

# Background and Planning Evaluation

## Background and Site Context

The subject site is located on the north side of Flanders Avenue SW, west of Breskens Street SW in the community of Currie Barracks. The site is approximately 0.54 hectares in size, and contains the Provincially-designated historic Currie Stables building.

To the north of the subject site is a vacant parcel and the Clear Water Academy, to the west is vacant land and the future main street, mixed use area. To the south is a Department of National Defense site, and to the east is vacant land and an existing Currie Barracks building, housing film services offices.

The intent of this proposed land use amendment is to allow for the adaptive re-use of the existing structure by removing the existing microbrewery use listed in the current DC District and adding the Brewery, Winery and Distillery use currently found in Land Use Bylaw 1P2007. The application also proposes to remove the minimum parking requirement for commercial uses due to the existing historic site having minimal area to provide on-site parking. This change is required to accommodate a distillery within the historic building, along with associated dining and retail sales.

## Community Peak Population Table

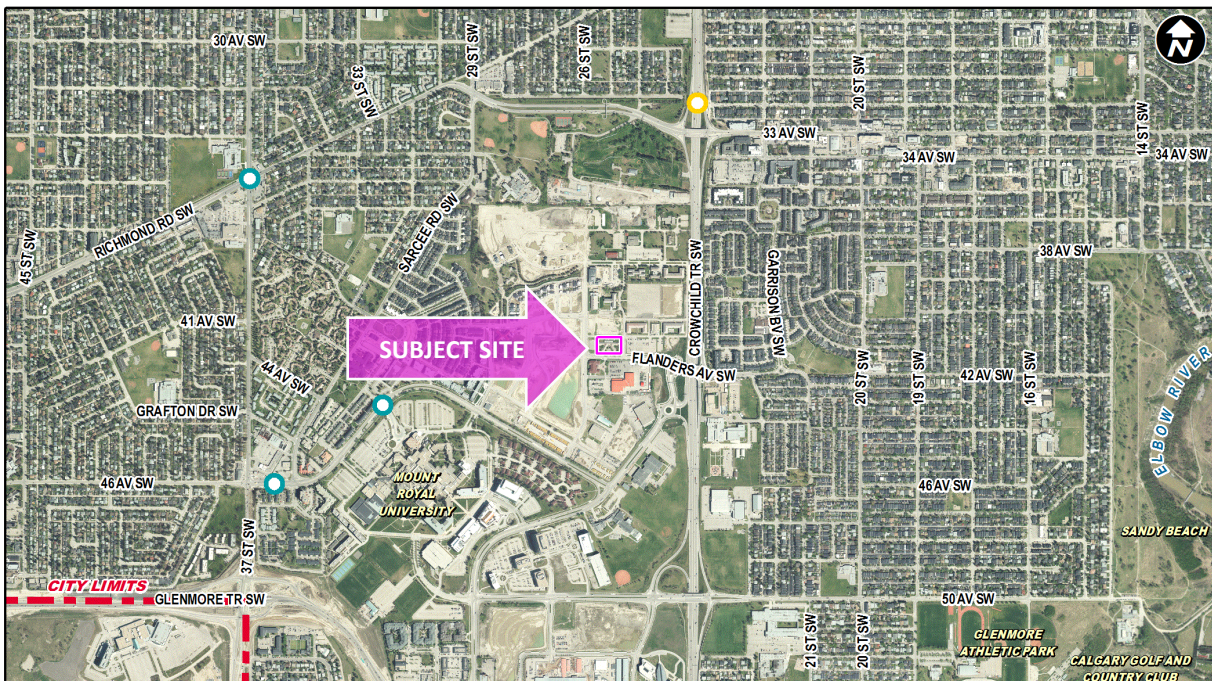
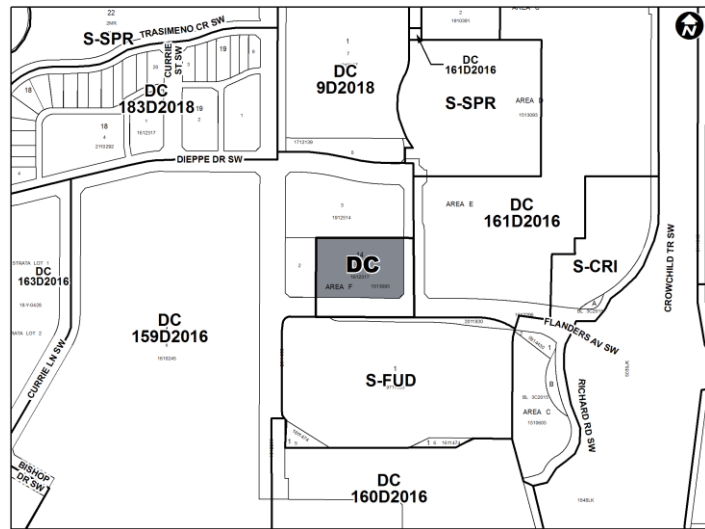
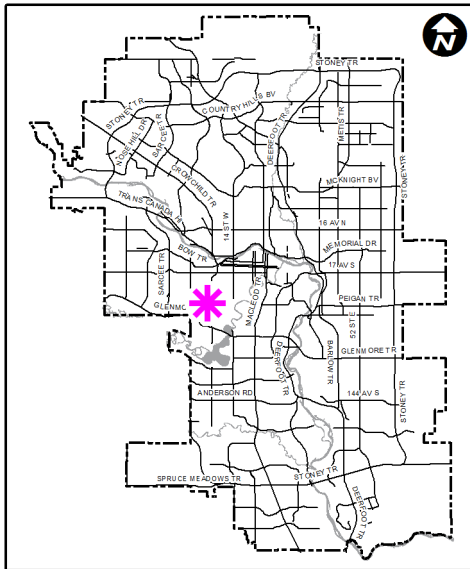
As identified below, the community of Currie Barracks reached its' peak population in 2019.

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

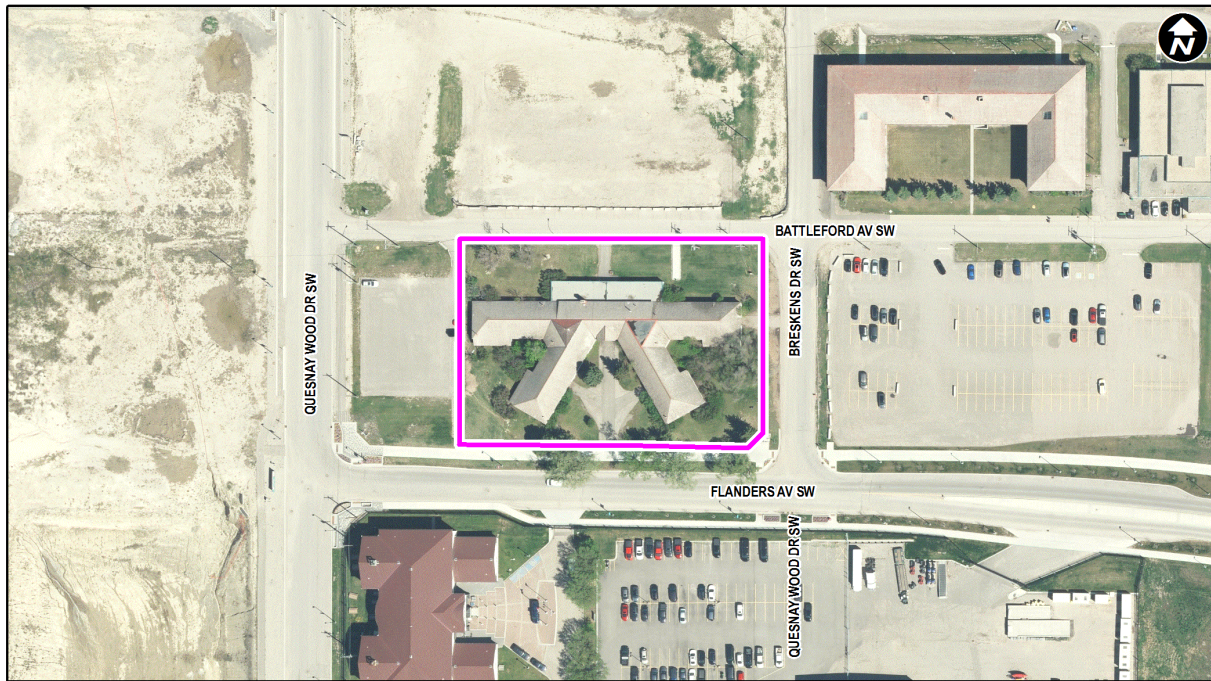
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing DC District ([Bylaw 159D2016](#)) is intended to accommodate commercial development as well as a wide range of institutional and residential uses in accordance with the CFB West Master Plan. The existing DC District lists microbrewery as a discretionary use, however, it does not include distillery as part of that use.

A DC District is being proposed due to the unique nature of the existing DC District that the parcel is currently designated. The intent is to keep the original DC and modify it to accommodate the proposed development of distillery on this site.

The proposed land use amendment is to remove the microbrewery use and add the standard use of Brewery, Winery and Distillery in Land Use Bylaw 1P2007. This is the simplest way to accommodate the addition of Distillery. The application also proposes to remove the minimum parking requirement for non-residential uses to be consistent with the non-residential parking requirements in Bylaw 1P2007, as the existing historic site has minimal area to provide on-site parking.

The proposed DC District also includes a rule that allows the Development Authority to relax several sections of the DC Direct Control District. The intent of this rule is to ensure that rules regulating aspects of development may be relaxed in the same way that they would be in a standard district. This will allow the Development Authority to consider minor relaxations to these rules in the DC District.

### **Development and Site Design**

If approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, landscaping and parking. The provincial historic designation will guide any changes to the site and/or building.

### **Transportation**

Pedestrian access is available along Flanders Avenue SW to the south. Transit stops are located at the Quesnay Wood Drive SW and Flanders Avenue SW intersection. Due to the Heritage Designation of this site, there are limited opportunities for parking on site. As such, a Transportation Impact Assessment nor a parking study were required as part of this application.

### **Environmental Site Considerations**

There are no environmental or contamination related issues associated with the site or proposal. An Environmental Site Assessment was not required.

### **Utilities and Servicing**

Public water, sanitary and storm deep utilities are available and can accommodate potential use of the subject site without the need for off-site improvements at this time. Development site servicing requirements will be reviewed when a development permit is submitted.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction 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](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject property is located within the Established Developed Residential Area of the [Municipal Development Plan](#) (MDP). Established Areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhoods. The proposed redesignation aligns with policy as it provides for the adaptive re-use of a heritage resource.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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

The [Currie Barracks Master Plan](#) identifies this building as a heritage resource. As such, the Plan outlines where historic resources are retained, and the Development Authority may consider uses outside of the land use area that are appropriate for re-purposing the building and the relaxation of parking. This application is in keeping with the intent of re-purposing this site.