

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Currie Barracks on the south east corner of 33 Avenue SW and Sarcee Road / 29 Street SW. The subject site is an approximately 2.2 hectare (5.4 acre) portion of Richmond Green park that is approximately 122 metres wide by 142 metres long.

Surrounding development consists of single detached housing, 1950's-era retail mall, seniors home, church, and the Richmond Green Park and former golf course.

The proposal evolved during Administration's review in several ways. The initial proposal was for a single Mixed Use - General (MU-1) District without specific height or density modifiers. Through discussions with Administration as well as a variety of community stakeholders, the applicant amended the proposal to consist of two different MU-1 Districts:

1. The MU-1 h14 District is proposed to front Sarcee Road / 29 Street SW and limits building heights to a maximum of 14 metres to accommodate a minor height increase to allow a slight height transition from the adjacent low density area on the west side of Sarcee Road / 29 Street SW; and
2. The balance of the site would have the MU-1f2.0h22 District with a maximum height of 22 metres and a maximum floor area ratio (FAR) of 2.0, as this proposed district fronts 33 Avenue, and future open space to the east.

These two proposed districts allow for modest intensification and comprehensive redevelopment across much of the site while also providing a height and density transition for the low-density residential area within Rutland Park to the west. The MU-1 District can accommodate commercial uses as an option and is not a mandatory requirement. In addition to policy amendments that align with the proposed MU-1 Districts, the applicant has also proposed key policy amendments, as follows:

1. To encourage only neighborhood-supportive commercial uses in a mixed-use format that front onto Sarcee Road and 33 Avenue; and
2. To ensure future site and building design outcomes at the corner of Sarcee Road and 33 Avenue SW will contribute to the visual interest of the public realm and a local "sense of place."

As the result of the proposed policy amendment, this proposal will result in no loss of parks and open space but rather, an overall increase of approximately 1.8 hectares of Parks and Open Space, through the addition of the Operations Work Centre site to the Parks and Open Space plan future land use in the local plan.

Community Peak Population Table

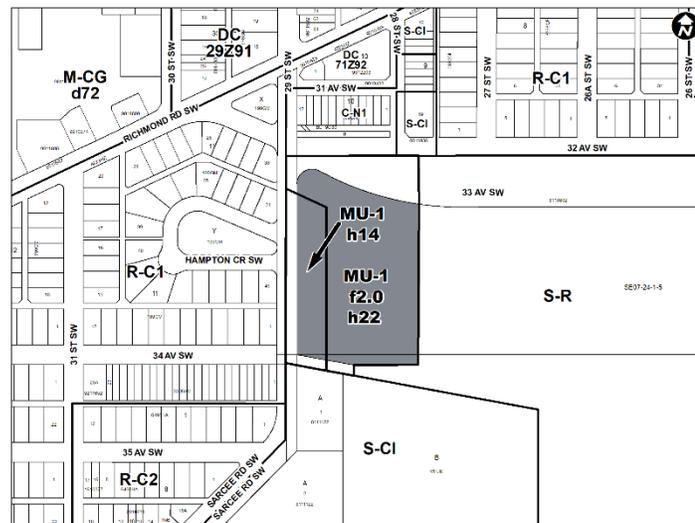
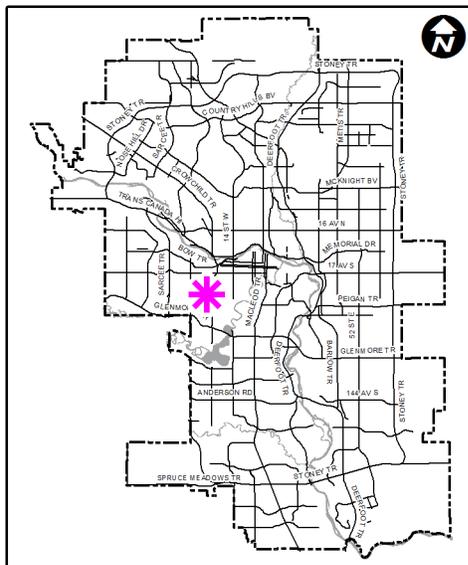
As identified below, the community of Currie Barracks reached its peak population in 2019, and the population has remained the same.

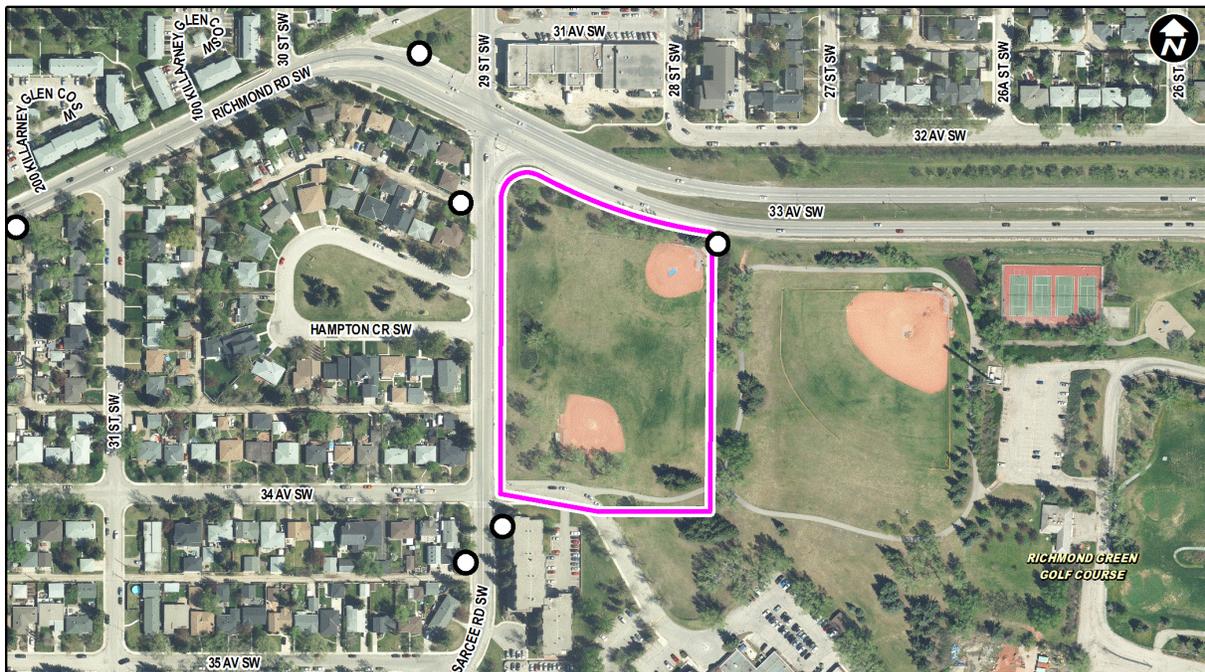
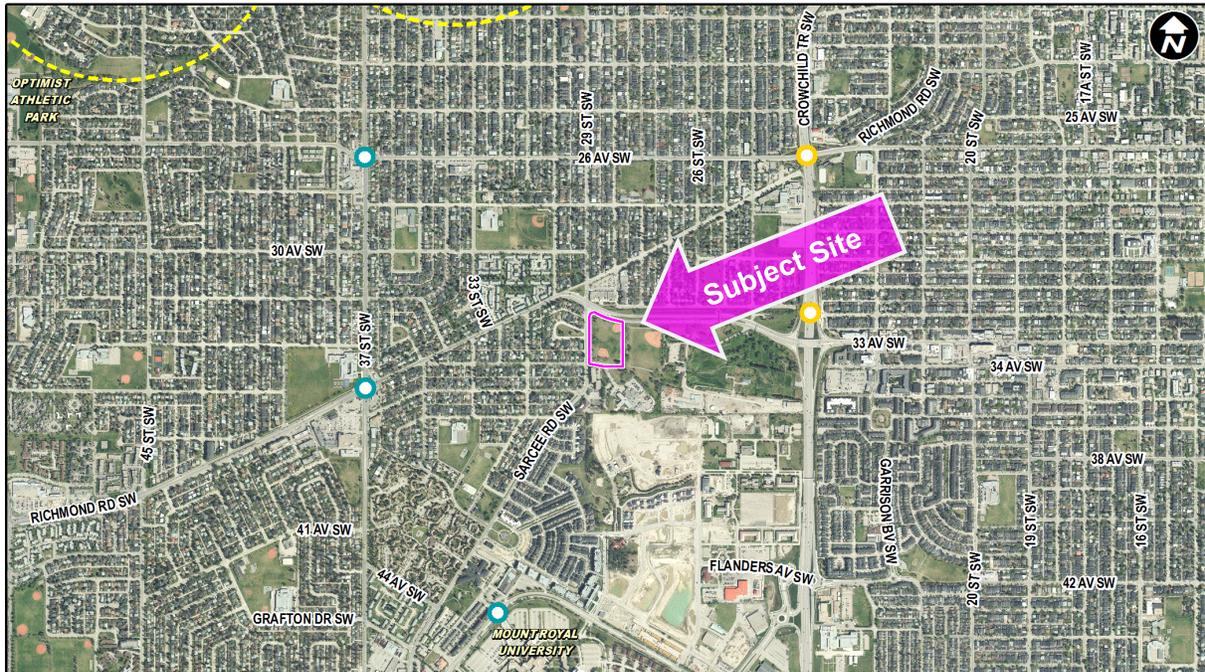
Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps







Previous Council Direction

On 2020 November 02 (PFC2020-0952), Council directed RE&DS to prepare land use and subdivision applications for the approximately two hectare (approximately five acre) parcel at 33 Avenue SW and Sarcee Road SW and if the application is approved by Council, proceed to market the property consistent with The City's established sales process. RE&DS was also directed to bring back a real estate feasibility assessment that substantiates Corporate needs at the remaining land at Richmond Green, and the Richmond Green Operations Workplace Centers (OWC), to determine further disposition opportunities and report to Priorities and Finance Committee (PFC) on or before Q4 2021.

On 16 March 2020, Council directed (RE&DS) to bring back options for the two hectare parcel at Richmond Green. This parcel is the only remaining land identified in the real estate assessment as having development potential. The recommended Stage 2 real estate assessment consists of geotechnical analysis, environmental due diligence, conceptual planning and further market research.

On 2019 October 08 (PFC2019-1227) and 2020 March 10 (PFC2020-0251), a briefing note and report were provided detailing Stage 1 findings for the six sites. Stage 1 consisted of screening each course through a feasibility assessment matrix to determine if and where land at each course could be considered for repurposing or disposition.

In 2018 November, during the One Calgary budget discussions, a Motion Arising directed Calgary Recreation to prepare a plan for a real estate and development assessment on all City-owned golf courses for the purposes of decommissioning, repurposing and/or divesting of land for reinvestment back into sustaining the overall operations of Golf. RE&DS developed a two-stage plan to complete this direction. On 2019 May 27, Council approved the two-step work plan for this work.

Planning Evaluation

Land Use

The current S-R District accommodates a range of indoor and outdoor recreation uses as well as provide for complimentary uses located within buildings provides these recreation uses.

Two MU-1 Districts are proposed for the subject lands. The proposed MU-1 Districts allow for commercial storefronts at-grade along the street to create a street-oriented building and provides opportunities for a mix of commercial and residential uses in the same building, as follows:

1. The proposed MU-1h14 District would be located along most of Sarcee Road / 29 Street SW and allows for a maximum building height of 14 metres, which is approximately four storeys.
2. The proposed MU-1f2.0h22 District would comprise the remaining subject site, allowing for a maximum floor area ratio (FAR) of 2.0, which equates to a building floor area of approximately 39,000 square metres. The proposed building height maximum of 22 metres would allow for approximately six storeys.

The proposed MU-1 Districts are appropriate on this site as it is adjacent to the existing Richmond Green open space to the east, and existing Grace Lutheran Manor multi-residential development to the south. The subject site is an appropriate location for a mix of uses as it is surrounded by three roadways, with the 33 Avenue SW arterial to the north, Sarcee Road / 29 Street SW to the east and a new extension of 34 Avenue SW to the south, which provide different development frontages that the site and the surrounding community can benefit from. The site also benefits from having Sarcee Road / 29 Street SW providing some separation with the nearby low-density residential community of Rutland Park. This mixed-use site would also offer multiple access opportunities for all travel modes including multiple transit routes along 33 Avenue SW to the north and the nearby primary transit network along Crowchild Trail as well as the existing shared bikeway along Sarcee Road / 29 Street SW. The proposed MU-1 Districts are also appropriate for this site as there will be no loss in overall Parks and Open Space as shown in the *Revised CFB West Currie Barracks Master plan* (Currie Plan). The proposed policy amendment would compensate for the loss of 2.2 hectare of open space within the subject site by re-classifying the former Operations Workforce Centre (OWC) lands of 4 hectares to the Parks & Open Space typology, resulting in an overall increase of approximately 1.8 hectares of open space within Currie Barracks, as shown in the Currie Plan.

The applicant had evaluated the potential to use several other land use districts including Multi-Residential Contextual Medium Profile (M-C2) District, the Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District and a Direct Control district as part of this application and each of them were not chosen because each came with different development limitations that would not align with their proposed development concept, namely allowing for a suitable range of commercial uses in combination with the residential use. The applicant believes that the M-C2 and M-H1 Districts are too restrictive with regards to allowable uses and their placement and maximum size on the site. The M-X2 District was also unworkable as it has the same minimum and maximum commercial use area of 300 square metres, which makes it particularly difficult to accommodate businesses at the development permit stage. The applicant determined, and the Planning review supports

that a Direct Control District was not necessary as the use of modifiers on a MU-1 District, in combination with policy amendments would allow for the desired development outcome.

Development and Site Design

If approved by Council, the rules of the proposed MU-1h14 District and MU-1f2.0h22 District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that would be considered during the review of the subsequent subdivision application and development permit application include the following highlights:

- 1) The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan;
- 2) Prior to development or any construction activities, Parks Infrastructure must be notified in advance to salvage the ball diamond materials and assets as much as possible from the subject site.
- 3) Throughout the development process, all recommendations and mitigation measures outlined in the final version of Preliminary Natural Site Assessment (PNSA) must be adhered to.

Public Realm

A sense of place should be created at the southeast corner of 33 Avenue SW and Sarcee Road SW that provides visual interest and identity to this policy area, in the context of the proposed uses at this location. This could be achieved through building placement and height, landscape elements, plazas or vistas, a diversity of uses or other design elements. Examples of how this could be accomplished include but are not limited to the following suggestions, as shown in the following concept schemes Figure 1-3, below:

- **Figures 1 and 2:** If future development will be a mid-rise (4-6 storey) buildings, use the building design itself to create a visual landmark.
- **Figure 3:** If future development will be predominantly town housing or row housing buildings, activate this corner using landscaping treatment and enhanced architectural treatment to create a recognizable focal point.



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY
FILE: LOC2021-0043 **FIGURE 1** **SUGGESTED OPTION**



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY
FILE: LOC2021-0043 **FIGURE 2** **ALTERNATIVE 2**



FILE: LOC2021-0043

FIGURE 3

ALTERNATIVE 3

Site and Building Design

- Ensure a mix of building typologies from three-storey townhouses, four-storey mid-rise residential to six-storey mixed use buildings.
- Ensure appropriate distances, massing with variations in setbacks, step-backs, rooflines, and varied heights that create animated streetscape edges.
- Consider 3 to 4.5 metre front setbacks that include direct access to ground residential units, semi-private patios and well landscaped interfaces. Mixed use buildings with retail at ground could vary setbacks from 0 to 3 metres to provide spaces for seasonal activation and storefront visibility
- All buildings, especially buildings located along 33 Avenue SW and Sarcee Road SW should provide architectural articulation on the main building entrances with canopies, enhanced lighting, branding features and other identification/wayfinding signage.
- All future buildings should provide high quality design that uses high quality with durable signature materials, architectural articulation and a variety of textures and colour treatments to avoid creation of repetitive streetscapes.

Commercial Frontage

Commercial uses should be focused in a mixed-use format at the intersection of along 33 Avenue SW and Sarcee Road SW. Neighbourhood supporting commercial uses such as retail and consumer services, professional offices and food service uses should be integrated within residential development.

Subdivision Design

The accompanying outline plan provides a framework for subdivision that consists of a single mixed-use parcel with a total anticipated 283 dwelling units. The outline plan data sheet is available under Attachment 8 of the Cover Report.

The subject site will be subdivided as a single parcel from the Richmond Green parent parcel. The subject site would be split-zoned with the two proposed MU-1 Districts but would not be subdivided further. Future subdivision within each of these district areas to potentially implement the development concept provided with this application would be determined by a future developer. A future public realm enhancement is being proposed at the southeast corner of 33 Avenue SW and Sarcee Road / 29 Street SW, as described in the Public Realm section above. An extension to 34 Avenue SW is also proposed along the southside of the subject site, in addition other improvements described in the Site Access and Traffic section below. This new road extension will continue to allow access to Grace Lutheran Manor and the Carewest Sarcee facility.

No Municipal Reserves, either in land dedication or cash-in-lieu, are being taken as part of this application. The developer shall register a Deferred Reserve Caveat in the amount of 2.14 hectares onto the parent parcels to ensure the provision of Municipal Reserve in the remaining Richmond Green area at such time as a future subdivision of the site takes place.

The outline plan data sheet is available under Attachment 9.

Density and Intensity

The land use amendment and associated outline plan will provide for development that achieves both the MDP and the Currie Plan minimum density and intensity targets (population and jobs). This will help to support future transit and community amenities within the surrounding area.

Within the subject site, the associated outline plan application proposes to accommodate a residential dwelling unit range between 50 to 400 units, a population range of 100 to 700 new people and the potential for anywhere between 10 to 50 new jobs.

Based on the applicant's development concept, the proposed outline plan anticipates there will be 283 new dwelling units that will result in an increase of 535 population and jobs.

This anticipated residential density achieves the minimum of 24 units per hectare (10 units per acre) and maximum of 205 units per hectare (83 units per acre), as well as the anticipated intensity of a minimum of 56 and maximum of 384 population and jobs per hectare for Policy Area 'C' required by the Currie Plan Policy Area 'C', as amended.

This anticipated density achieves the minimum residential density of 20 units per hectare (8 units per acre) required by the MDP.

Transportation

Site Access and Traffic

Primary vehicular access to the subject site is provided from an extension of 34 Avenue SW proposed with this application, and from a proposed access on Sarcee Road SW, which connects to 33 Avenue SW further to the north.

Pedestrian connectivity has been provided along the site frontages through the placement of new 3 metre wide multi-use pathways on Sarcee Road SW, and on 34 Avenue SW, that will connect to the Richmond Green Park space. There is an existing sidewalk along the north side of site along 33 Avenue SW which will be expanded with this application to a multi-use path. A

connection from the new multi-use pathway on 33 Avenue SW to the Richmond Green Park space on the northeast side of the site will also be provided.

A Transportation Impact Assessment (TIA) was submitted in support of the subject application. The TIA identified improvements at the intersection of Sarcee Road SW and 33 Avenue SW that will be investigated further through the detailed design phase including additional queuing space for the northbound right turning movement and upgrades to the pedestrian crossing of that movement.

Transit

Currently the site is serviced by a bus Route 66 with both a northbound, and southbound stop at the intersection of Sarcee Road SW and 34 Avenue SW, which provides access through Currie Barracks and Mount Royal University, and to a number of other routes on Crowchild Trail.

Environmental Site Considerations

A Phase I & II Environmental Site Assessment report was provided and reviewed by the Environmental & Safety Management group. No further action is required at this time.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available to service the subject site.

Development servicing requirements will be determined at the future development permit and development site servicing plan (DSSP) stage(s).

1. It should be noted that a new water connection will need to be established for Parks' irrigation system, which may involve a water main extension. A condition of approval for this Outline Plan states that as a condition of approval for the first tentative plan, Calgary Parks and the RE&DS will enter into an Memorandum of Understanding (MOU) to establish how new water service will be provided to the existing park irrigation system within the parent parcel. Implementation of the agreed upon solution will be a requirement/condition within the Purchase and Sales agreement for the parcel prior to the existing park water connection being disconnected to accommodate the development of the subject site.

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 and policy amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2020)

The [Municipal Development Plan](#) identifies the subject site as Developed Residential – Inner City typology within Map 1 Urban Structure. The proposed outline plan application meets the

MDP policy though an increase in residential density and maintains the existing character of the surrounding neighborhood by ensuring buildings will maximize front door access to the street and principle public areas to encourage pedestrian activity. At-grade retail is encouraged along streets to provide continuous, active, transparent edges. The MU-1h14 District that fronts onto Sarcee Road / 29 Street SW provides for a height transition between existing low-density residential area across the street and the higher buildings heights that would be allowed on the remaining site.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

Revised CFB West Currie Barracks Master Plan (Non-Statutory – 2015)

The [Revised CFB West Currie Barracks Master plan](#) identifies the subject site as Parks and Open Space. Policy requires that any reconfiguration of existing park area should not reduce either the overall recreational functionality of the area or total amount of open space (Section 12.3.4). While this proposed land use and policy amendment would see a reduction in open space on the subject site, this proposal aligns with this policy as there will be a net increase in open space within the Richmond Green area that results from the inclusion of the former OWC lands within the Parks and Open Space typology. To facilitate this land use amendment, a policy amendment will identify the subject site as Policy Area C within the plan, providing customized guidance for local “neighborhood supportive” commercial uses only that are address the street in a mixed-use building format. This policy amendment will also ensure a maximum height of 4 storeys along most of Sarcee Road / 29 Street SW and a maximum building height of 6 storeys within the rest of the subject site. This policy amendment will also ensure a high-quality public realm through direction to provide an area of visual interest and sense of place at the south east corner of 33 Avenue and Sarcee Road / 29 Street SW.