

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

1. The Revised CFB West Currie Barracks 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.

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.

	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

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					

- revised Table 3 entitled “CFB West Employment Estimates” below.
- (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):
    - “(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” included in Schedule G.

- (n) Under Section 13.3.2 entitled “Density” add a subsection (5) the following after subsection (4)d:

**“(5) Residential Policy Area C**

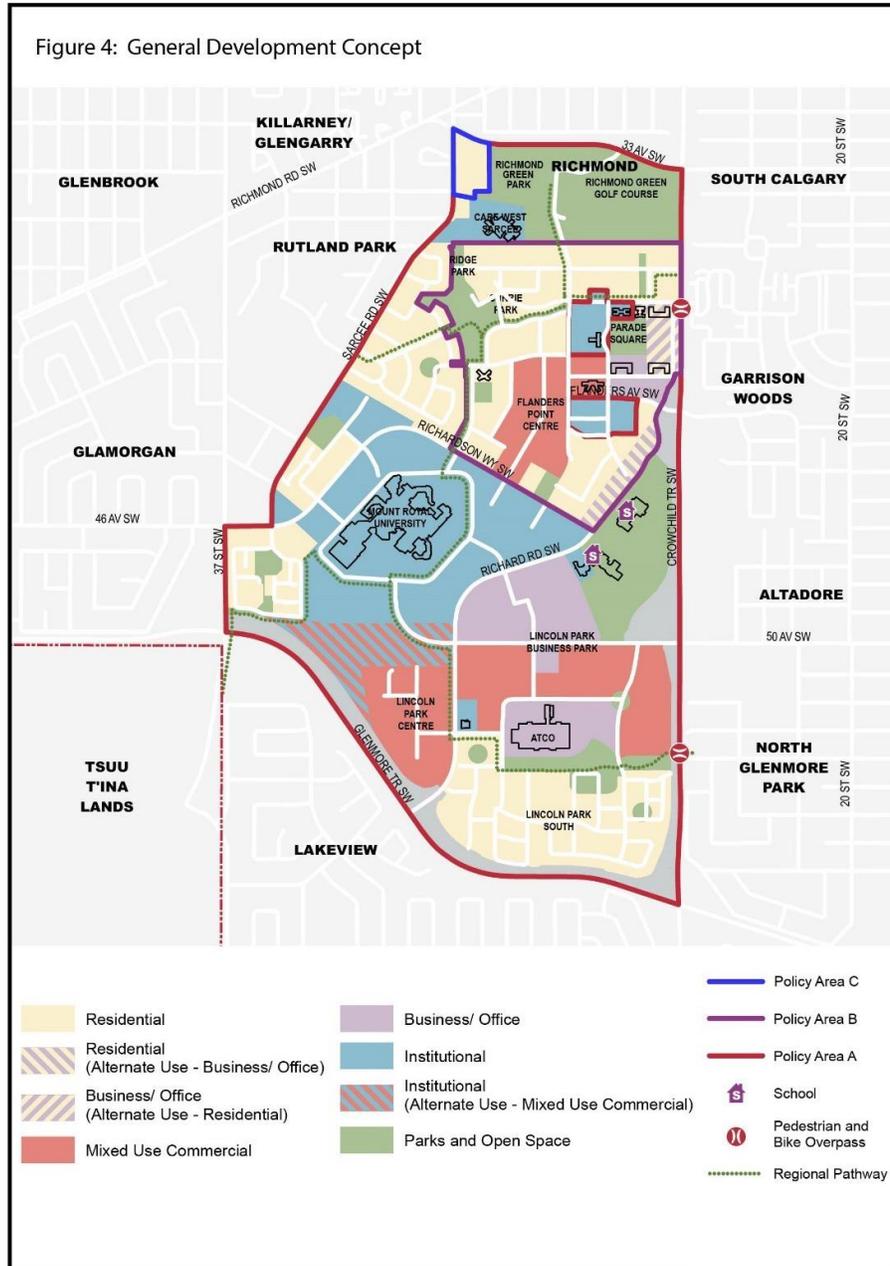
The overall average residential density to be achieved within the entire Residential Policy Area C shall range between a minimum of 24 units per gross developable hectare and a maximum of 190 units per gross developable hectare.”

- (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.

TEXT FOR DISCUSSION

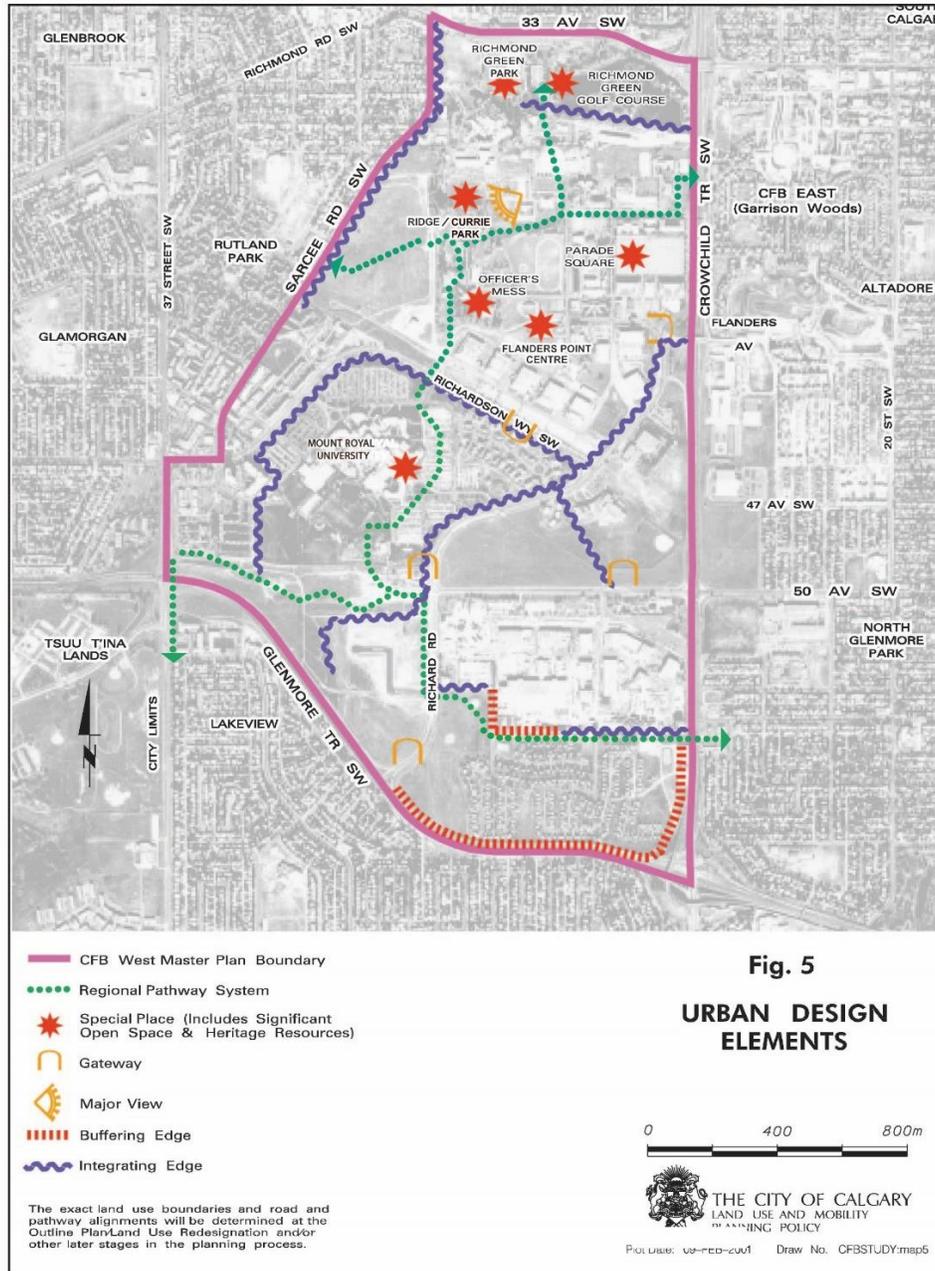
**SCHEDULE A**

**Revised Figure 4: General Development Concept**



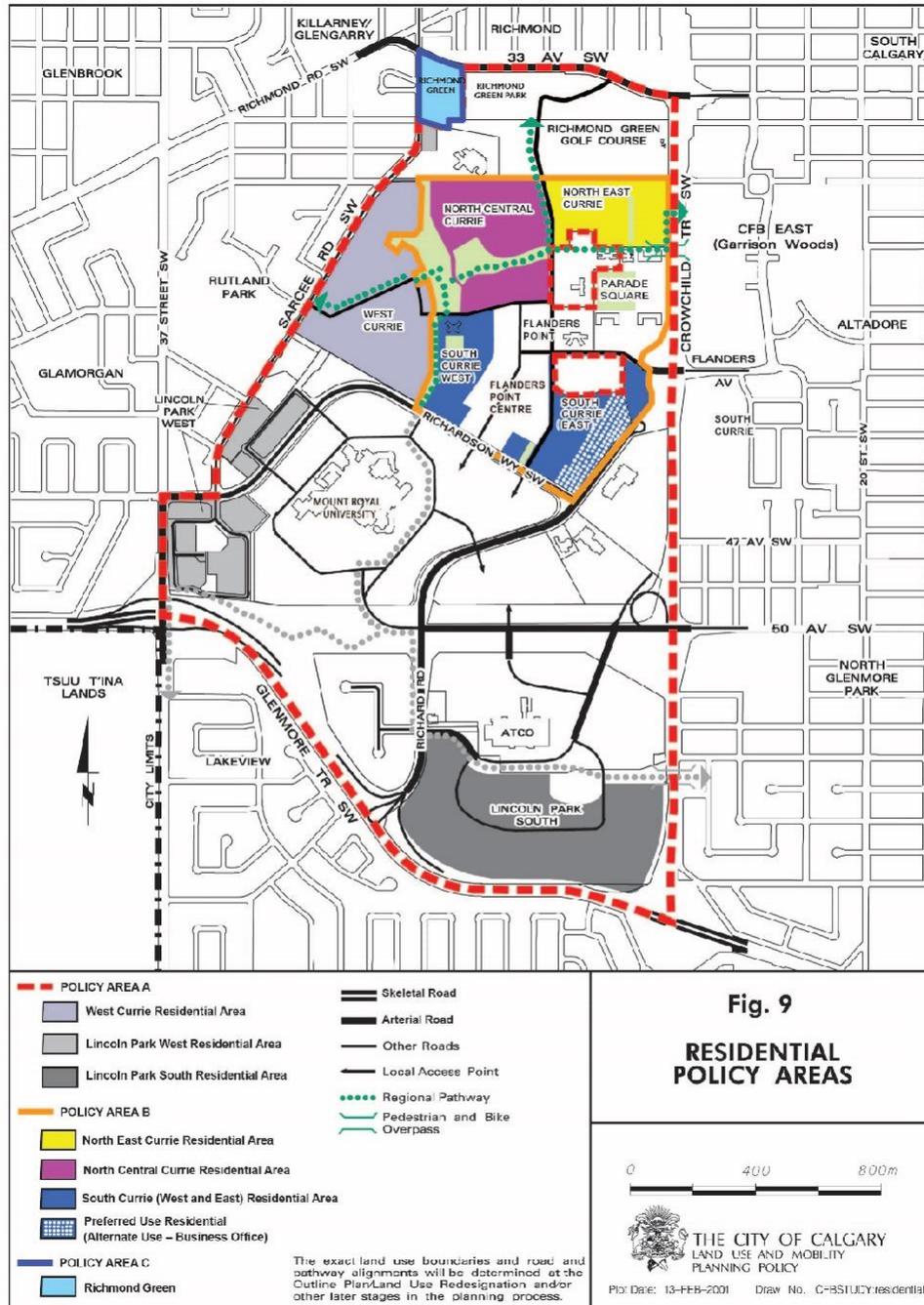
**SCHEDULE B**

**Revised Figure 5: Urban Design Elements**



**SCHEDULE C**

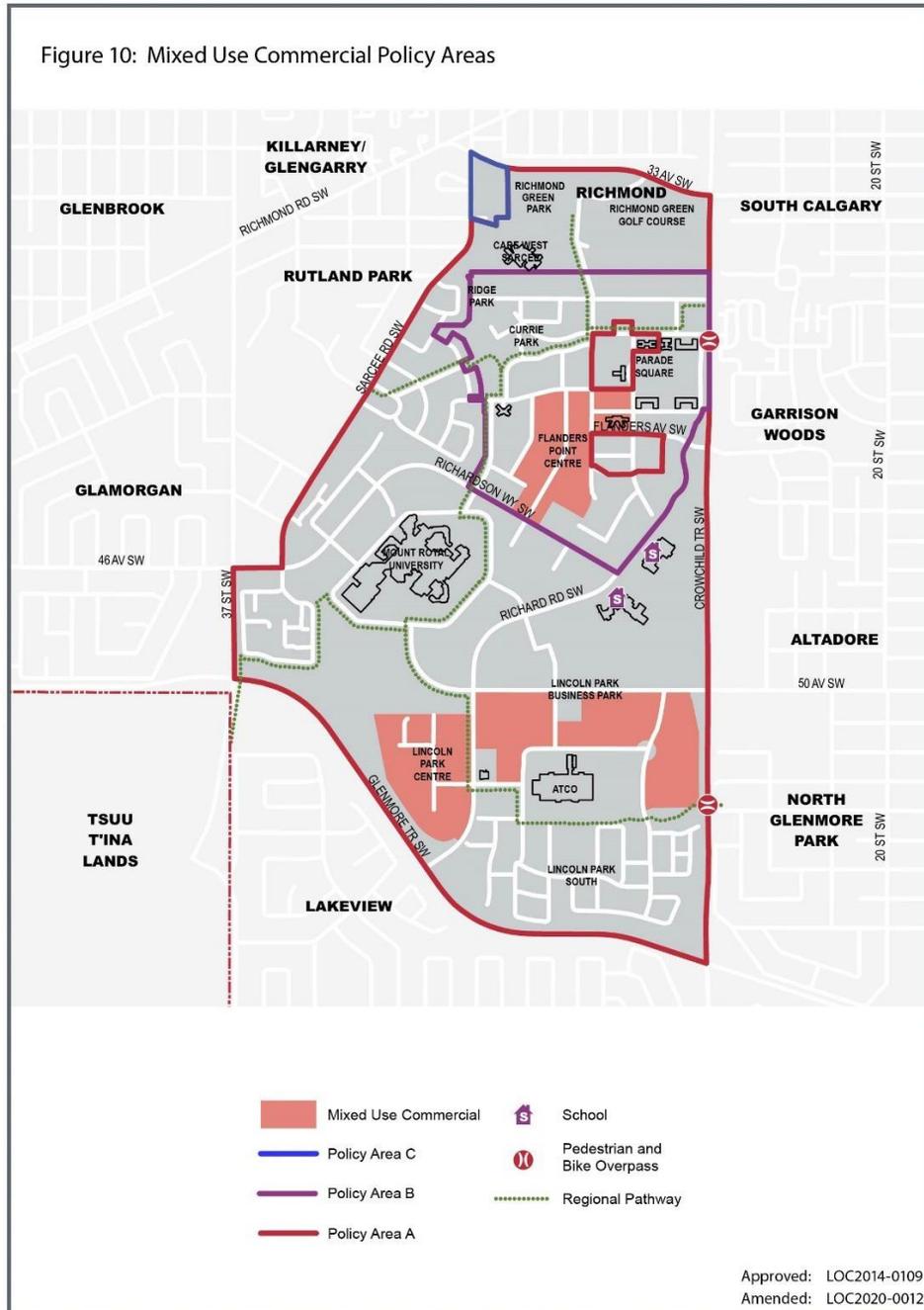
**Revised Figure 9: Residential Policy Areas**



**SCHEDULE D**

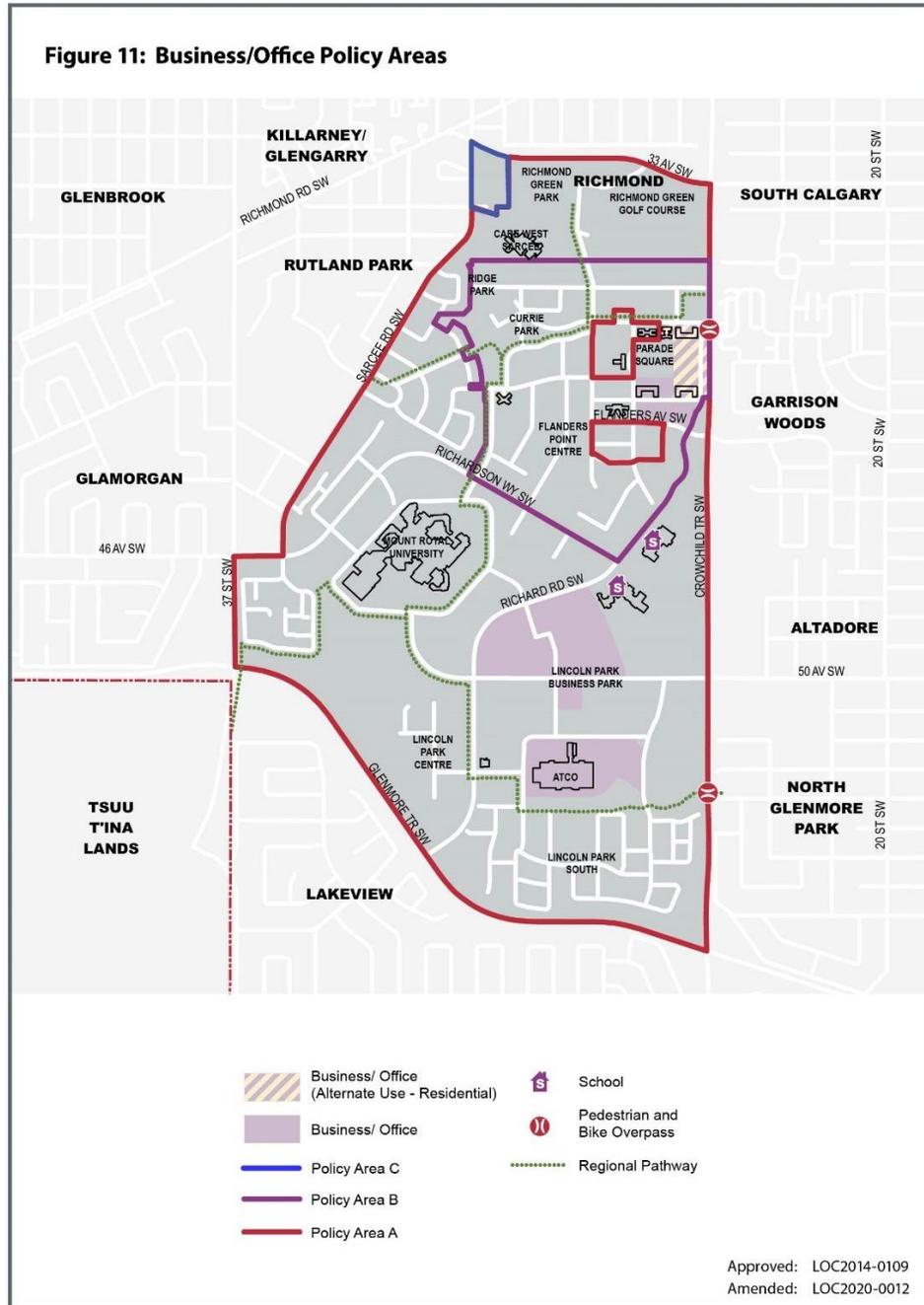
**Revised Figure 10: Mixed Use Commercial Policy Areas**

Figure 10: Mixed Use Commercial Policy Areas



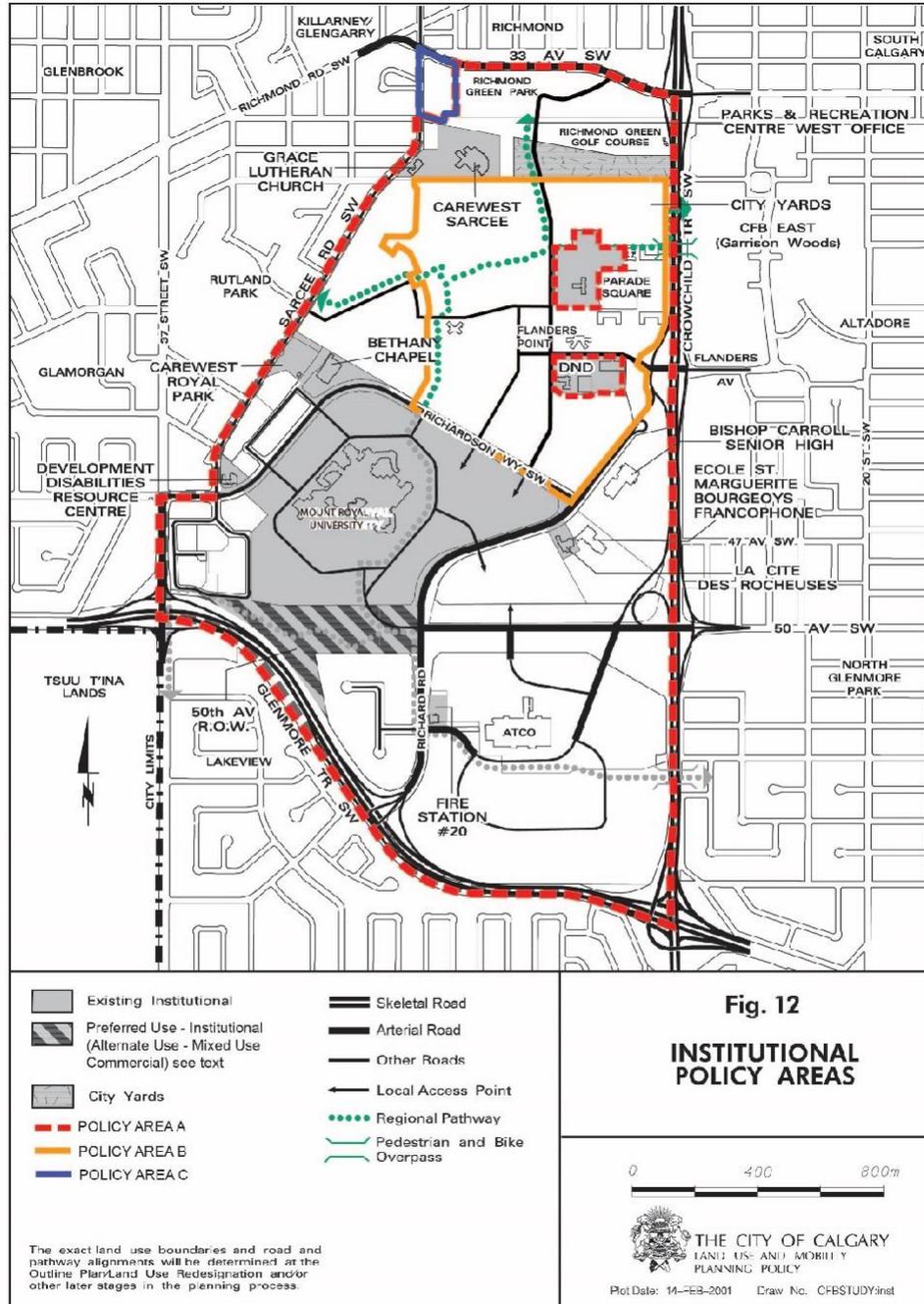
**SCHEDULE E**

**Revised Figure 11: Business/Office Policy Areas**



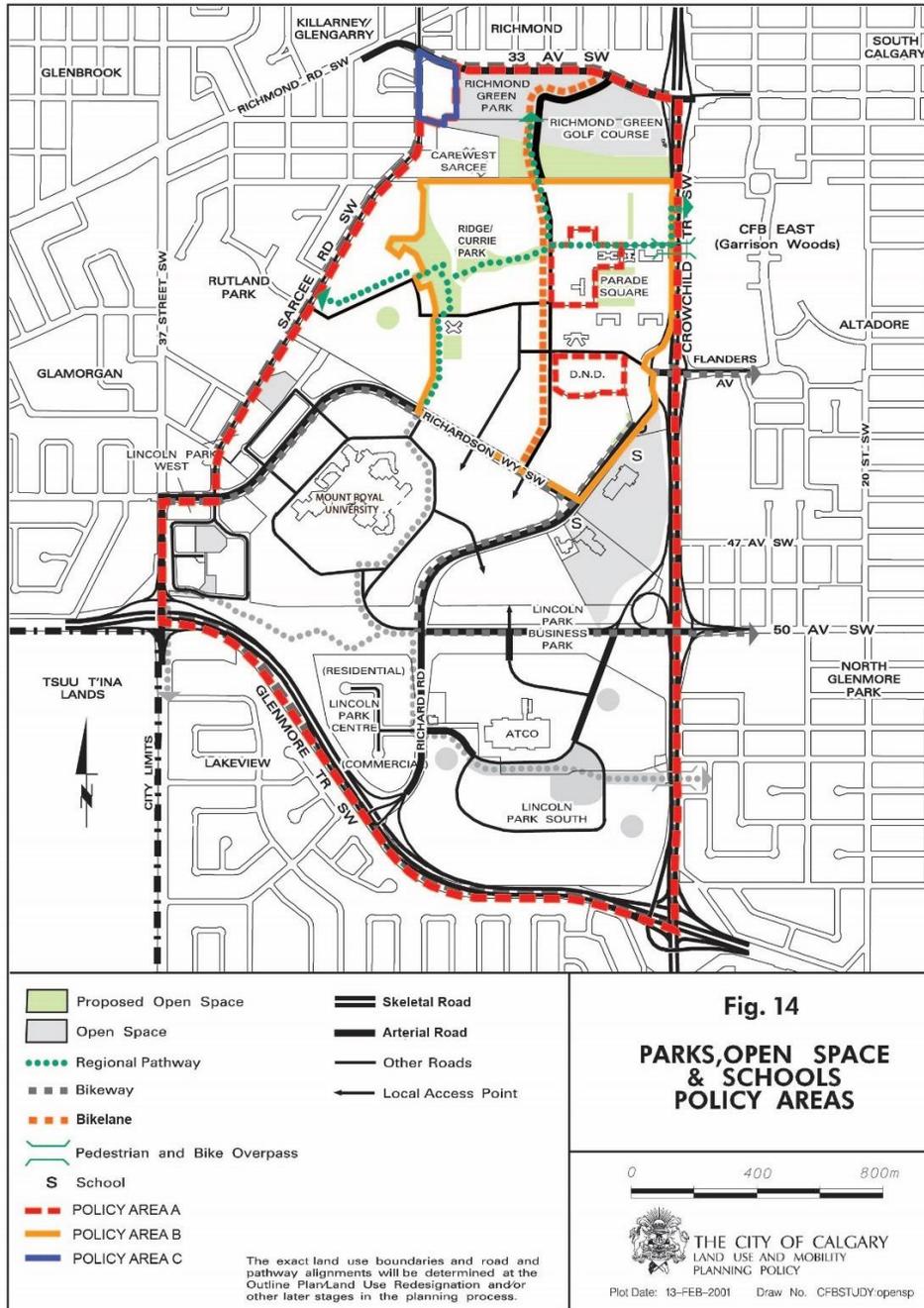
**SCHEDULE F**

**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**

