area of mutual interest currently extends into Canada Olympic Park.

13.2.2 Policies

(1) Intermunicipal Referral

- (a) An Outline Plan or Land Use Amendment application comprising any lands within the M.D. of Rocky View / City of Calgary Intermunicipal Development Plan Area, and a Subdivision application and Development Permit application as referenced in the Plan, shall be referred to the Municipal District of Rocky View for review and evaluation in relation to the policies of the IDP.
- (b) The referral of a Land Use Amendment application to the Municipal District of Rocky View shall be subject to the provisions of the IDP.

13.3 Previous Planning Approvals

13.3.1 Purpose

The purpose of these policies is to recognize land use and development permit decisions that have previously occurred within the plan area. Accordingly, approved legal uses that exist at the time of approval of this Plan will be considered to comply with the policies contained within the Plan. Similarly, legally permitted uses allowed under the Urban Reserve District or any other district in effect at the time of approval of this Plan will be considered to comply with the Plan. As determined appropriate, temporary uses that do not compromise the ultimate land use pattern identified for a site may be allowed.

13.3.2 Policies

(1) Existing Development

- (a) An approved use that existed on a site at the time of adoption of this Plan
 - (i) shall be considered to be in compliance with the policies of this Plan, and
 - (ii) may be allowed to undergo improvements or compatible, minor expansion subject to a specific evaluation of the proposal.

- (b) Permitted uses in the Urban Reserve District, or any other Land Use District in effect at the time of adoption of this Plan, shall be considered to be in compliance with the policies of this Plan.

(2) Temporary Uses

- (a) A temporary use that is not specifically identified for a site within the applicable Land Use Area shown on the Land Use Concept map may be allowed provided the use
 - (i) does not compromise the future planned use of the site, and
 - (ii) is determined to be compatible and appropriate in the context of the area.

13.4 Special Agreements

13.4.1 Purpose

The purpose of these policies is to provide for a special agreement to be entered between The City and CODA to address such matters as road and utility right-of-way and reserve dedication and the construction obligations of the developer for major infrastructure improvements. This agreement would be required at the land use approval stage.

13.4.2 Policies

(1) Special Agreement

- (a) Prior to land use approval, CODA should be required to enter into a special agreement with The City.
- (b) The special agreement may address, but not be limited to, such matters as
 - (i) the dedication of public road rights-of-way within the site when required,
 - (ii) the dedication of public utility lots for stormwater facilities,
 - (iii) the dedication of reserve land or the payment of money-in-lieu of reserve,
 - (iv) the provision of rights-of-way or easements for public utilities,
 - (v) the provision of easements for access,
 - (vi) the construction of roads and utility improvements, including any off-site improvements, and
 - (vii) the management and enforcement of the short term leasing arrangements for athletes housing.

13.5 Notification of Land Use Amendment Application

13.5.1 Purpose

The purpose of these policies is to provide notification of Outline Plan/Land Use Amendment application(s) to specific adjacent communities and special interest groups through the circulation process.

3.5.2 Policies

(1) Circulation

An Outline Plan/Land Use Amendment application shall be circulated to the following for comment:

- (a) Coach Hill/Patterson Heights Community Association;
- (b) Valley Ridge Community Association;
- (c) East Paskapoo Preservation Society;
- (d) Edworthy Park Heritage Society;
- (e) Society of Bowness Residents;
- (f) Bowness Community Association.

14.0 INTERPRETATION

14.1 General Definitions

The following general definitions shall apply:

- (1) **Approving Authority** means the Subdivision Authority, Development Authority or Subdivision and Development Appeal Board of The City of Calgary, as the case may be;
- (2) **Calgary Planning Commission** means the Calgary Municipal Planning Commission constituted under the Municipal Planning Commission Bylaw;
- (3) **Council** means the Council of The City of Calgary;
- (4) **Disturbed Land** means an area within a site that has been graded or otherwise developed with buildings, structures, utilities or other improvements that render the lands of low environmental significance but excludes any ravines or watercourses that have been graded or otherwise developed; and, for the purposes of this Plan, the disturbed lands existing at the time of approval of this Plan located below the top-of-bank of the escarpment within the Residential Area and Residential / Mixed Use Area are generally depicted on the Potentially Disturbed Areas map in Part 2, Supporting Information, and will be subject to refinement at the Land Use Amendment stage;
- (5) **Gross Area** means the total area of land contained within the property lines of a site;
- (6) **Gross Developable Area**, for the purpose of calculating density, means the gross area of a site, that is or will be the subject of an outline plan or subdivision application, excluding environmental reserve, expressways, freeways and interchanges, commercial and private recreational sites greater than 2.4 hectares in size, and any land purchased by The City or the Joint Use Co-ordinating Committee;
- (7) **Holding District** means the Urban Reserve District within the Land Use Bylaw, or an equivalent district, that retains land at a low intensity of development pending redesignation to a land use district that accommodates urban subdivision and development;
- (8) **Net Developable Area**, for the purpose of calculating density, means the gross area of a site that is or will be the subject of a development permit application.

14.2 Land Use Definitions

The following land use definitions shall apply:

- (1) **Accessory Use** means the use of land, buildings or structures for a purpose that is incidental or subordinate to the principle use of the site;
- (2) **Athlete Housing Use** means the use of land, buildings or structures for the purpose of providing temporary or short term accommodation for athletes that are training or competing within Canada Olympic Park and other training facilities, and includes either
 - (i) a dormitory or residence for such athletes containing residential suites with common facilities or amenities serving the project such as dining rooms, bathrooms, recreation rooms or laundry rooms, or
 - (ii) residential accommodation for such athletes that is available for rent or occupation for periods not exceeding 30 days;
- (3) **High Density Residential Use** means a residential use that is determined to be high density under the Land Use Bylaw;
- (4) **Institutional Use** means the use of land, buildings or structures for the purpose of religious, charitable, educational or health activities and may include, but is not limited to, places of worship, public or private schools and daycare centres;
- (5) **Local Commercial Use** means the use of land, buildings or structures for the purpose of providing goods and service on a limited scale to tourists, athletes or the general public and may include, but is not limited to, convenience grocery stores and restaurants;
- (6) **Low Density Residential Use** means a residential use that is determined to be low density under the Land Use Bylaw;
- (7) **Medium Density Residential Use** means a residential use that is determined to be medium density under the Land Use Bylaw;
- (8) **Office Use** means the use of land, buildings or structures for the purpose of conducting executive, professional, research, administrative or similar affairs of business including ancillary services for office workers, and may include but is not limited to, administrative offices, consultant offices and research offices;
- (9) **Public Use** means the use of land, buildings or structures for the purpose of accommodating public or quasi-public services, utilities or facilities and may include, but is not limited to, essential public services, municipal utilities and public facilities;
- (10) **Employment-Oriented Use** means an office use or other non-commercial business use that requires a significant number of employees as an integral part of its operation and is considered to be a compatible and appropriate use within a suburban business park;

- (11) **Recreational Use** means the use of land, buildings or structures for the purpose of active or passive leisure pursuits, sporting activities and other customary and usual recreational pursuits and may include, but is not limited to, ice skating rinks, sport fields, recreational centres, parks, and playgrounds;
- (12) **Residential Use** means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, semi-detached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings;
- (13) **Retail Commercial Use** means the use of land, buildings or structures for the purpose of selling retail goods and services to the final consumer, and includes the storage of merchandise on or about the premises in quantities sufficient to supply the establishment, and includes, but is not limited to, grocery stores, restaurants, entertainment facilities, and financial institutions;
- (14) **Secondary Dwelling** means a small-scale ancillary residential unit developed in conjunction with a single-detached dwelling, and includes a studio suite and an accessory suite;
- (15) **Service Commercial Use** means the use of land, buildings or structures for the purpose of providing goods and services on sites dependent upon exposure and efficient access from roads carrying higher volumes of traffic and may include, but is not limited to, hotels, motels, restaurants and convenience grocery stores;
- (16) **Similar Use** means the use of land, buildings or structures for a purpose that is similar in form or function to a use identified within a land use area within the Plan but does not meet the definition of that use in all respects;
- (17) **Single-Detached Dwelling** means a residential building containing only one dwelling unit but does not include a mobile home;
- (18) **Temporary Use** means a use of land that involves low capital investment in buildings or structures, can be readily removed once urban development is imminent, can be regulated through pre- established timelines under the land use controls in effect and will not, in any way, compromise the ultimate planned use for the site.

