



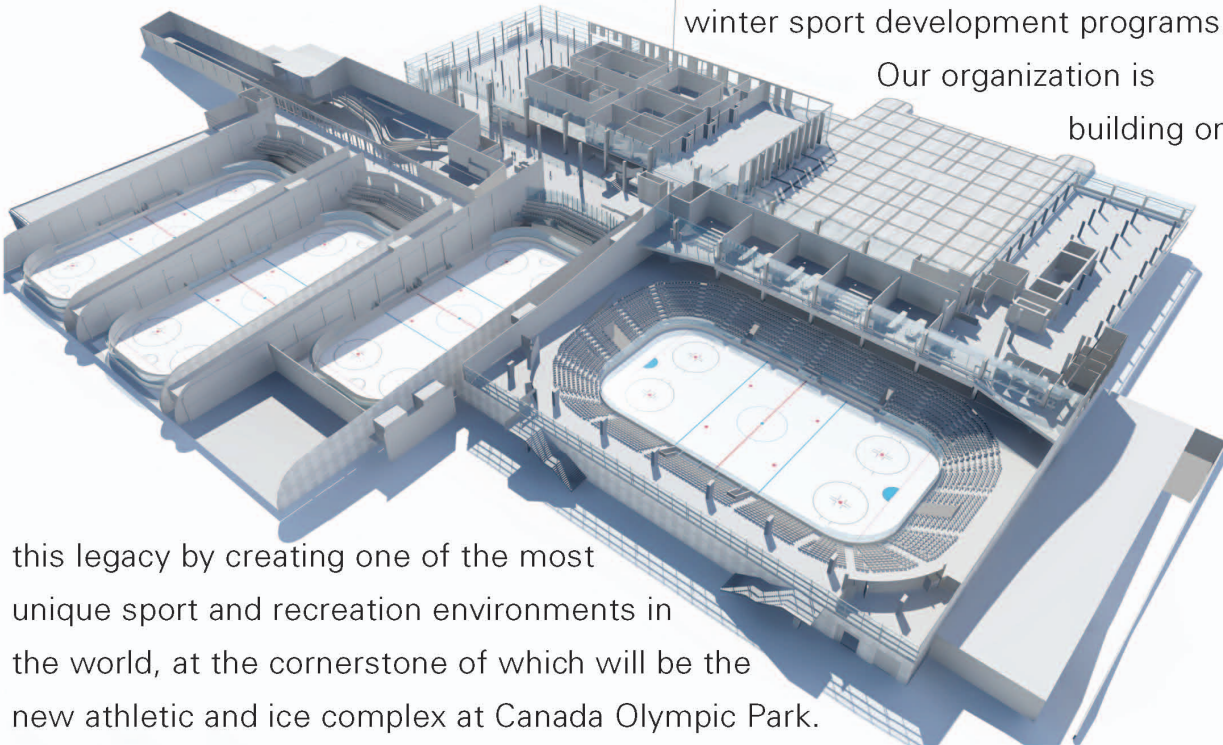
CANADA OLYMPIC PARK | MASTER PLAN
January, 2011





"WinSport Canada, a premier recreation and sport development organization, has become the yardstick by which the world measures Olympic legacy facilities and winter sport development programs.

Our organization is building on



this legacy by creating one of the most unique sport and recreation environments in the world, at the cornerstone of which will be the new athletic and ice complex at Canada Olympic Park.

It is part of our mission to provide winter sport facilities for anyone at any level who is inspired to get involved in sport." (- Mr. Jim Younker, Chief Operating Officer, WinSport Canada)



WinSport Canada

After the 1988 Olympics, the CODA Board had the wisdom to buy over 200 adjacent acres for future sporting and recreational uses. These lands needed a Master Plan which resulted in the Area Structure Plan approved in June 2005.

The new realities of a national winter sports training facility (the Athletic & Ice Complex (AIC), currently under construction with three rinks to be opened December 15, 2010); Hockey Canada's upcoming move to Canada Olympic Park in August 2011, and the move of the Canadian Sports Hall of Fame to Canada Olympic Park (to open in 2011) resulted in a need to reassess the existing Master Plan and Area Structure Plan.

WinSport Canada examined all possible future sports and recreational needs and any surplus lands to these needs.

This Master Plan for:

- Sports and Recreation Use – 222 acres
- Paskapoo Slopes Park and Trails – 164 acres
- Other uses – 56 acres

is being brought forward for review and approval.

It is essential that all elements of the plan, including the interchange be approved together for the plan to be implemented.

The strategy will be implemented by:

- Modifying the current Area Structure Plan
- Submitting applications for Outline Plan and Land Use Redesignation
- Exchanging lands with the City of Calgary
- Dedicating the 164-acre Paskapoo Slopes Park to the City
- Facilitating transportation and infrastructure improvements to support development

MASTER PLAN

SPORT AND RECREATION

222 Acres

FACILITIES

EXISTING

Calgary Gymnastics Center
 Internationally Certified Training for Bobsleigh, Skeleton & Luge
 Outdoor Fitness & Education
 Snowboard, Skiing and Cross Country Skiing Facilities
 Ski Jump
 Bob Niven
 Ice House

UNDER CONSTRUCTION

Athletic Ice Complex
 Canada Sports Hall of Fame
 Home of Hockey Canada
 Health, Wellness & Fitness Training Center

BEING DISCUSSED

Multi-Use Trail System
 National Sports School
 Alberta Creative Hub
 Tennis Canada Regional Training Center

PASKAPOO SLOPES PARK AND TRAIL SYSTEM

164 Acres

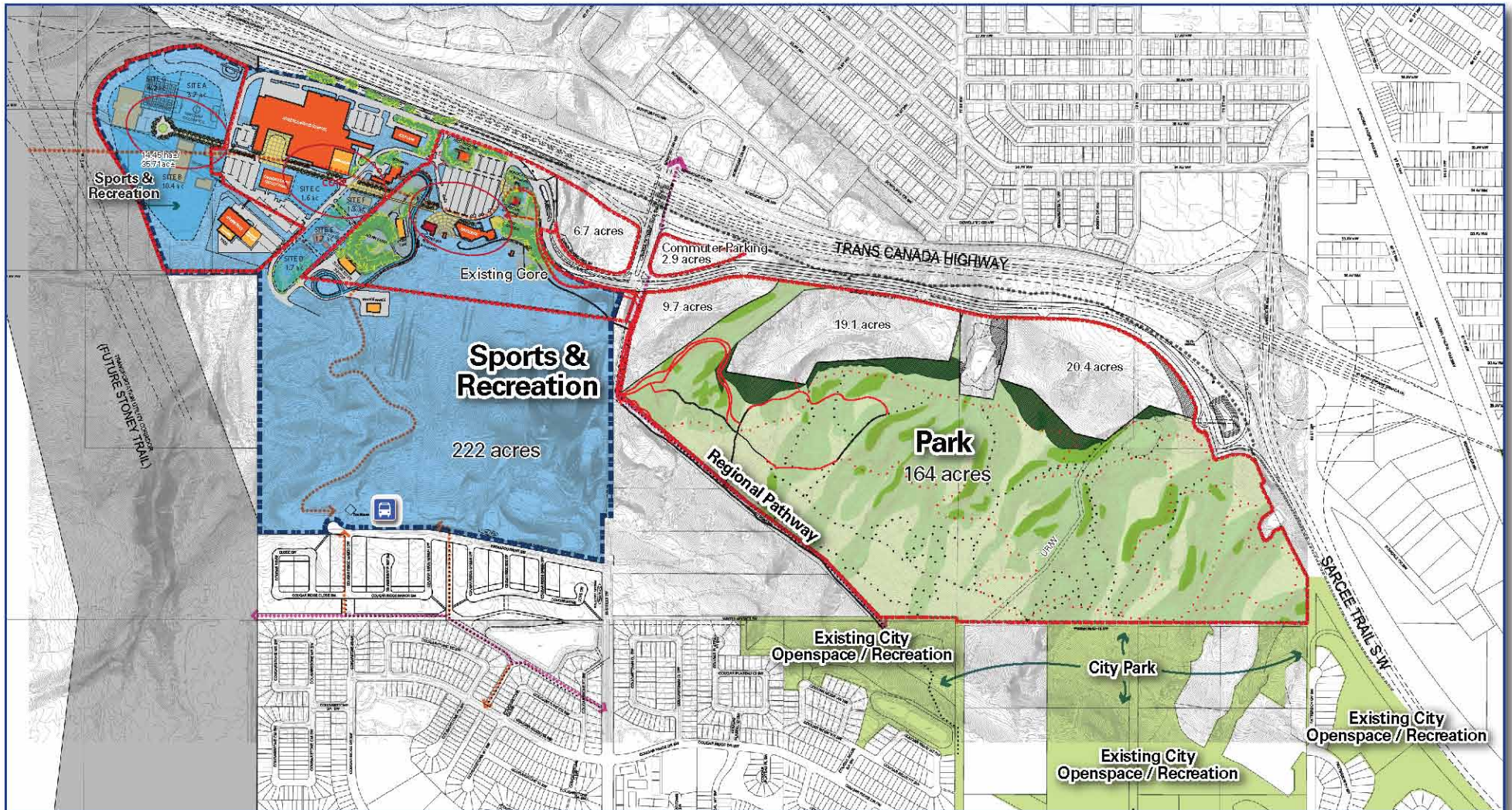
- Dedicates 164 acres to the City
- 50.5 acres of these lands is MR dedication
 - Exceeds Outline Plan obligation for 10% reserve dedication by 31.5 acres± ;
 - Over dedication of MR satisfies deferred reserve obligations from previously approved development in Cougar Ridge (2.88 acres) and provides compensation for lands within the development cells which maybe considered ER (21.89 acres).
 - Total overdedication is 6.7 acres
- Preserves 113.5 acres of ER lands

OTHER USES

56 Acres

- Demand for retail and commercial uses will serve the surrounding community. Proceeds of sale will be directed to athletic and ice complex and will leverage provincial, federal and local / municipal contributions.

MASTER PLAN



SPORTS & RECREATION

222 Acres

- Canada Olympic Park has provided recreational opportunities for all Calgarians without any additional public money since 1988. The plan reserves 25 net acres for future new sport and recreational and related facilities. It allows for improvements to existing facilities and enhancements of the core area.

FACILITIES

EXISTING

Calgary Gymnastics Center
 Internationally Certified Training for Bobsleigh, Skeleton & Luge
 Outdoor Fitness & Education
 Snowboard, Skiing and Cross Country Skiing Facilities
 Ski Jump Center
 Bob Niven Training Center
 Ice House

ACTIVITIES

Half Pipe
 Alpine Slalom
 Free Style Aerials
 Cross Country Skiing
 Free Style Moguls
 Biathlon
 Running, Sprinting, Hurdles
 Ski/ Boarder Cross Programs

UNDER CONSTRUCTION

Athletic Ice Complex
 Canada Sports Hall of Fame
 Home of Hockey Canada
 Health, Wellness & Fitness Training Center

Hockey
 Sledge Hockey
 Figure Skating
 Short Track Speed Skating
 Hiking Orienteering
 Snow Shoeing
 Gymnastics

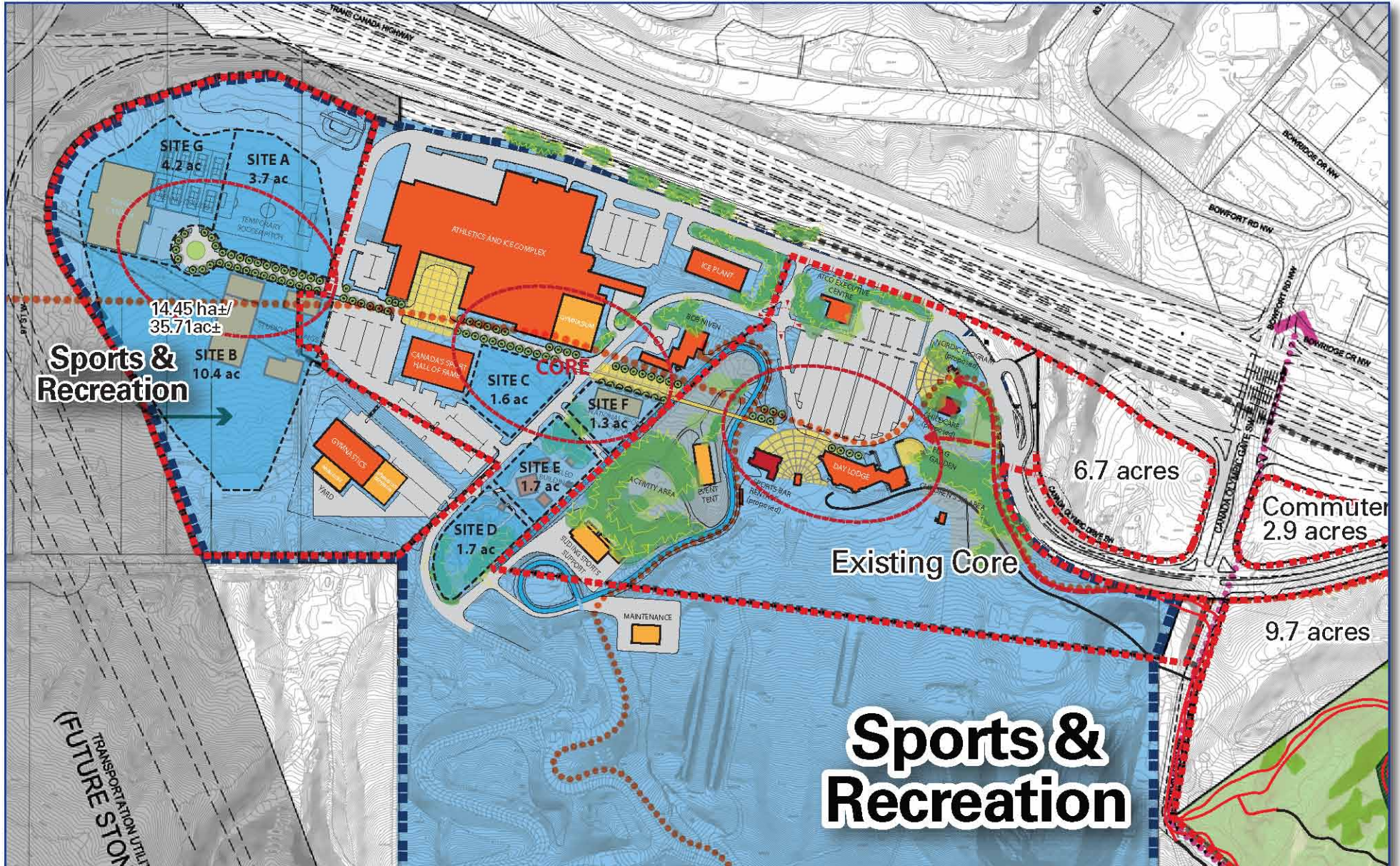
BEING DISCUSSED

Multi-Use Trail System
 National Sports School
 Alberta Creative Hub
 Tennis Canada Regional Training Center

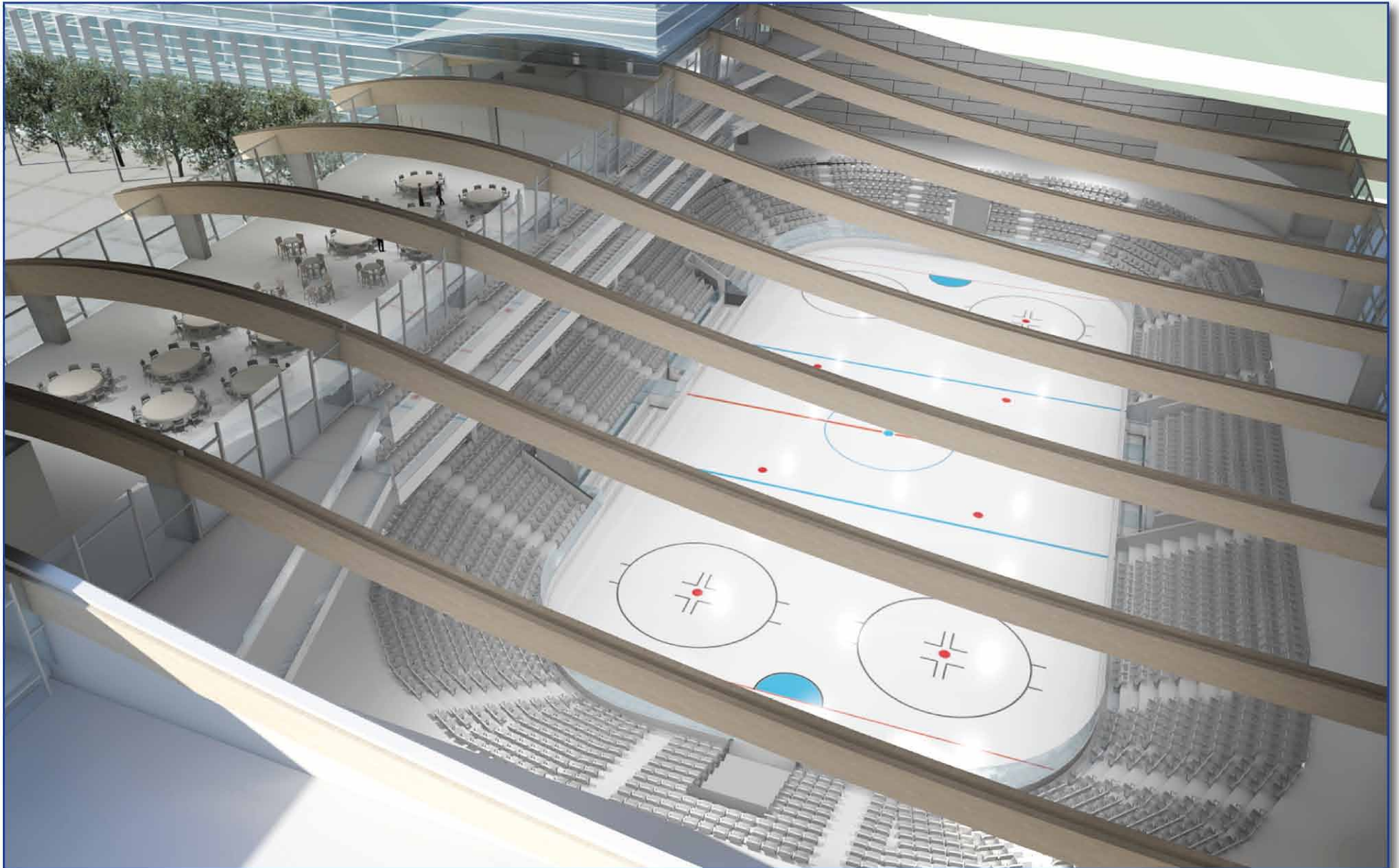
Climbing wall
 Mountain Biking
 Eurobungy
 Zipline
 Mini golf
 Challenge course

- Recreational Summer Camp & Sport Development Programs including 61 programs and over 20,000 participants annually.

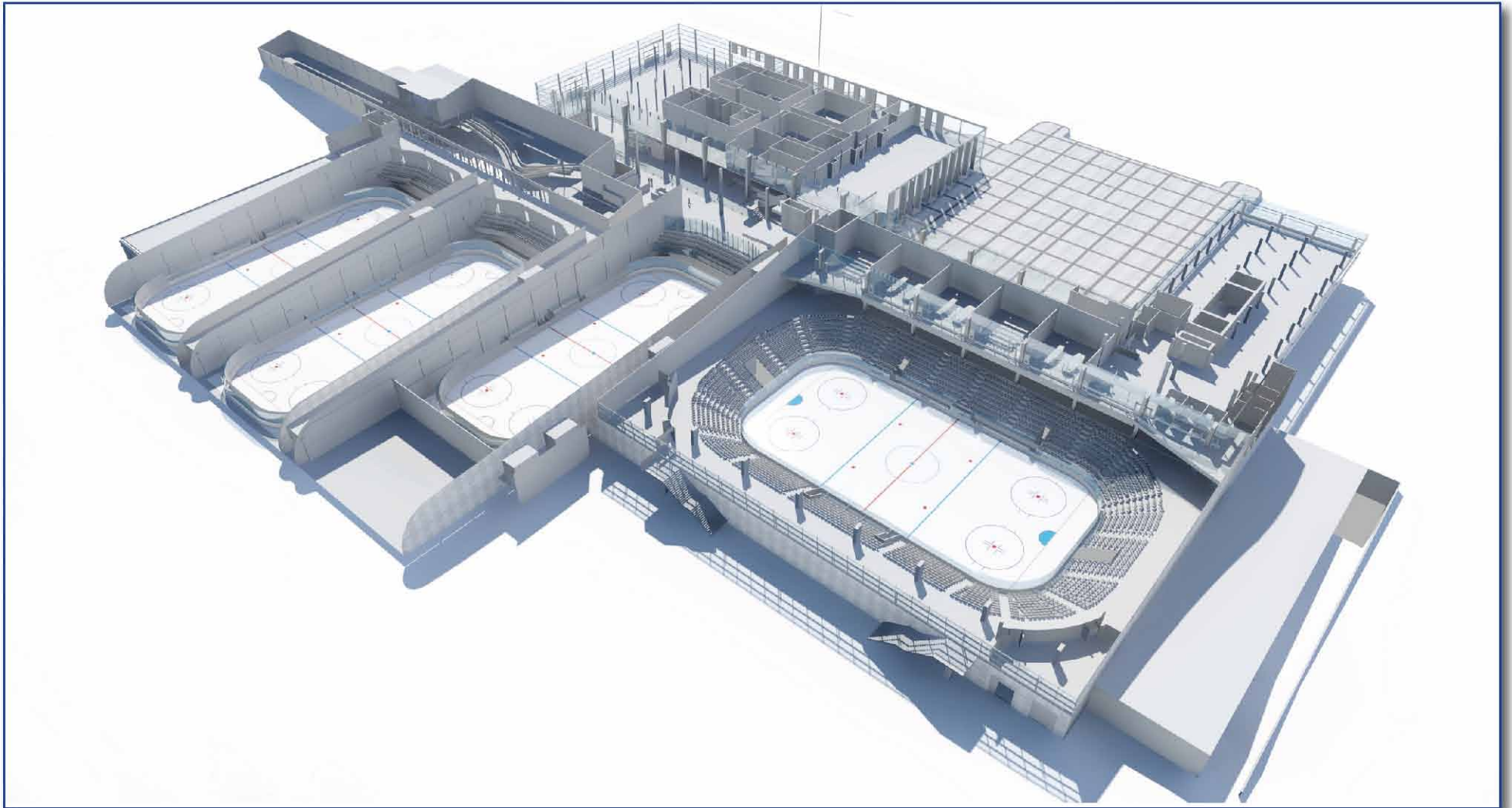
SPORTS & RECREATION



ATHLETIC ICE COMPLEX



ATHLETIC ICE COMPLEX



THE PASKAPOO SLOPES PARK AND TRAIL SYSTEM

164 Acres

WinSport Canada's need for a cross country ski trail system identified that this use is compatible with the public's desire to protect the slopes and add to the overall park system. WinSport Canada proposes to dedicate 164 acres of the Paskapoo Slopes to City of Calgary ownership. This significant parcel combined with other contiguous lands already acquired by the City of Calgary will result in an exceptional open space for all Calgarians. The park will provide opportunities for active recreation pursuits and for preservation of biophysical and historical resources.

Trails:

- WinSport Canada will:
 - Enter into an agreement with the City of Calgary to construct multi use trails for cross country skiing, biking and walking.
 - Operate the trails, including snow making and providing lighting for a portion of the trails in order to extend the functional capacity for all Calgarians.
 - Maintain and monitor the trails in order to minimize inappropriate use.

Benefits

- 164 acre park transfer to City of Calgary ownership.
- Preservation of environmental and historical resources.
- Opportunity for recreation for all Calgarians and for events under active management.

PASKAPOO SLOPES PARK



OTHER USES

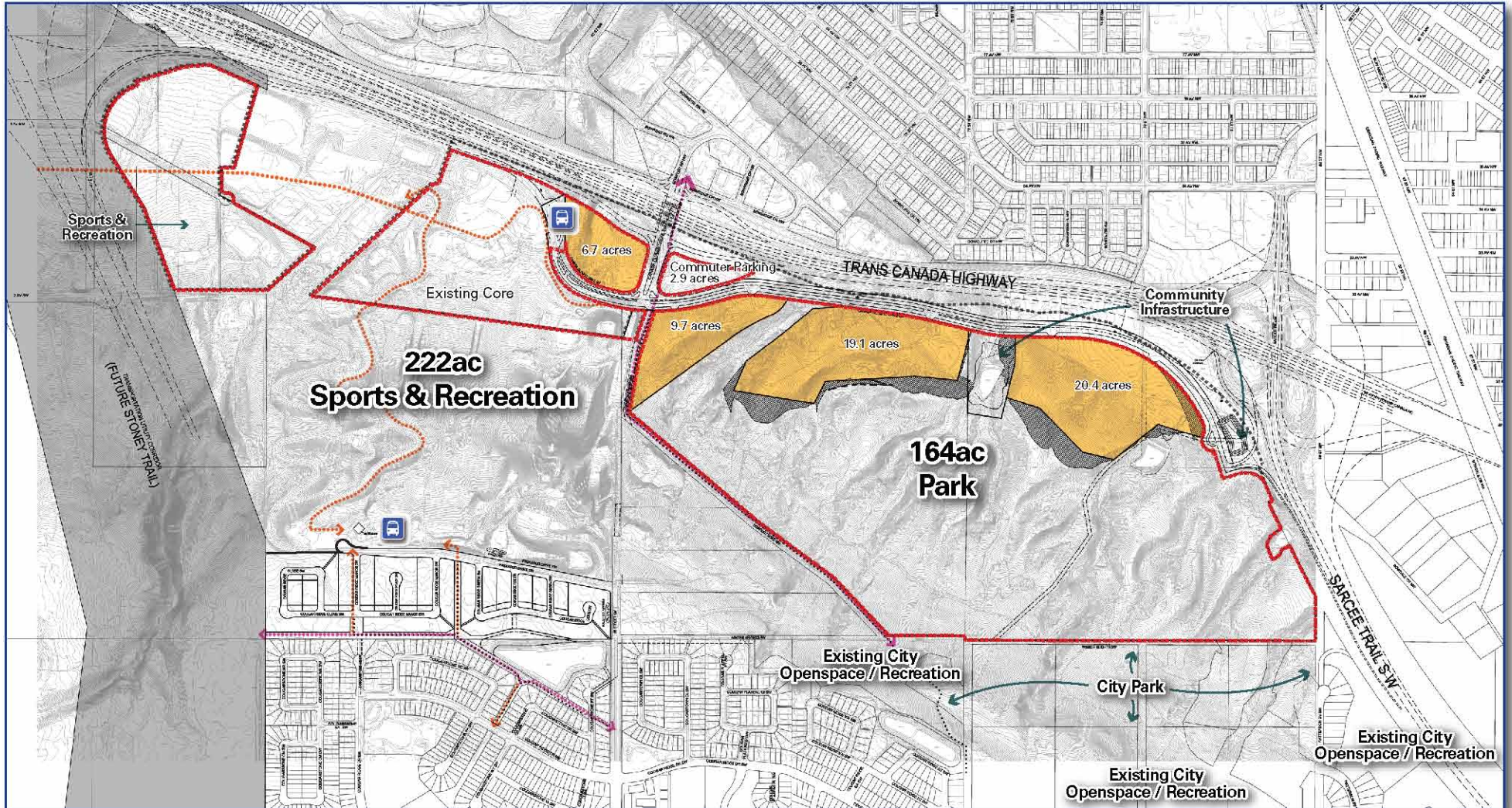
56 Acres

- Land Use Concepts proposed in the original Area Structure Plan for office uses has been reassessed. It has been determined that demand for offices at Canada Olympic Park does not exist.
- Demand for retail and commercial uses exists today
- Sale proceeds will be directed to the athletic ice complex and are needed immediately as the project is under construction and delays to the project will threaten subsequent phases of development.
- Sale proceeds will leverage federal and provincial contributions.
- Extensive studies indicate that the lands can be developed without significant loss of environmental or historical resources.

Benefits

- Demand for proposed land uses exists
- Proceeds from the sale of land fund the athletic ice complex.
- Leverages provincial, federal and local/municipal contributions.

OTHER USES

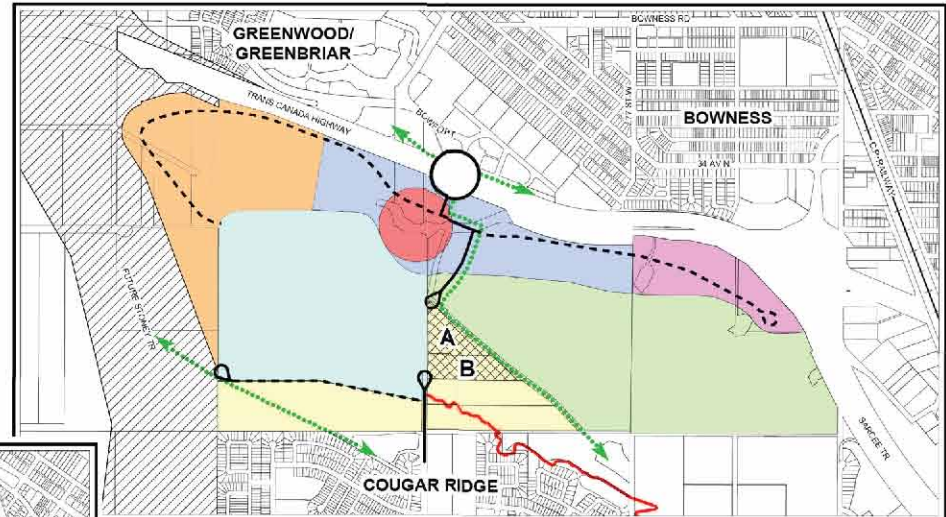


AREA STRUCTURE PLAN AMENDMENTS

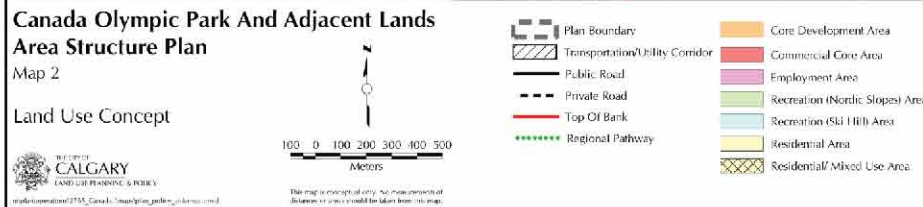
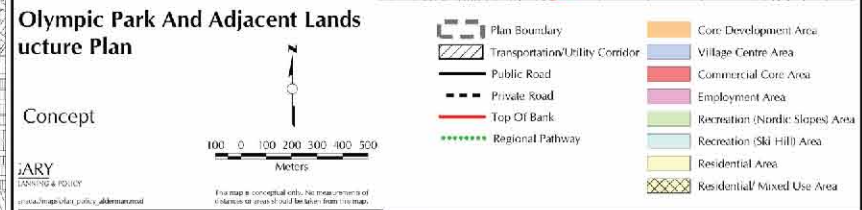
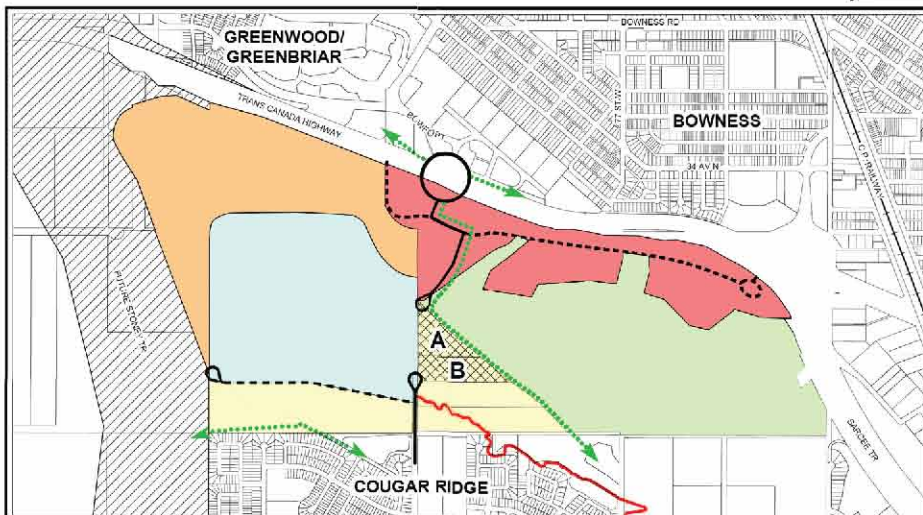
- The Canada Olympic Park Master Plan supports the goals and objectives of the approved Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP).
- Modification to the approved ASP are required to realize the Master Plan vision and achieve triple bottom line sustainability for the development and operation of Canada Olympic Park.
- Consolidation of current recreation and sport uses in the core and west side of Canada Olympic Park requires some changes to the Core Development Area in the ASP.
- Changing office uses to commercial/retail recognizes:
 - Lack of existing and future demand for offices at this location
 - Existing demand for retail/commercial uses
- City plans for additional employment nodes remains healthy in the West Annexation Area and elsewhere in Calgary's northwest.

AREA STRUCTURE PLAN AMENDMENTS

EXISTING AREA STRUCTURE PLAN



PROPOSED AREA STRUCTURE PLAN



TRANSPORTATION

Transportation

- The TIA based on the proposed land uses indicates development on the COP lands can be supported upon completion of the Interchange at Bowfort Road, which is included in the TIIPs plan for 2012/2013.
- The Interchange is an essential part of the Master Plan including the program to secure the Paskapoo Slopes Park.
- The internal road network is designed to support visitors to Canada Olympic Park including retail destinations.
- The Bus Transfer Site requested by Calgary Transit has been located as closely as possible to the Interchange adjacent to Site 3.
- Other modes of transportation to and within the Park already exists and will be further enhanced.
- A Commuter Parking Site has been located adjacent to the Interchange as requested by the City of Calgary Transportation department.
- Alternate access / egress to the site for visitors and for emergency responders has been extensively studied. The solution is a Right In / Right Out connection to the TCH / Sarcee Trail ramp. The connection is technically sound and works both in the interim and for a possible future new Sarcee Trail / Trans Canada Highway interchange.
- Right In / Right Out: The proposed Access / Egress from the TransCanada Highway / Sarcee Trail ramp provides an alternate access to Canada Olympic Park. It is the only feasible alternate access found.

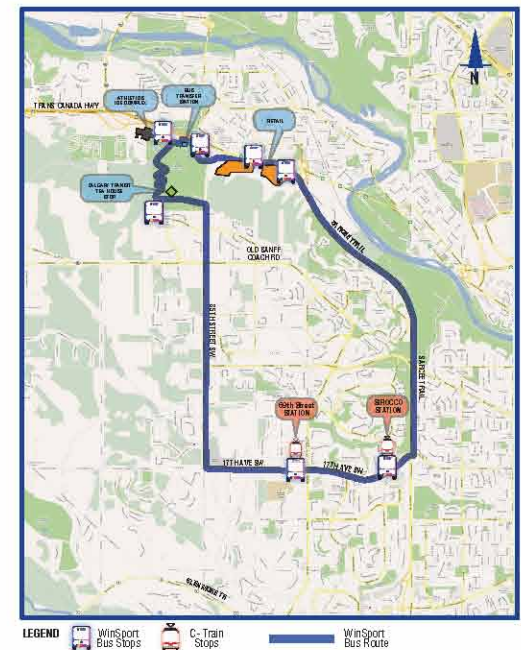
The access is:

- Supported by Emergency Services
- Technically sound
- Relieves pressure on the Bowfort Road Interchange
- Can be easily modified from interim to possible future Sarcee Trail interchange

The access/egress will:

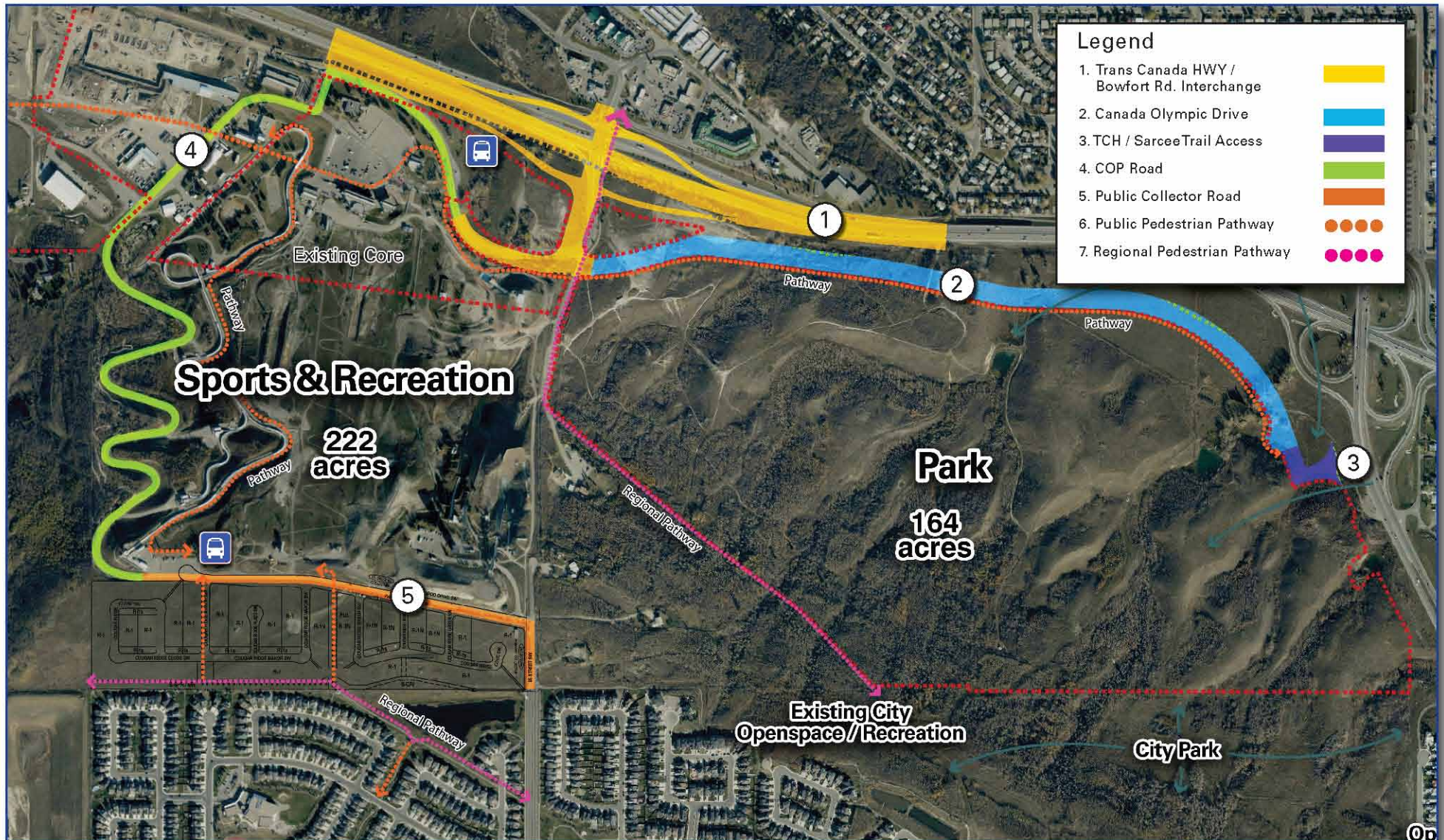
- Provide users of Park and retail improved access

Under consideration is a Shuttle Route



connecting multiple stops at COP to Future Transit/ LRT Stations

TRANSPORTATION

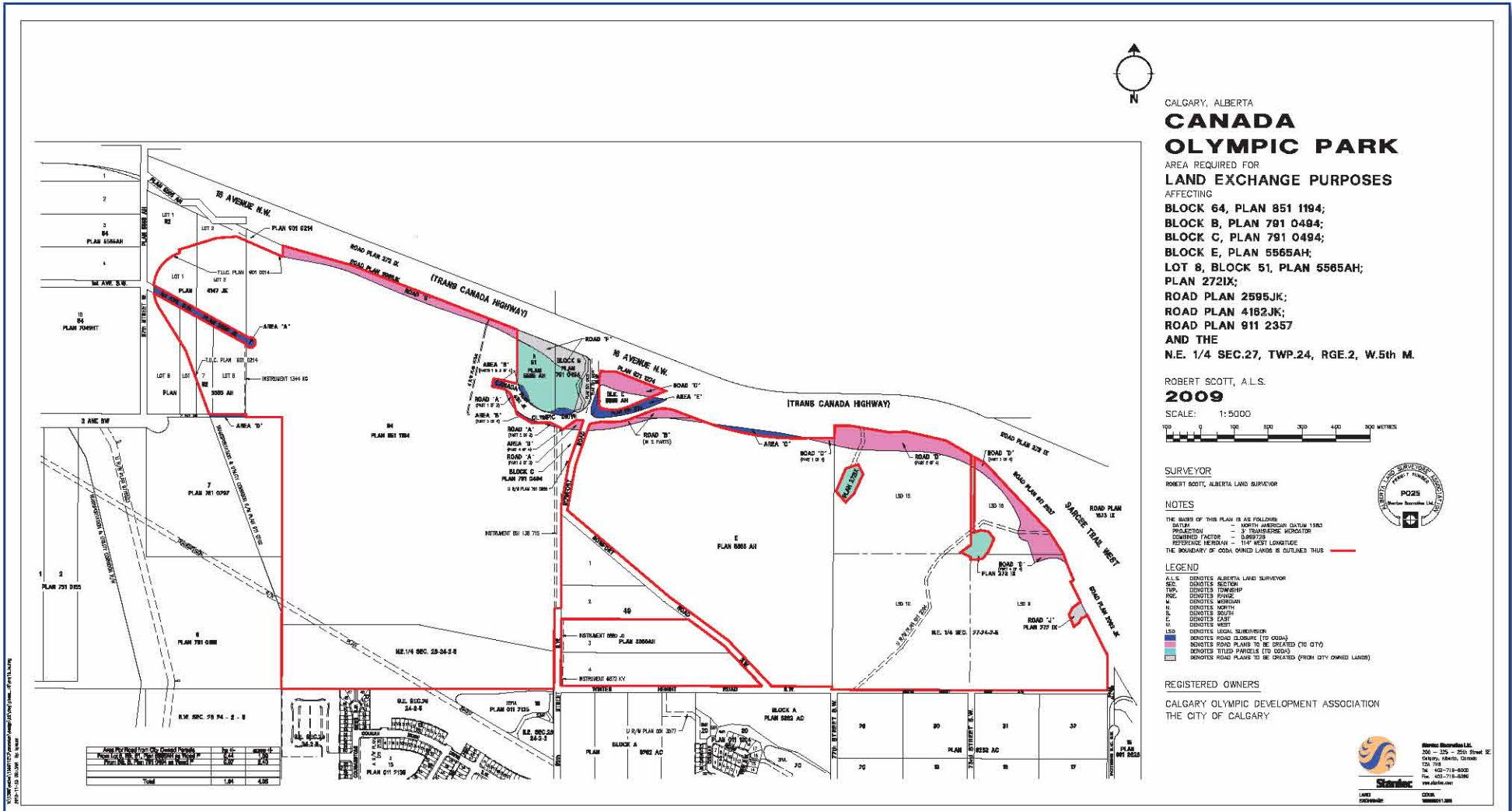


LAND EXCHANGE

A land exchange between the City of Calgary and WinSport Canada was approved by council and no additional cost to the City:

- Provides land required by the City of Calgary for planned improvements to the Trans Canada Highway.
- Provides a site(s) to accommodate 300 commuter parking stalls.
- Closes unused road and transfers to WinSport Canada land to be incorporated into their Master Plan.
- Provides for the future interchange and access to Canada Olympic Park.
- The land exchange reduces the cost of the interchange and the Trans Canada Highway improvements by providing the required land in a cash free transaction.

LAND EXCHANGE



CALGARY, ALBERTA
CANADA OLYMPIC PARK
 AREA REQUIRED FOR
LAND EXCHANGE PURPOSES
 AFFECTING
BLOCK 64, PLAN 851 1194;
BLOCK B, PLAN 791 0494;
BLOCK C, PLAN 791 0494;
BLOCK E, PLAN 5565AH;
LOT 8, BLOCK 51, PLAN 5565AH;
PLAN 2721X;
ROAD PLAN 2595JK;
ROAD PLAN 4182JK;
ROAD PLAN 911 2357
 AND THE
N.E. 1/4 SEC.27, TWP.24, RGE.2, W.5th M.

ROBERT SCOTT, A.L.S.
2009
 SCALE: 1:5000



SURVEYOR
 ROBERT SCOTT, ALBERTA LAND SURVEYOR



NOTES
 THE BOUNDARY OF THIS PLAN IS AS FOLLOWS:
 DATUM - NORTH AMERICAN DATUM 1983
 PROJECTION - 3° TRANSVERSE MERCATOR
 COORDINATE FACTOR - SURVEYS
 REFERENCE MERIDIAN - 111° WEST LONGITUDE
 THE BOUNDARY OF CITY OWNED LANDS IS OUTLINED THUS

LEGEND
 A.L.S. DENOTES ALBERTA LAND SURVEYOR
 SEC. DENOTES SECTION
 TWP. DENOTES TOWNSHIP
 RGE. DENOTES RANGE
 N. DENOTES NORTH
 S. DENOTES SOUTH
 E. DENOTES EAST
 W. DENOTES WEST
 LSD DENOTES LEGAL SUBDIVISION
 DENOTES ROAD PLANS TO BE CREATED (TO CITY)
 DENOTES TITLED PARCELS (TO CITY)
 DENOTES ROAD PLANS TO BE CREATED (FROM CITY OWNED LANDS)

REGISTERED OWNERS
 CALGARY OLYMPIC DEVELOPMENT ASSOCIATION
 THE CITY OF CALGARY



SUPPORTING STUDIES

Numerous Studies and Reports have been completed and forwarded to the City of Calgary in 2003, 2007, 2009 and 2010 including:

- Transportation Impact Assessments by Stantec and D.A. Watt Consultants;
- Biophysical Site Assessments by Jacques Whitford / Stantec;
- Hydro-geological by AMEC Earth & Environmental;
- Geotechnical by McIntosh Lalani Engineering;
- Historical Resources by Lifeways of Canada;
- Environmental Site Assessments by AMEC Earth & Environmental;
- Staged Master Drainage Studies by Stantec; and
- Office / Retail market study by Hume Consulting.

These Studies and Reports substantiate the appropriateness for proceeding with the plan as submitted.

In addition to the background studies submitted in support of the Canada Olympic Park Outline Plan and Land Use Redesignation in December 2009, many environmental surveys and studies have been completed by the City and WinSport over the last 15 years, resulting in historical knowledge about lands that is essential for a responsible creative and high quality Master Plan.



