

**Land Use Amendment in Currie Barracks (Ward 8) at 2566 Flanders Avenue SW,
 LOC2021-0013**

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.54 hectares ± (1.32 acres ±) located at 2566 Flanders Avenue SW (Plan 1612317, Block 14, Lot 1) from Direct Control District to Direct Control District to accommodate the additional use of Brewery, Winery and Distillery, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 APRIL 22:

That Council hold a public hearing and give three readings to **Proposed Bylaw 79D2021** for the redesignation of 0.54 hectares ± (1.32 acres ±) located at 2566 Flanders Avenue SW (Plan 1612317, Block 14, Lot 1) from Direct Control District to Direct Control District to accommodate the additional use of Brewery, Winery and Distillery, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for the additional use of Brewery, Winery and Distillery, in addition to the permitted and discretionary uses of the current DC District.
- The proposal would allow for the Brewery, Winery and Distillery use, and eliminate the parking requirements at this provincially designated heritage location. It is in keeping with the applicable policies in the *Municipal Development Plan (MDP)* and the *C.F.B West Master Plan*.
- What does this mean to Calgarians? Providing additional services that are not traditionally offered locally, within the community of Currie Barracks.
- Why does this matter? The proposal would enable more private investment within Calgary that reflects changing demands within the community of Currie Barracks. This redesignation would also allow for the adaptive re-use of a provincially designated heritage resource.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

This land use amendment application was submitted on 2021 January 26 by O2 Planning and Design on behalf of the landowner, Canada Lands Company (CLC) Limited.

The 0.53 hectare corner site is located on the north side of Flanders Avenue SW. The site has provincial heritage designation, and is referred to as 'The Stables.' The proposed application is seeking to expand its allowed uses to provide more flexibility for adaptive re-uses in this important location.

The proposed DC is based on the existing DC District which was developed specifically for the community of Currie Barracks (Attachment 2). No development permit has been submitted at

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this time, however, as noted in the Applicant Submission (Attachment 3), the intent is to support a small Brewery, Winery and Distillery located within the existing building.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant met with the Rutland Park Community Association and revised the application accordingly to exclude two adjoining parcels as part of this application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received four public responses in support of this application.

The Rutland Park Community Association provided a letter of non-support on 2021 February 25 (Attachment 5). However, following the letter, the application scope was amended to exclude the two adjoining parcels. The Rutland Park Community Association followed up with a letter of support for this application on 2021 March 03 (Attachment 5).

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

IMPLICATIONS

Social

The proposed land use allows for a use that can be operated in this Provincially-designated resource, and will assist in the adaptive re-use of the existing building. This land use contributes to the goal of a complete community.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#). This is an existing structure that is historically designated.

Economic

The ability to operate a Brewery, Winery and Distillery, alongside compatible services, at this location provides a business opportunity within the community of Currie Barracks. This location

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may be an economic centre for the community, and the opportunity to create a destination service will support additional business activity within the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. **Proposed Bylaw 79D2021**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Responses
6. **CPC Commissioner Comments**

Department Circulation

General Manager	Department	Approve/Consult/Inform