

Residential Site B Information Session

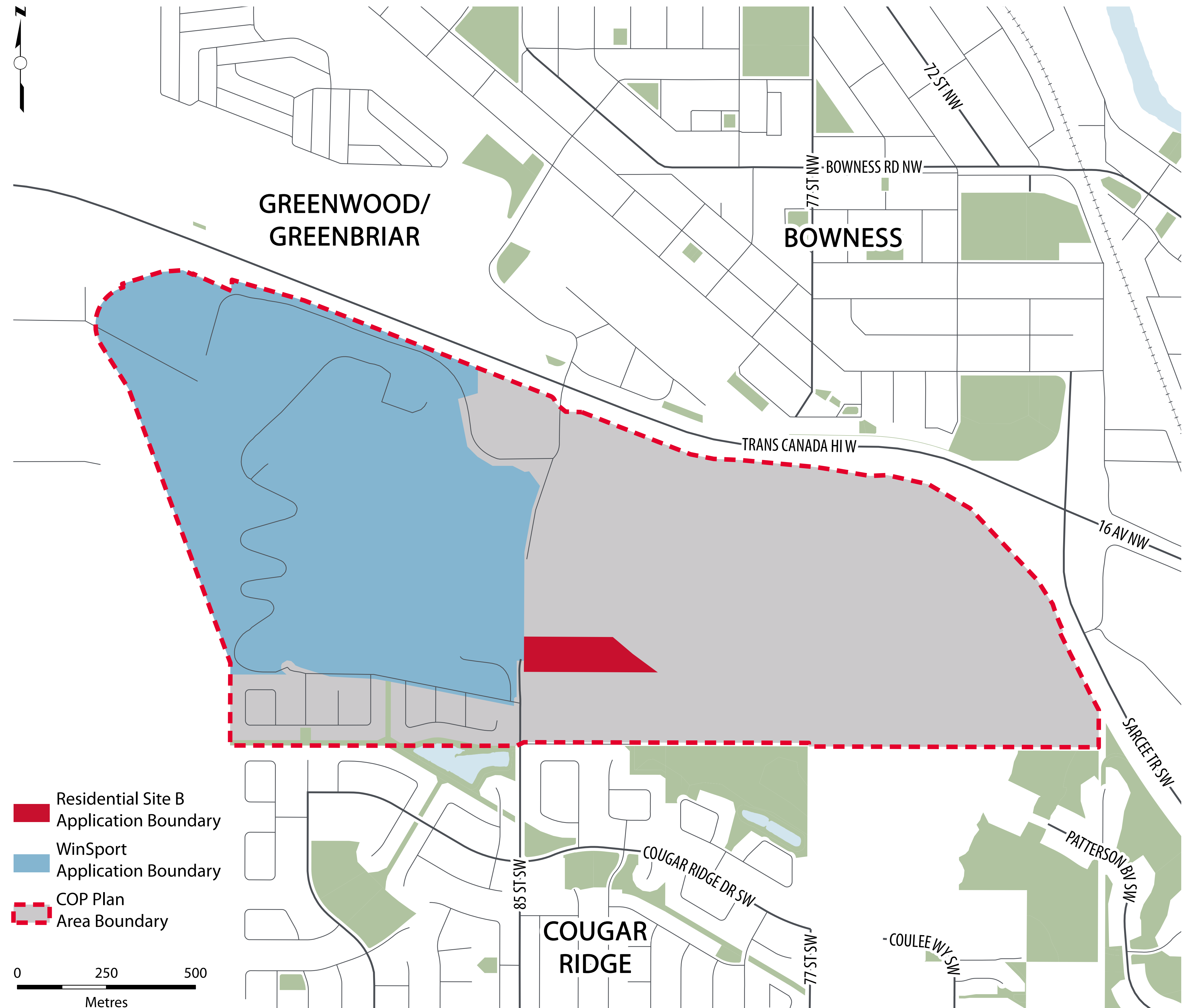
Welcome

What is this session about?

An application has been submitted to amend the Canada Olympic Park and Adjacent Lands Area Structure Plan and redesignate an area of land located off 85 St. S.W. to allow for multi-residential units.

At this session you can:

- Learn about the proposed changes
- Ask questions to City staff
- Learn about the timelines and next steps for this project



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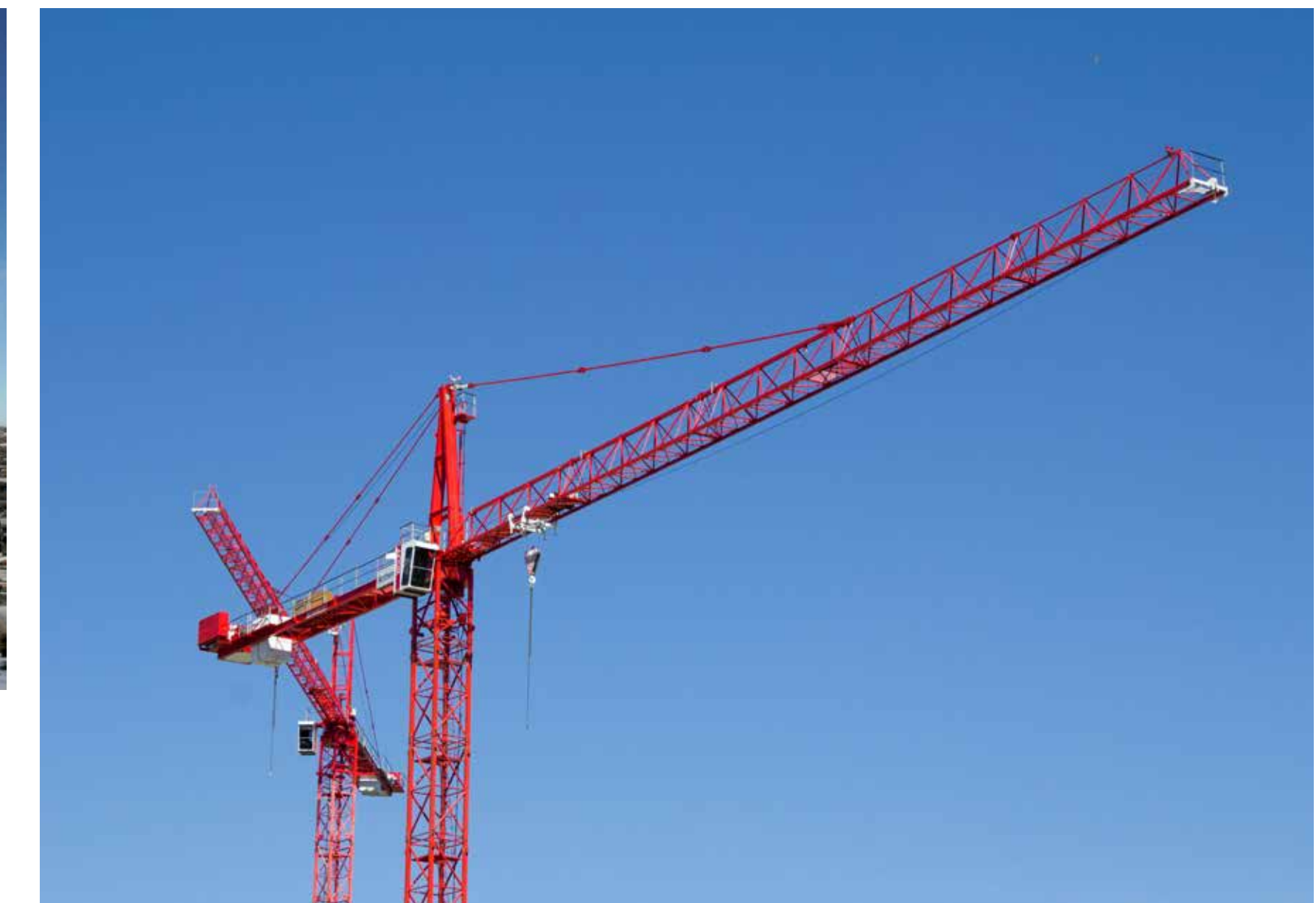
What is an Area Structure Plan?

An Area Structure Plan (ASP) is a long-range planning document that guides land use for a specific site. The purpose of an ASP is to:

1. Implement The City's broad planning objectives of the Municipal Development Plan, the Calgary Transportation Plan, and other plans and policies by promoting logical, compatible and sustainable development.
2. Guide decisions that determine the form that the plan area will take as it relates to essential services and facilities, land uses, transportation systems, population, jobs and densities, and the sequence of development.

What is a Land Use Amendment?

A Land Use Amendment changes the land use designation for a property to allow for a particular development. This changes the rules for what the land owner is able to build on the property in the future.



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What is being proposed?

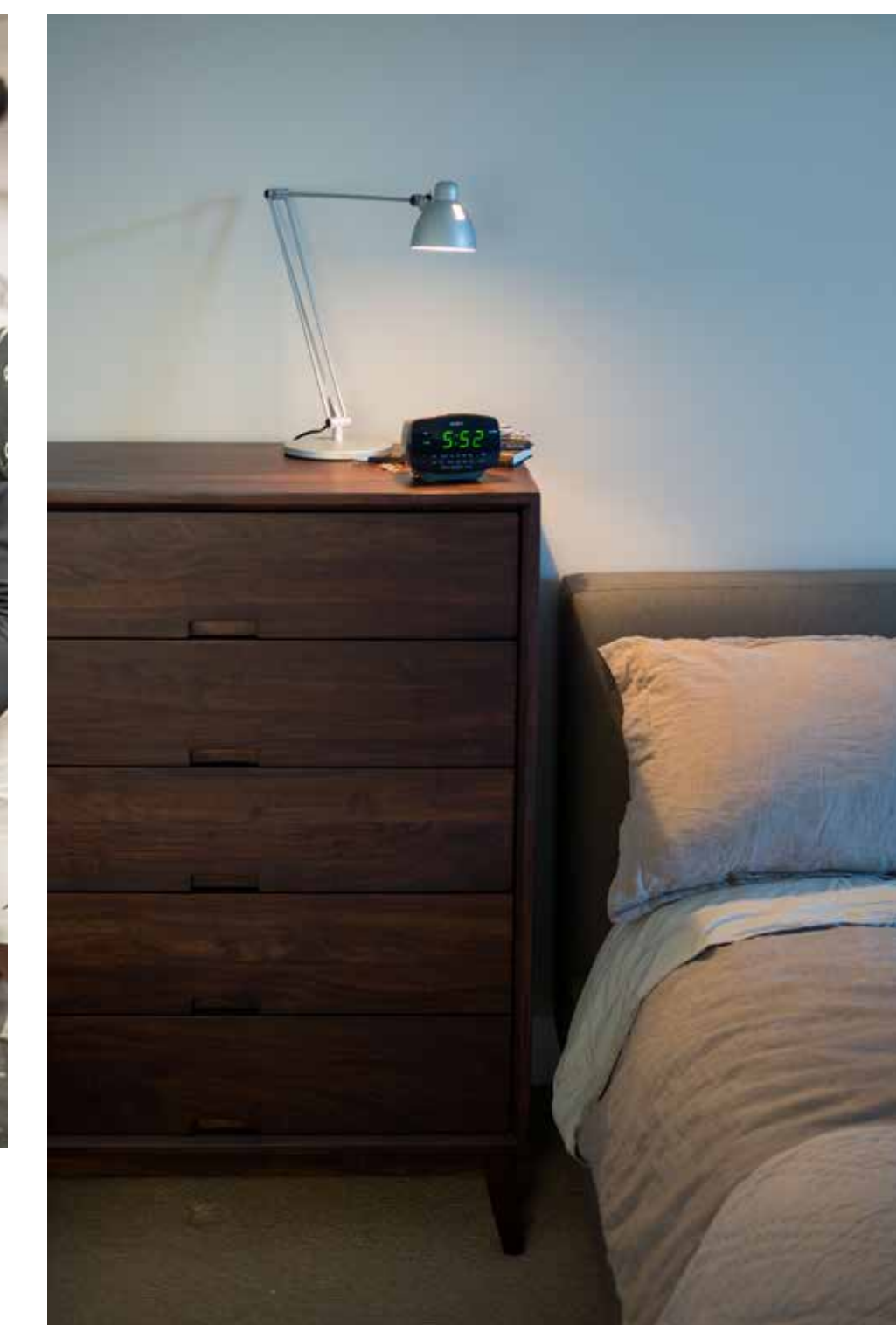
An application has been submitted to redesignate an area of land located in the Canada Olympic Park and Adjacent Lands Area Structure Plan.

The existing approved ASP policies support the following development on this site:

- Development across the disturbed and undisturbed areas:
 - A hotel with up to 100 rooms, a restaurant, retreat centre and a spa; or
 - Low density residential development within the natural undisturbed area (subject to further review of environmental constraints).

The proposed ASP policies would allow for:

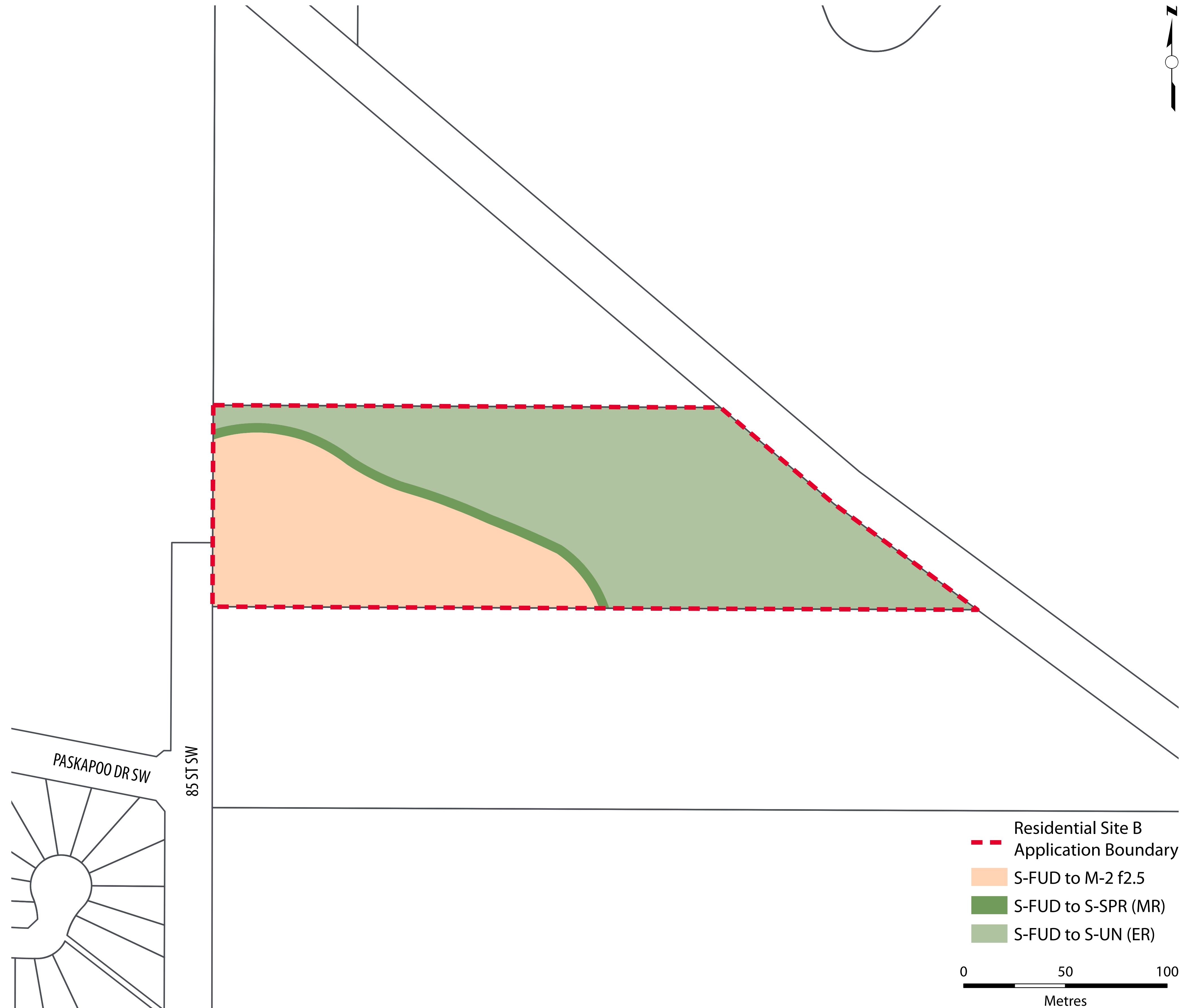
- Additional residential density with a Floor Area Ratio of 2.5 which would allow for residential buildings up to 5 storeys in height.
- Limit development to only the disturbed area.
- Preservation of the undisturbed natural area.
- Public access agreements to allow public use of the natural areas on the site.



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What is Municipal Reserve?

Municipal Reserve lands are intended to provide suitable areas of land for the provision of recreation facilities for the use and enjoyment of the general public, as defined by the Municipal Government Act of Alberta. Municipal Reserve lands may also provide important access links to other lands, including water access, or offer undeveloped green spaces that act as buffers between different land uses.



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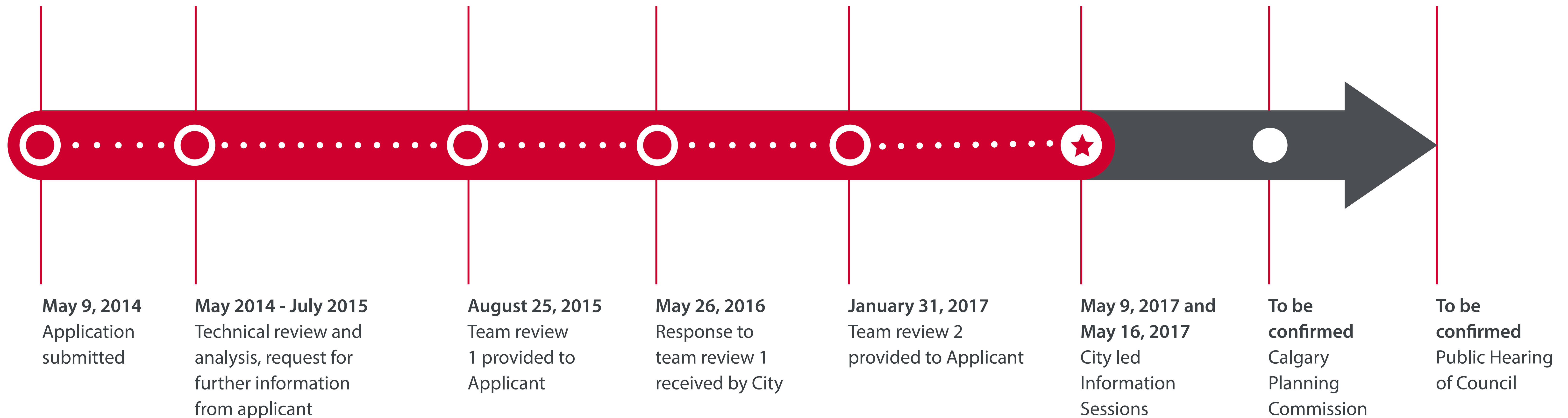
Proposed pathways





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Timeline





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The proposed land use could change several aspects of the property. Of the following list, let us know your top three priorities for consideration:

Natural space
Maximum number of units
Traffic
View
Residential versus hotel use



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What are your issues or concerns with this application? Please give special consideration to:

Natural space

Maximum number of units

Traffic

View

Residential versus hotel use

Calgary



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Do you have issues or concern with the existing Area Structure Plan for this site, including the potential for a hotel development?

Tell us what you think

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Next Steps

Stay up to date on project information

Send your questions or comments to the project manager,
Ryan Hall at Ryan.Hall@calgary.ca

Participate at the Public Hearing of Council

- This isn't the final decision for the application. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.
- You can speak directly to Council at the hearing or submit written comments to the City Clerk's office in advance. To ensure you are prepared for the hearing, please keep in mind the following:
 - If you attend the hearing in person, you are given five minutes to speak, excluding any questions Council members may ask of you.
 - Your comments should be brief and address land use planning issues.
- Details about the date and time of the Public Hearing are advertised in the Calgary Herald.

