

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1089

Land Use Amendment in Currie Barracks (Ward 8) at 84 and 88 Burma Star Road SW, LOC2020-0064

EXECUTIVE SUMMARY

This application was submitted by the landowner Slokker Canada West / SCW Infill on 2020 May 06. This application proposes to redesignate the site from DC Direct Control District ([Bylaw 100Z2006](#)) to Residential – Grade Oriented Infill (R-CG) District that would allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, and duplex dwellings in addition to secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (an increase from the current maximum of 10.8 metres);
- a maximum of 3 dwelling units (a decrease from the current maximum of 7 dwelling units); and
- the uses listed in the R-CG designation.

The proposal conforms to the relevant policies of the *Municipal Development Plan (MDP)* and the *Currie Barracks CFB West Master Plan (Revised)*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed land use redesignation of 0.05 hectares ± (0.12 acres ±) located at 84 and 88 Burma Start Road SW (Plan 1312559, Block 13, Lots 10 and 11) from DC Direct Control District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

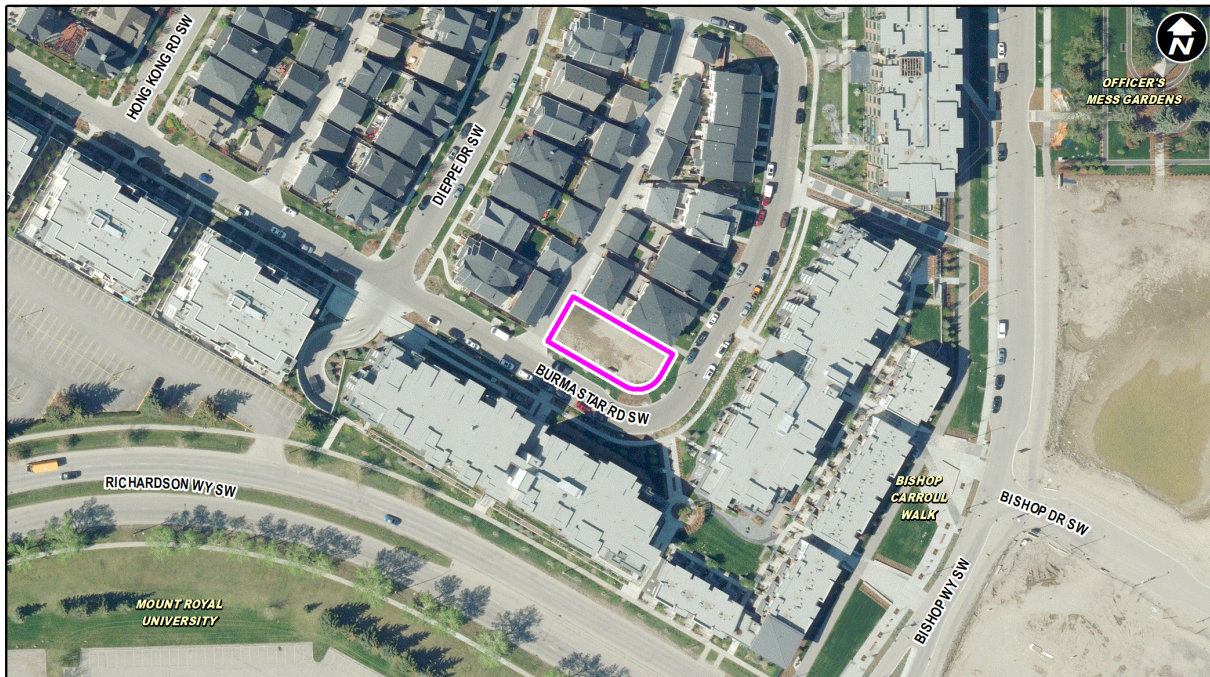
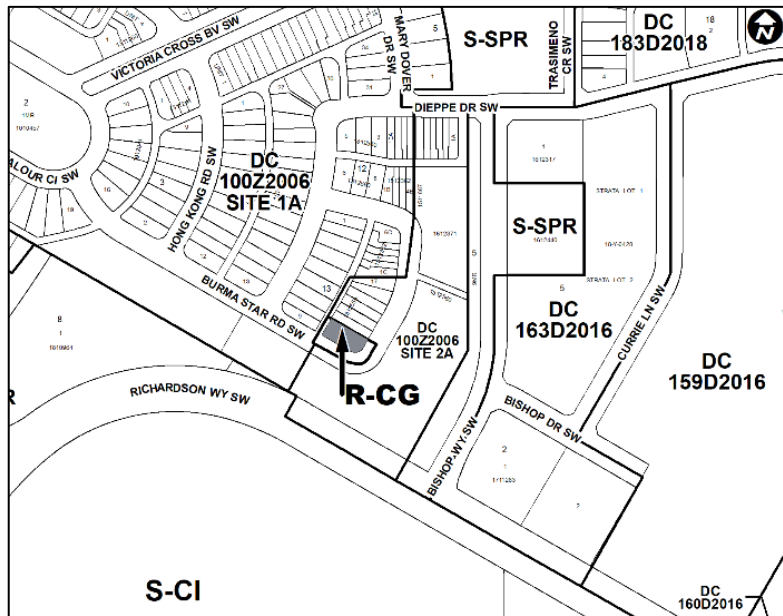
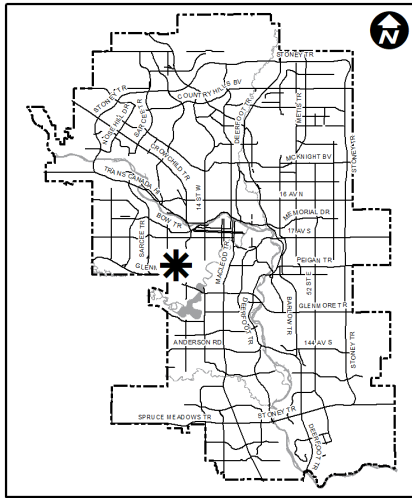
This land use application was submitted by the landowner Slokker Canada West / SCW Infill on 2020 May 06. A development permit has not been submitted; however, the applicant intends to pursue a future rowhouse development, as described in the Applicant's Submission (Attachment 1).

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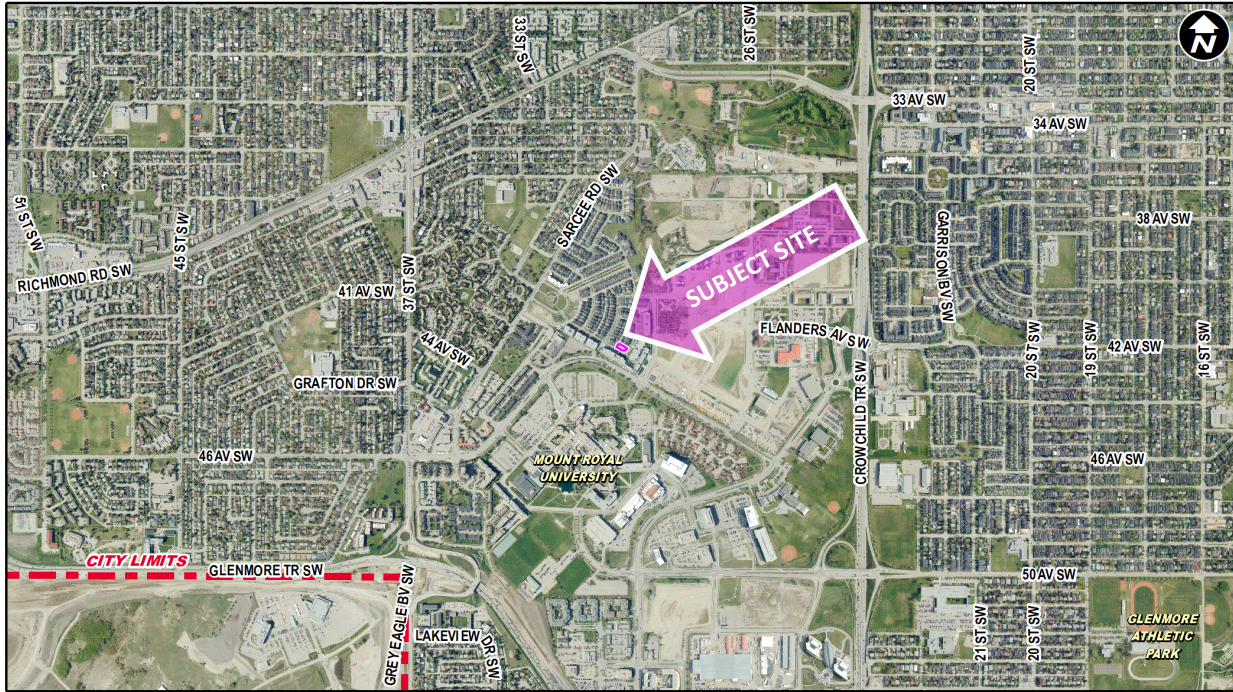
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Location maps



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Site Context

The subject site consists of two parcels that are located north of Richardson Way SW and west of Bishop Way SW in the community of Currie Barracks. The site is currently stripped and graded in preparation for development. Adjacent to the parcel in all directions are semi-detached dwellings regulated by a Direct Control District (Bylaw 100Z2006). The parcel benefits from lane access. The site is relatively flat and approximately 0.05 hectares (0.12 acres) in size, with dimensions of approximately 15 metres by 33 metres.

As identified in *Figure 1*, the community of Currie Barracks reached its peak population in 2019.

Figure 1: Community Peak Population

Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Currie Barracks](#) community profile.

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the site from Direct Control District ([Bylaw 100Z2006](#)) to Residential – Grade Oriented Infill (R-CG) District to facilitate a future rowhouse development. There are many ground-oriented townhouses in the area but this would be the R-CG land use district in the area.

This application meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This parcel is within Site 2A of the existing DC District (DC100Z2006), which allows for single detached dwellings, semi-detached dwellings, duplex dwellings, and townhouse dwelling units. The DC District allows a maximum density on the subject site of seven dwelling units (based on 148 units per hectare) and a maximum building height of 10.8 metres (3 storeys). The Secondary Suite use is not a listed use in any of the existing DC site areas, including Site 2A.

The proposed R-CG District is a contextual low-density residential district that allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and secondary suites. The R-CG District allows a maximum building height of 11 metres and a maximum of 75 units per hectare, which would enable up to three dwelling units on the subject site.

Of particular importance, the proposed R-CG District would result in a reduction from the existing DC District maximum of seven dwelling units with no secondary suites, to a maximum of three dwelling units and three secondary suites. The applicant is pursuing this change so that each dwelling unit will be able to have an attached secondary suite. This will also allow for a greater variety of dwelling unit choice within the area.

The proposed district is appropriate for this site as it only allows for building scale and forms that are suitable for the surrounding low-density residential area.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including uses, building massing, height, landscaping and parking.

Transportation

Pedestrian and vehicular access to the site is available from Burma Star Road SW and a rear lane. On-street parking is also available along Burma Star Road SW. There is no public sidewalk adjacent to the site.

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The area is served by the primary transit network, Calgary Transit Max Teal, with a stop approximately 300 metres walking distance from the site. The site is also within a 400-metre walking distance from transit stops providing service to multiple bus routes that connect residents to a variety of important destinations including the Foothills Medical Centre and University of Calgary as well as the Chinook, Westbrook, Brentwood and Dalhousie LRT stations.

There is access to the on-street cycling network along Sarcee Road SW. Access to the off-street cycling network is available at Bishop Way SW and links the user to South Calgary over the Crowchild Trail pedestrian bridge.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No citizen comments were received at the time of writing this report.

The Rutland Park Community Association provided comments as part of the circulation process (Attachment 3). In their email, they indicated support of the application and expressed two concerns with public outreach and on-street parking. Administration took these comments under consideration as part of their review and asked the applicant to undertake applicant-led engagement. Administration notes that parking requirements will be taken into consideration as part of a future development permit application review.

The applicant conducted public outreach with the immediate neighbours to the site, as well as with Canada Lands Company, which provides architectural oversight for development within Currie Barracks. The applicant informed Administration that three stakeholders attended an on-site meeting that took place on 2020 September 04. A summary of the outreach process and findings is available under Attachment 3.

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No City-led engagement was undertaken as part of this application.

Following a meeting of the Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed – Established area typology of the [Municipal Development Plan](#). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood.

The proposed redesignation aligns with this policy direction, as development would be guided by the building form, scale and setback rules that respects the scale and character of the surrounding land uses.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

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Currie Barracks CFB West Master Plan (Revised) (Non-Statutory – 2000)

The site is within the Residential Policy Area “A” / West Currie area of the [Currie Barracks CFB West Master Plan \(Revised\)](#). Policy for this area encourages a variety of housing types that are compatible with adjacent development. The policy specifically includes street townhomes, a form that is similar to rowhouses, as an example of a suitable type that is considered acceptable.

Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of residential uses which may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed district is in keeping with the applicable policies of the *Municipal Development Plan*, and the *Currie Barracks CFB West Master Plan (Revised)*, by supporting a variety of housing types that respect the residential character of the area.

ATTACHMENTS

1. Applicants Submission
2. Community Association Comments
3. Applicant Outreach Summary