



REQUEST FOR COMMENT ON APPLICATION

Date: January 4, 2017

To: Erlton Community Association
Bill Fischer
65 31 AV SW
Calgary, Alberta
T2S 2Y7

Return To: **Circulation Control**
Planning & Development #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5
Email: CPAG.Circ@calgary.ca

NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Subdivision Secretary at the address to the right.

File Number: LOC2016-0345

2225 MACLEOD TR SE 5;1;24;10;NW

Community: ERLTON

Ward: 09 **Map:** 10C

Alderman: Gian-Carlo Carra

Applicant: CALGARY MUNICIPAL LAND CORPORATION

Contact: Amber Osadan-Ullman (403) 718-9409

Parcel Owner: THE CITY OF CALGARY.
C/O CORPORATE PROPERTIES (IMC 8052) PO BOX 2100 STN M
CALGARY AB CANADA T2P 2M5

Application: Land Use Amendment - to accommodate expansion of a multi-purpose sports complex

Site Area: 4.55 ha

Existing Use:
Special Purpose - Recreation (S-R) District, DC Direct Control District

Proposed Use:
DC Direct Control District to accommodate expansion of multi-purpose sports complex with guidelines

Attached are the plans and application material for this proposal. Please submit your response to the above sender by;

DUE DATE Wednesday January 25, 2017

If you want to discuss this application further, please call the File Manager:

Rafal Cichowlas (403) 268-2077 <mailto:rafal.cichowlas@calgary.ca>

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

No Objection

See Accompanying Letter

Signed: _____

Signed: _____

Date: _____

Date: _____

Agency: _____

Agency: _____



REQUEST FOR COMMENT ON APPLICATION

This Application has been circulated to the following parties:

Bill Fischer, Erlton Community Association, 65 31 AV SW

Calgary Approvals Coordination, Abdul Jaffari

Calgary Building Services, Alison Smart

Calgary Building Services, Commercial Controller

Cathy Martin, Shaw Cablesystems Company; Planning Department, 2400 32 Av NE

Christina Chow, Atco Gas, 5th Floor, 909 11 AV SW

Circulations and Permits, Enmax Power Services Corporation ,

Engineering OSP - Alberta, Telus Communications #66, 2912 Memorial Drive, SE

Gian-Carlo Carra, Ward 9 Councillor, #8001A

Jasmine Ing, Community & Neighbourhood Services, #116

Rieza Del Rosario, Environmental Public Health, Alberta Health Services , 10101 Southport Rd SW

Shirin Radmehr, Calgary Police Service Crime Prevention Team, 5111 47 ST NE

Themba C. Watungwa, Real Estate & Development Services, #195

APPLICANT'S SUBMISSION

Over the course of the last year, Lindsay Park Sports Society (LPSS) has undertaken extensive public engagement with stakeholders, including sports partners, surrounding communities and the City of Calgary Parks, Planning and Transportation department to develop a Masterplan that responds to the current and future needs of the Repsol Sports Centre facility. Through this engagement and subsequent plan development, upgrades and expansions to the existing facility will be required. This expansion, anticipated to occur over time in two phases, will include:

- Maintaining the interface between Repsol Sports Centre and the park to provide a high level of access and engagement between the two uses;
- Expanding dry land and aquatic facilities to ensure Repsol can meet the needs of fitness and athletics and to position the facility to attract sporting events to the city;
- Creating a more inviting experience by reorienting the facility and improving amenities such as locker rooms, meeting space, and social space; and
- Ensuring the entire scope of programming, including child care services, fits within the list of allowable programs.

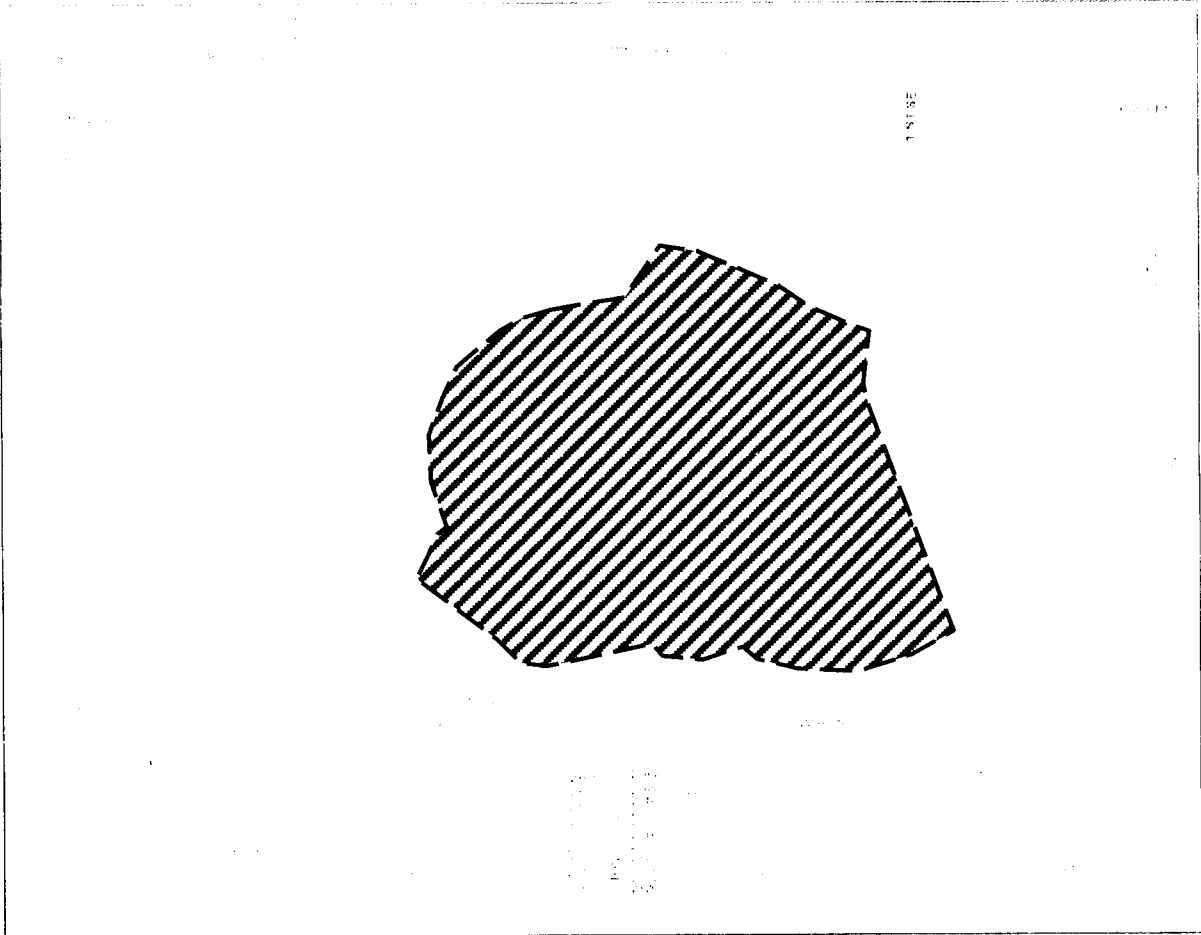
To ensure that the LPSS can continue to work with stakeholders and develop/maintain the facility as required, an adjustment to the existing land use boundary is required. Since the existing direct control district is based on the former Land Use Bylaw 2P80, this land use redesignation seeks to retain the intent of the existing land use and update the direct control to reflect the new rules of Land Use Bylaw 1P2007.

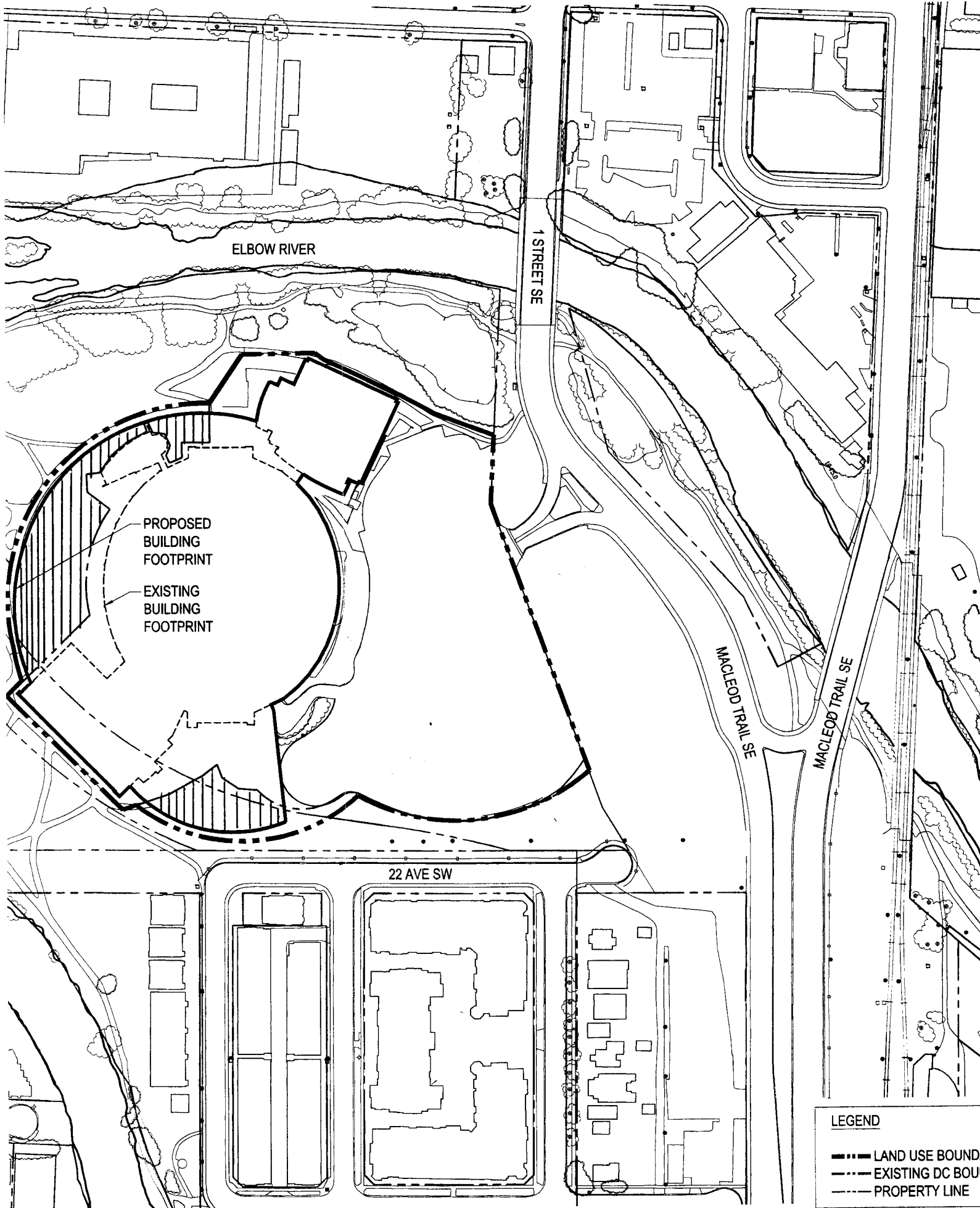
The proposed land use district retains the adjacent Special Purpose – Recreation (S-R) District and

1. Adjusts the land use boundary to reflect the expansion of the building;
2. Reproduces the existing approved use, “multi-purpose sports complex”; and
3. Includes four new discretionary uses.

File: LOC2016-0345

Description: From: Special Purpose - Recreation (S-R) District, DC
To: DC





ELBOW RIVER

1 STREET SE

PROPOSED
BUILDING
FOOTPRINT

EXISTING
BUILDING
FOOTPRINT

MACLEOD TRAIL SE

MACLEOD TRAIL SE

22 AVE SW

LEGEND

- LAND USE BOUNDARY
- - - EXISTING DC BOUNDARY
- PROPERTY LINE

^{DRAFT}
DC DIRECT CONTROL DISTRICT - from applicant.

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow a **Multi-Purpose Sports Complex** in which the principal use is a sports facility where supportive activities are allowed.

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.

Defined Uses

- 4 In this Direct Control District;
 - (a) "**Multi-Purpose Sports Complex**" means a *use*:
 - (i) where athletic, recreation or leisure activities take place contained within a ***building***;
 - (ii) where the ***building*** includes, but is not limited to, swimming pools, gymnasias, racquet course, fitness/weight training areas, sports-related and human health and wellness services, sports medicine, physiotherapy and physical rehabilitation, accessory food and alcohol services, health services laboratory, food kiosks, daycare, and office;
 - (iii) may have outdoor sports activities on the same parcel as the building;
 - (iv) may provide a seating area for viewing of the sport or athletic activity associated with the ***use***;
 - (b) requires a minimum number of ***motor vehicle parking stalls*** that is 1.34 stalls per 100.0 square metres.
 - (c) does not require ***bicycle parking stalls – class I***; and

- (d) requires a minimum of ***bicycle parking stalls – class 2*** based on 10.0 per cent of the minimum required ***motor vehicle parking stalls.***

Permitted Uses

- 5 The ***permitted uses*** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District
- (a) with the addition of:
- (i) **Multi-Purpose Sports Complex.**

Discretionary Uses

- 6 The ***discretionary uses*** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District
- (a) with the addition of:
- (i) **Accessory Food Service;**
(ii) **Counselling Service;**
(iii) **Health Services Laboratory – With Clients;**
(iv) **Office; and**
(v) **Sign – Class G.**

Bylaw 1P2007 District Rules

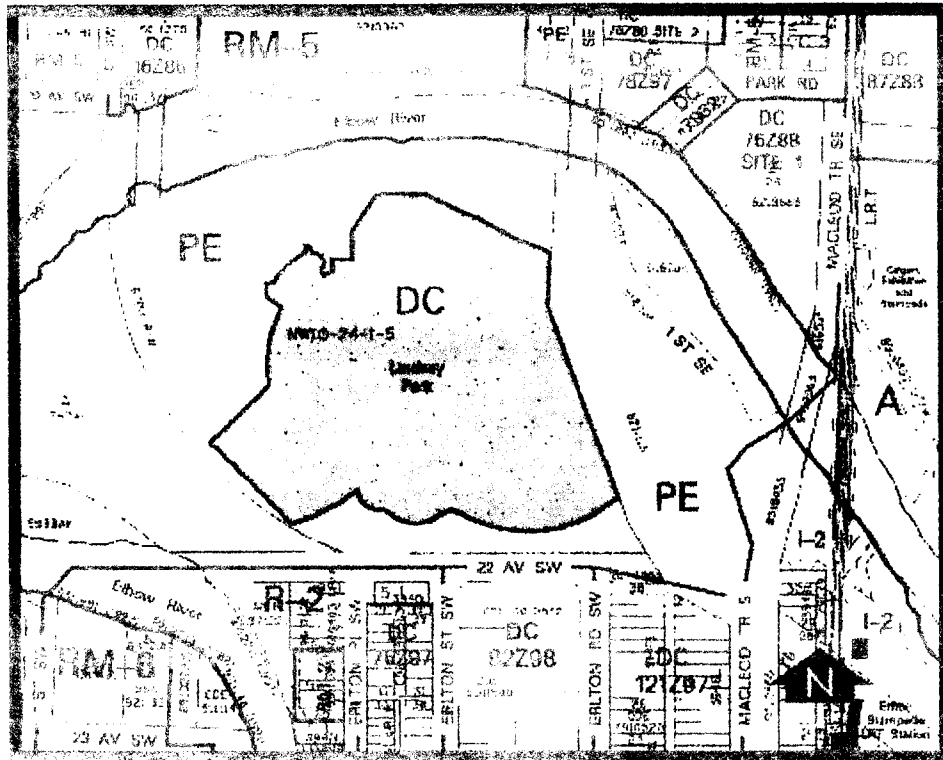
- 7 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 apply in this Direct Control District.

Relaxations

- 8 The Development Authority may relax any of the rules contained in this Direct Control District provided the test for relaxation in accordance with Sections 31 and Section 36 of Bylaw 1P2007 is met.

Amendment # LOC2001-0018
Bylaw # 14Z2002
Council Approval: 2002 April 02

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Land Use shall be for a multi-purpose sports complex (Lindsay Park Sports Centre). For the purpose of this Bylaw, a multi-purpose sports complex is a development in which the principal use is a sports facility. A sports facility includes, but is not limited to, swimming pools, gymnasia, racquet courts, fitness/weight training areas, sports-related health and wellness services, sports medicine, physiotherapy and physical rehabilitation. In addition, accessory uses such as cafeterias, pro-shop/retail stores and child-minding facilities are allowed.

For the purposes of this Bylaw, all existing uses and those approved by City Council during their consideration of this Bylaw are Permitted Uses. All subsequent changes of use or building alterations shall be Discretionary Uses.

Direct Control District-Further Rationale

Jan 3, 2017

To ensure that the Lindsay Park Sports Society (LPSS) can continue to work with stakeholders and develop/maintain the facility as required, an adjustment to the existing land use boundary is required. This land use boundary adjustment will allow for the expansion of an aquatic facility (a 10 lane FINA compliant pool, new dive tank and tower, and redeveloped spectator seating), administration's operating space, locker room space, and fitness facilities as well as reorient the existing main entrance to a south main entrance.

Since the existing direct control district is based on the former Land Use Bylaw, 2P80, this land use redesignation seeks to retain the intent of the existing land use and update the direct control to reflect the new rules of Land Use Bylaw, 1P2007. The proposed direct control retains the adjacent Special Purpose—Recreation (S-R) District and adjusts the land use boundary to reflect the expansion of the building; reproduces the existing approved use, "multi-purpose sports complex"; and includes four new discretionary uses. *(Accessory Food Service, Counselling Service, Health Services Laboratory with Clients, Office, Sign-Class G)*

The S-R district was chosen as a base district for two reasons. The first is that it appropriately transitions the intent of the existing base district in DC 14Z2002, from PE Public Park, School and Recreation District, to 1P2007's Special Purpose –Recreation District. The second reason is that the intent of the S-R District supports the intended uses and operations of the proposed land use boundary including:

1. Accommodating a range of indoor recreation uses; and
2. Providing complementary uses within buildings occupied by indoor recreation uses.

Unfortunately, the base district can't implement the full spectrum of business needs for Repsol Sport Centre. The applicant would like to maintain the created "multi-purpose sports complex" use in the existing 2P80 DC as it allows for the operator, Repsol Sports Centre, to continue existing business operations and to retain the existing parking ratio set out in DC 14Z2002. There are minor ancillary support uses that operate as part of the business of Repsol Sports Facility including the Cardiac Wellness Institute of Calgary, LifeMark physio, food kiosks, and sport club offices (each less than 100 sq feet in GFA). Due to Repsol Sports Centre's unique operations, no use definition in the Land Use Bylaw supports their program delivery or demanded parking ratio.

In the future, Repsol Sport Centre may also wish to also provide Accessory Food Service, Counselling Service (such as sports psychology), Health Services Laboratory, and Office space (for large sport associations) as part of their line of business. These uses don't exist in the S-R district. While there are no immediate plans to provide these services at this time, LPSS would like to allow for this opportunity in the future by including them as additional discretionary uses. In addition to this, Sign – Class G wasn't a listed use in the former 2P80 bylaw or the S-R's district and needs to be included as a discretionary use for Repsol's operation.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80, and the Permitted and Discretionary Use Rules of PE Public Park, School and Recreation District shall apply unless otherwise noted below:

(a) Sports-Related Health and Wellness Services

Sports-related health and wellness services shall be directly related to the sports facilities and should serve primarily the users of the sports facilities. The maximum combined floor area of all sports-related health service uses shall be 2200 square metres.

(b) Accessory Uses

Only those accessory uses, which are designed and intended to exclusively serve the users of the sports facility, shall be allowed.

(c) Parking

A minimum of 595 parking stalls shall be provided, of which no less than 500 stalls shall be provided on-site, unless demonstrated otherwise through an updated parking demand study, to the satisfaction of the General Manager of Planning and Transportation Policy.

(d) Signage

There shall be no externally visible signage that advertises sports-related health and wellness services or accessory uses.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority, as part of a development permit application. In considering such an application, the Development Authority shall ensure the development conforms substantially with the building location, elevations and renderings available to City Council during their consideration of this Bylaw.