

# Proposed Policy Amendment to the Revised Currie Barracks CFB West Master Plan

1. The Revised Currie Barracks CFB West Master Plan is hereby further amended as follows:

- (a) Delete the existing Figure 4 entitled “General Development Concept” and replace with the revised Figure 4 entitled “General Development Concept” attached as Schedule A.
- (b) Delete Table 1 entitled “CFB West Land Use Area Estimates” and replace with the revised Table 1 entitled “CFB West Land Use Area Estimates” below.

| Table 1 CFB West Land Use Area Estimates |               |      |               |      |               |      |  |
|--|---------------|------|---------------|------|---------------|------|--|
| Land Use                                 | Policy Area A |      | Policy Area B |      | Policy Area C |      |  |
|  | Hectares      | %    | Hectares      | %    | Hectares      | %    |  |
| 1. Residential                           | 39            | 16%  | 22            | 37%  | 2             | 100% |  |
| 2. Mixed Use                             | 9             | 4%   | 9             | 14%  | 0             | 0%   |  |
| 3. Business Office                       | 39            | 16%  | 4             | 6%   | 0             | 0%   |  |
| 4. Institutional                         | 59            | 24%  | 5             | 8%   | 0             | 0%   |  |
| 5. Open Space                            | 36            | 14%  | 9             | 14%  | 0             | 0%   |  |
| 6. Existing & Proposed Local Roads       | 38            | 15%  | 13            | 21%  | 0             | 0%   |  |
| 7. Expressway ROW                        | 28            | 11%  | 0             | 0%   | 0             | 0%   |  |
| TOTAL DEVELOPABLE AREA (1-6)             | 220           | 89%  | 62            | 100% | 2             | 100% |  |
| TOTAL                                    | 248           | 100% | 62            | 100% | 2             | 100% |  |

- (c) Delete Table 2 entitled “CFB West Dwelling Unit & Population Estimates” and replace with the revised Table 2 entitled “CFB West Dwelling Unit & Population Estimates” below.

| Table 2 CFB West Dwelling Unit & Population Estimates |                 |         |               |         |               |         |
|---|-----------------|---------|---------------|---------|---------------|---------|
|   | Policy Area A   |         | Policy Area B |         | Policy Area C |         |
|   | Minimum         | Maximum | Minimum       | Maximum | Minimum       | Maximum |
| Units   | 2,400           | 2,900   | 1,900         | 5,800   | 50            | 400     |
| Population  | 5,400           | 6,300   | 4,600         | 13,900  | 100           | 700     |
| TOTAL UNITS   | 4,350 - 9,100   |         |               |         |               |         |
| TOTAL POPULATION                                      | 10,100 - 20,900 |         |               |         |               |         |

- (d) Delete Table 3 entitled “CFB West Employment Estimates” and replace with the revised Table 3 entitled “CFB West Employment Estimates” below.

| Table 3 CFB West Employment Estimates |                 |         |               |         |               |         |
|---------------------------------------|-----------------|---------|---------------|---------|---------------|---------|
| Land Use                              | Policy Area A   |         | Policy Area B |         | Policy Area C |         |
|                                       | Minimum         | Maximum | Minimum       | Maximum | Minimum       | Maximum |
| Existing                              | 5,400           |         | 200           |         | 0             |         |
| Proposed                              | 3,000           | 5,000   | 1,600         | 4,200   | 10            | 50      |
|                                       | 8,400           | 10,400  | 1,800         | 4,400   | 10            | 50      |
| TOTAL JOBS                            | 10,210 - 14,850 |         |               |         |               |         |

- (e) Delete Figure 5 entitled “Urban Design Elements” and replace with the revised Figure 5 entitled “Urban Design Elements” attached as Schedule B.
- (f) Under Section 8.3.2 entitled “Land Use” add the following after the second Residential Policy Area A and B.

**“Residential Policy Area C**

- (1) The Residential Policy Area will accommodate low and medium density residential development.
- (2) Neighbourhood supporting commercial uses such as retail and consumer services, professional offices, food and beverage uses may be integrated within residential development.
- (3) Commercial uses should be focused in a mixed use format and should be located at the intersection of along 33 Avenue SW and Sarcee Road SW.
- (4) The southeast corner of 33 Avenue SW and Sarcee Road SW should be developed as a special place within the area. In order to provide visual interest and identity to this area, development should carefully consider elements such as building placement and height, landscaping, inclusion of plazas or amenity space, and the diversity of uses.”
- (g) Under Section 8.3.5 entitled “Building Heights” add the following after Residential Policy Area B subsection (1):

**“Residential Policy Area C**

- (1) The building height along Sarcee Road SW should be limited to a maximum of 4 stories with a two metre stepback at or below 10.5 metres, in order to provide a transition to the low density residential development on the west side of Sarcee Road SW. Building heights within the rest of Policy Area C should be a maximum of six storeys.”
- (h) Delete Figure 9 entitled “Residential Policy Areas” and replace with the revised Figure 9 entitled “Residential Policy Areas” attached as Schedule C.
- (i) Under Section 8.3.8 entitled Residential Development Cells delete subsection (4) entitled “North East Currie (City Works Yards)”
- (j) Delete Figure 10 entitled “Mixed Use Commercial Policy Areas” and replace with the revised Figure 10 entitled “Mixed Use Commercial Policy Areas” attached as Schedule D.

- (k) Delete Figure 11 entitled “Business/Office Policy Areas” and replace with the revised Figure 11 entitled “Business/Office Policy Areas” attached as Schedule E.
- (l) Delete Figure 12 entitled “Institutional Policy Areas” and replace with the revised Figure 12 entitled “Institutional Policy Areas” attached as Schedule F.
- (m) Delete Figure 14 entitled “Parks, Open Space & Schools Policy Areas” and replace with the revised Figure 14 entitled “Parks, Open Space & Schools Policy Areas” attached as Schedule G.
- (n) Under Section 13.3.2 entitled “Density” add a new subsection (5) as follows:

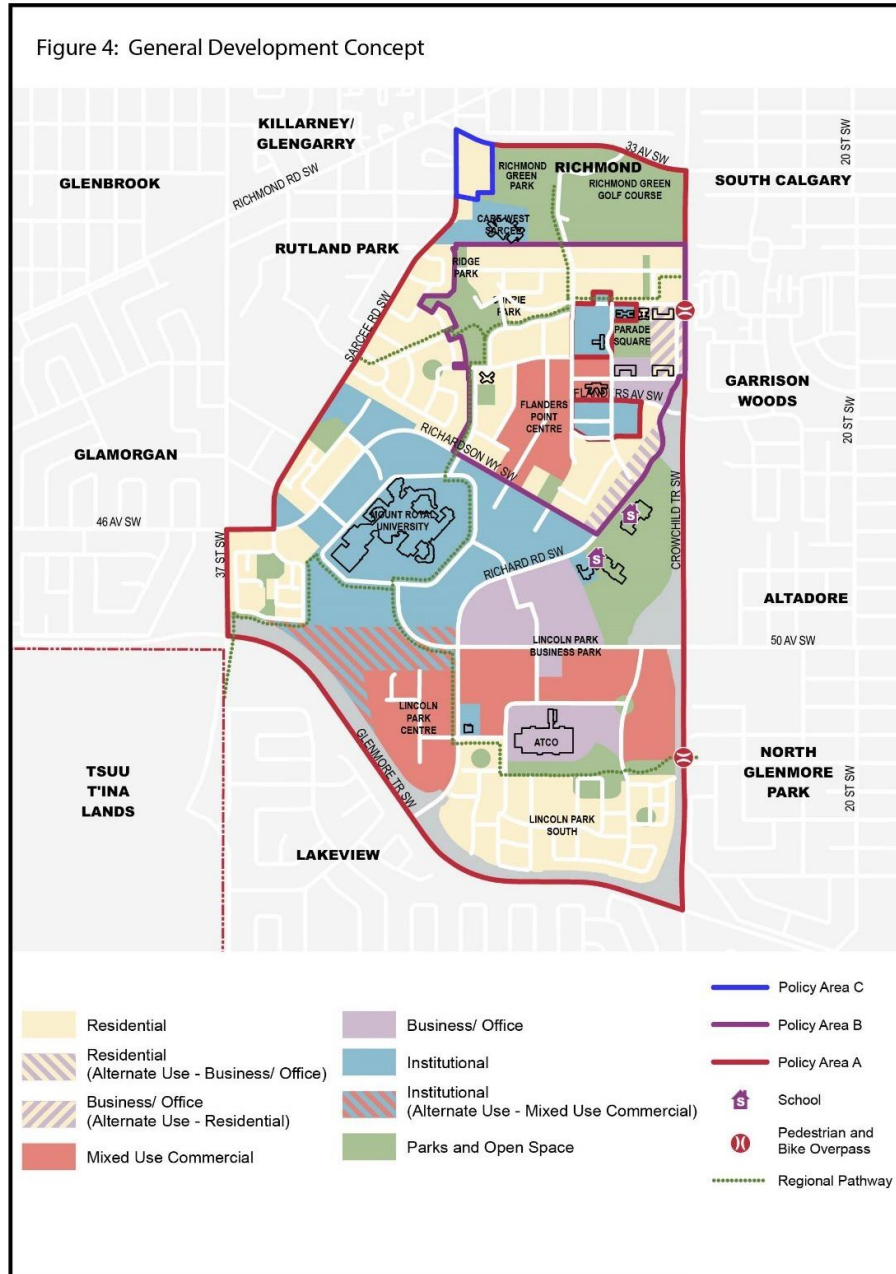
**“(5) Residential Policy Area C**

The overall average residential density to be achieved within the entire Residential Policy Area C shall range between a minimum of 24 units per gross developable hectare and a maximum of 190 units per gross developable hectare.”

- (o) Delete Figure 26 entitled “Anticipated Initial Phases of Development” and replace with the revised Figure 26 entitled “Anticipated Initial Phases of Development” attached as Schedule H.

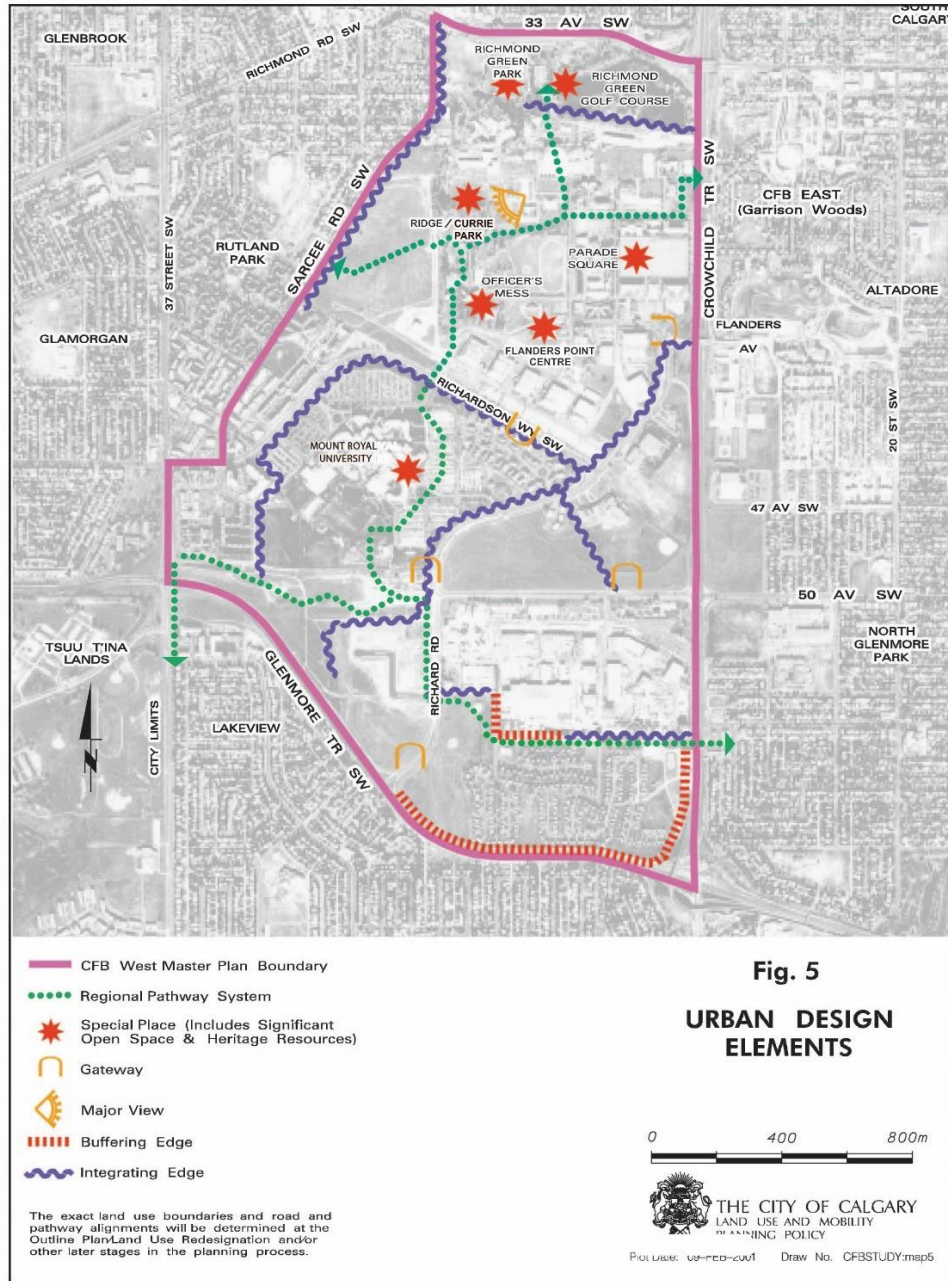
## SCHEDULE A

### Revised Figure 4: General Development Concept



## SCHEDULE B

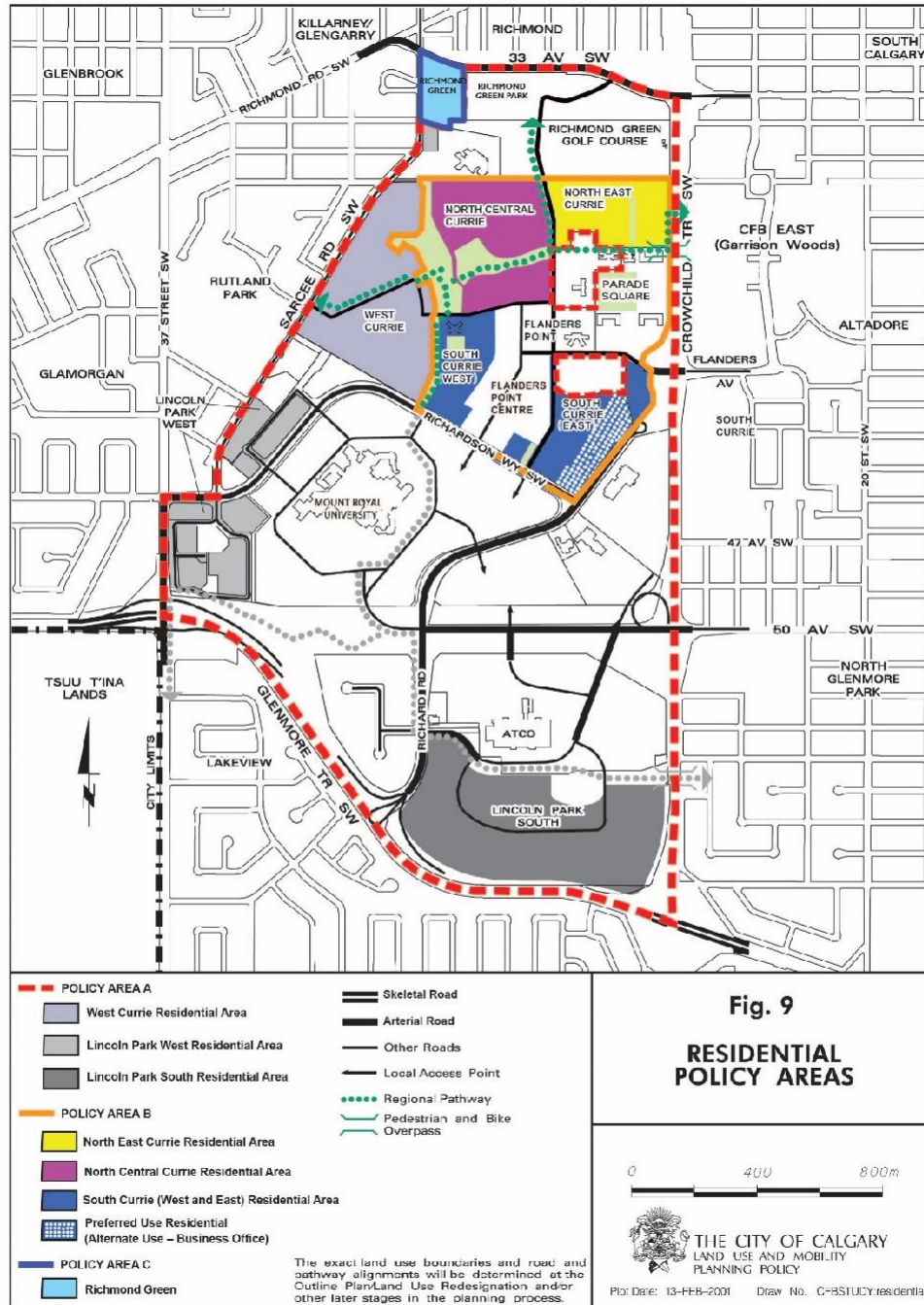
### Revised Figure 5: Urban Design Elements





## SCHEDULE C

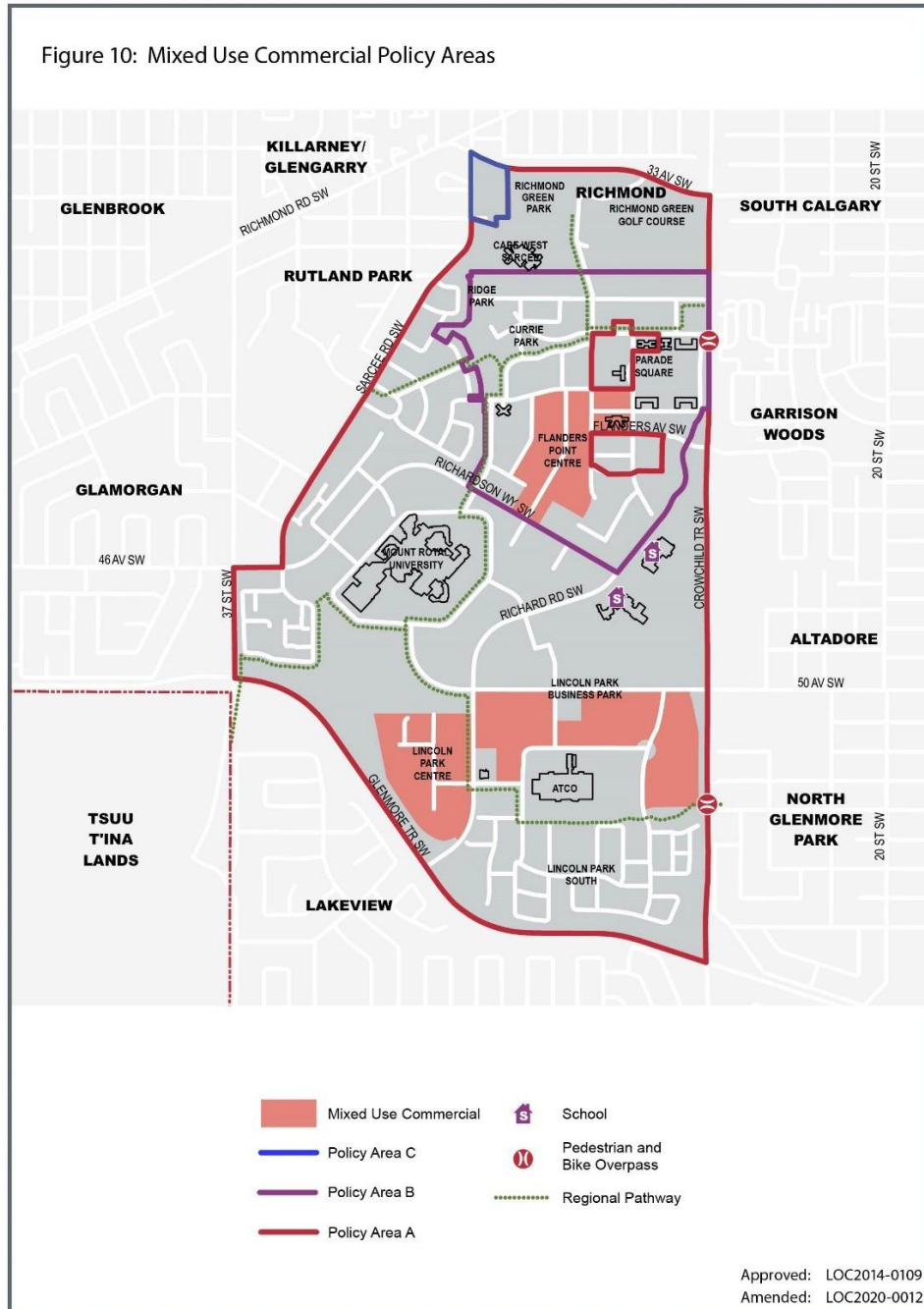
**Revised Figure 9: Residential Policy Areas**



## SCHEDULE D

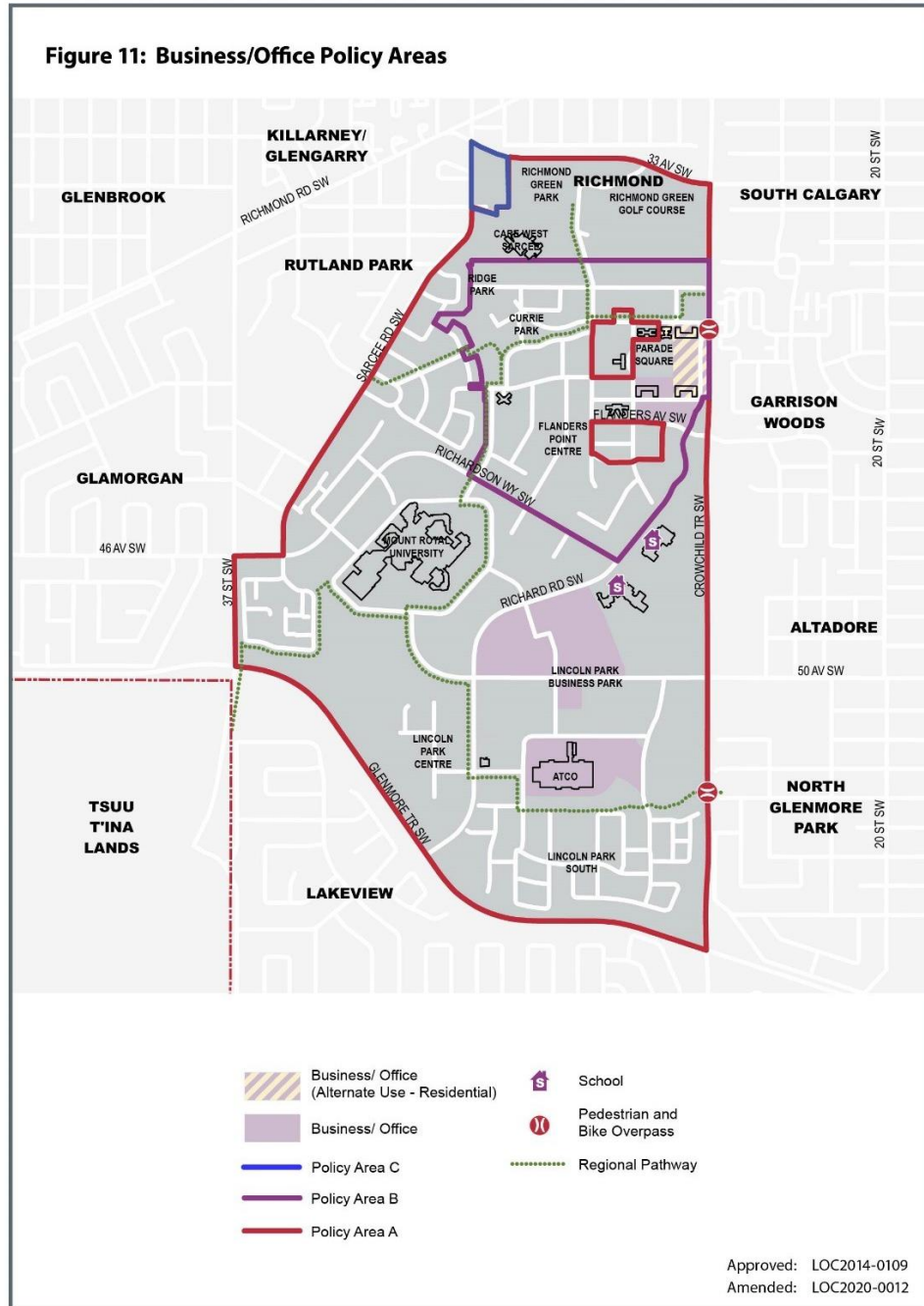
### Revised Figure 10: Mixed Use Commercial Policy Areas

Figure 10: Mixed Use Commercial Policy Areas



## SCHEDULE E

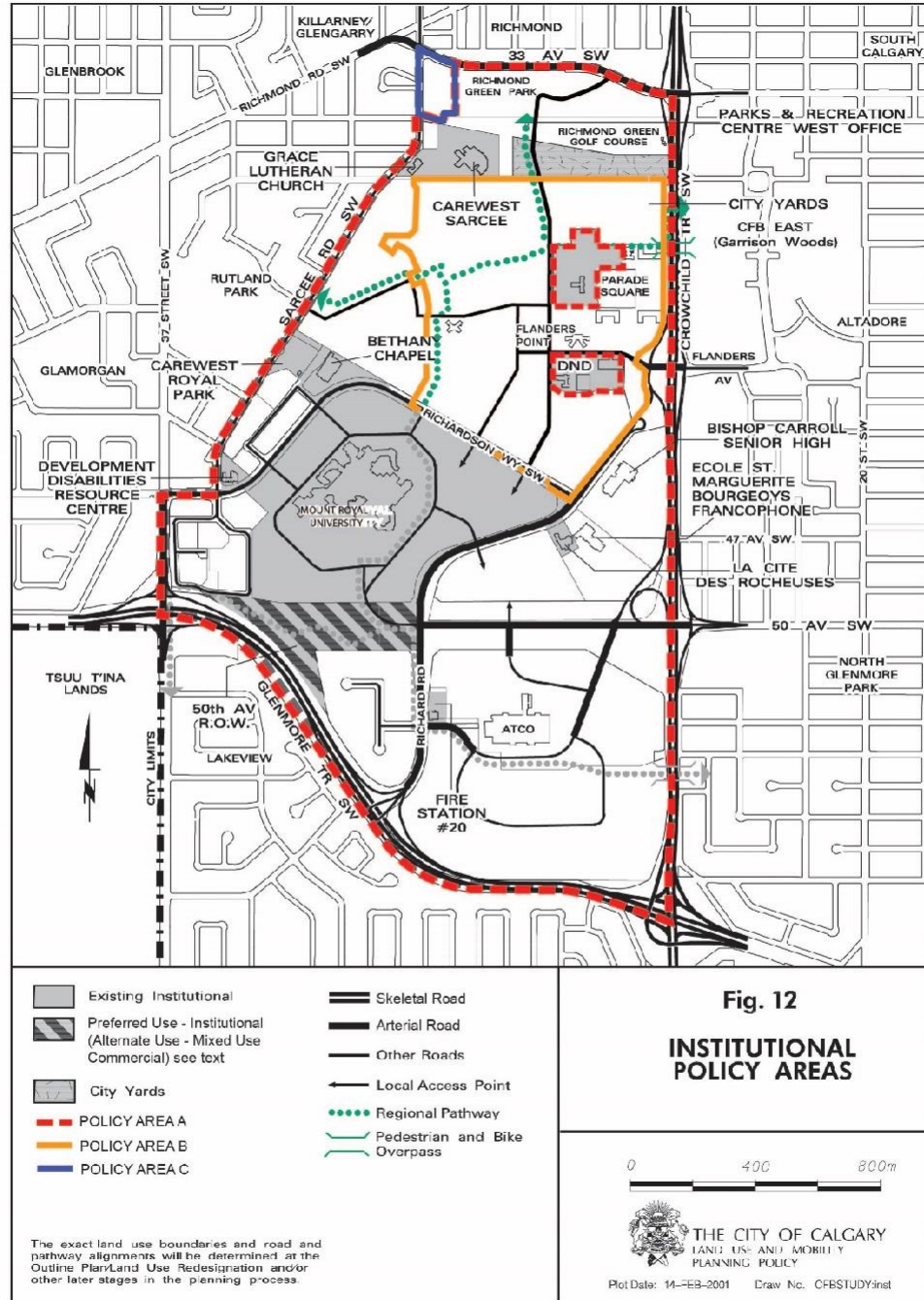
Revised Figure 11: Business/Office Policy Areas





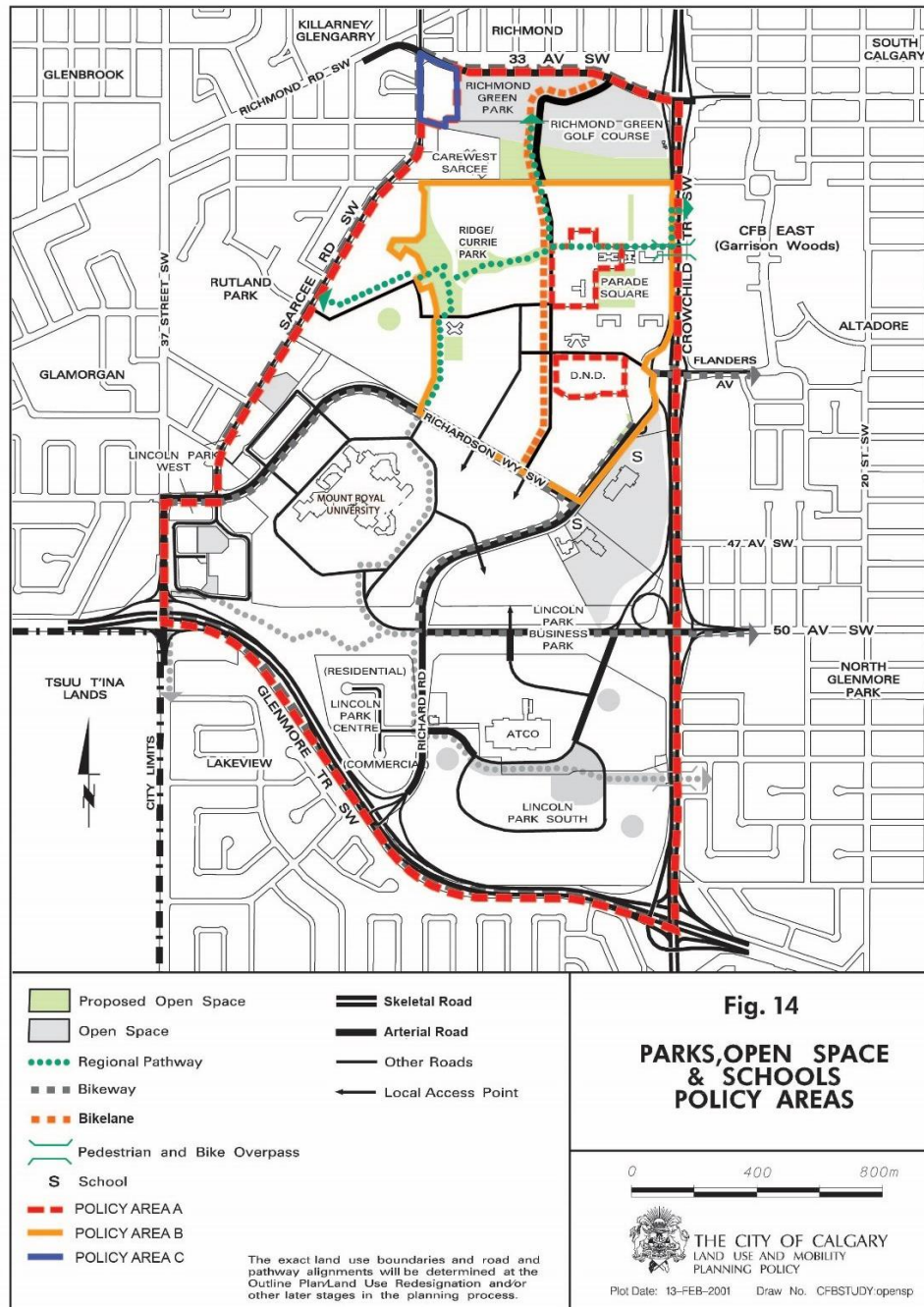
## SCHEDULE F

**Revised Figure 12: Institutional Policy Areas**



## SCHEDULE G

**Revised Figure 14: Parks, Open Space & Schools Policy Areas**



## SCHEDULE H

**Revised Figure 26: Anticipated Initial Phases of Development**

