

Planning & Development Report to
Calgary Planning Commission
2020 June 17

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**Policy Amendment, Land Use Amendment and Outline Plan in Currie Barracks
(Ward 8) at multiple addresses, LOC2021-0043**

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan (Attachment 7) located at 2539 – 33 Avenue SW and 3435 Crowchild Trail SW (Portion of NE1/4 Section 6-24-1-5; Portion of Section 7-24-1-5, Subdivisions 1 and 2) to subdivide 2.21 hectares \pm (5.46 acres \pm), with conditions (Attachment 8).

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the amendments to the **Revised Currie Barracks CFB West Master Plan** (Attachment 3); and
3. Given three readings to the proposed bylaw for the redesignation of 2.21 hectares \pm (5.46 acres \pm) located at 2539 – 33 Avenue SW and 3435 Crowchild Trail SW (Portion of NE1/4 Section 6-24-1-5; Portion of Section 7-24-1-5, Subdivisions 1 and 2) from Special Purpose – Recreation (S-R) District to Mixed Use - General (MU-1h14) District and Mixed Use - General (MU-1f2.0h22) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the subject site from a City recreation area to allow for mixed use development with commercial and residential uses in the same building.
- The proposal allows for an appropriate development intensity and set of uses along the 33 Avenue commercial corridor and Sarcee Road / 29 Street SW collector road and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the **Revised Currie Barracks CFB West Master Plan** (Currie Plan), as amended.
- What does this mean to Calgarians? More housing opportunities for inner city living with access to alternative transportation modes and allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities that may help activate this part of Richmond.
- To accommodate this proposal, amendments to the **Revised Currie Barracks CFB West Master Plan** are required.
- A development permit has not been submitted at this time.
- On 2020 November 02, Council directed Real Estate and Development Services to prepare and submit a land use application to enable the redevelopment of approximately two hectares (approximately five acres) of land on the northwest portion of the site, and, if the land use application is approved by Council, to continue to the disposition process for selling municipal land.
- Strategic Alignment to Council's Citizen Priorities: A healthy and green city

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DISCUSSION

This application is located in the southwest community of Currie Barracks and was submitted by O2 Planning and Design on behalf of the landowner, The City of Calgary Real Estate and Development Services (the “applicant”), on 2021 March 12. The Applicant Submission letter is included under Attachment 2. The subject site is located on the southeast corner of 33 Avenue and Sarcee Road SW and is currently developed as an open space with two small ball diamonds that back onto each other. No development permit applications have been submitted at this time.

The City of Calgary owns approximately 21 hectares of land in in subject area between Sarcee Road SW and Crowchild Trail SW, south of 33 Avenue SW. The land includes the former Richmond Green golf course and operations depot, tennis courts, ball diamonds, one small office building, a toboggan hill and a child’s playground. It is noted that these lands have not been designated as Municipal Reserve; however, the lands will be subject to reserve dedication as per the subdivision process. On 2020 November 02, Council directed the City of Calgary Real Estate and Development Services to:

1. Undertake a Needs Assessment for the long-range use of this entire 21 hectare parent parcel area; and
2. File the subject land use application to enable multi-residential land use and a sale of these lands in the northwest corner of the parent parcel.

The subject application proposes to create an approximately 2.2 hectare parcel from the parent parcel. The [Needs Assessment](#) (PFC2021-084), conducted by the applicant, supports this application and highlights the need to preserve the remaining land (approximately 18.84 hectares) for both open space and water infrastructure needs. The Needs Assessment will be reviewed by the Priorities and Finance Committee (PFC) at their 2021 June 08 meeting, and a recommendation will then go forward to Council on 2021 June 21.

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 the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the surrounding community associations were appropriate. In response, the applicant held a virtual open house event on 2021 May 04 that was attended by over 200 stakeholders. The applicant also undertook extensive engagement with the surrounding community associations (Rutland Park, Richmond Knobhill, Glamorgan and Killarney Community Associations), Canada Lands Company, Calgary West Little League Association, Grace Lutheran Manor and Carewest

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Sarcee. An [engagement website](#) was also created to provide general information about this application and the broader future of Richmond Green park. 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 and published [online](#), and notification letters were sent to adjacent landowners.

Administration received 314 letters of opposition and 16 letters of support from the public. The letters of opposition included the following areas of concern:

- Uncertainty of the application boundary and whether or not the area can be redesignated
- Uncertainty of the changes pertaining to the parks existing infrastructure (e.g. ball diamonds)
- Setting precedence for future dispositions of other existing park space
- Potential impacts from increased residential density, commercial activity, increased traffic, etc.
- That the future of Richmond Green should be provided by Council prior to any land use applications being considered.

The letters of support speak to how residents appreciated that the revenue generated from this land sale could be reinvested into Richmond Green by creating a more usable open space and recreation areas. They also spoke to how redevelopment would provide new commercial services within walking distance and how an increase in area residents may lead to better transit service and infrastructure.

Rutland Park Community Association provided a letter in opposition on 2021 April 13. Killarney Community Association provided a letter indicating a neutral position and suggesting application changes on 2021 April 19 and a letter of support on 2021 June 10. Glamorgan Community Association provided a letter in opposition on 2021 April 23. Richmond Knob Hill Community Association provided a letter in opposition on 2021 April 11. Details from these responses can be found under Attachment 5:

The key concerns highlighted in the community associations letters were that this proposal:

- May result in a decrease of open space and that Richmond Green should be comprehensively planned prior to application decision;
- May not be compatible with existing Rutland Park single detached housing due to increased heights and densities and does not align with the Currie Plan; and
- May set a precedent for future decisions to redesignate other existing parks in Calgary.

The Canada Lands Company (CLC) is the original landowner in Currie Barracks and was circulated as part of this application. CLC provided a response on 2021 April 15 (Attachment 6) highlighting the importance of ensuring there is no loss of existing open space and any future developments should be in accordance with the Currie Plan.

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Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The inclusion of the MU-1h14 District along Sarcee Road / 29 Street SW ensures an appropriate building height transition between the Rutland Park single detached homes and the remainder of the subject site. The proposed policy amendments will allow for an increase of open space within Richmond Green by reclassifying the former Operations Works Centre lands. They also ensure appropriate context-sensitive commercial uses as well as residential uses along Sarcee Road / 29 Street SW. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage. To provide reassurance that this application aligns with the future comprehensive redevelopment of Richmond Green, the applicant will bring their Needs Assessment report to the Priorities and Financial Committee ahead of this application going to Calgary Planning Commission.

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

IMPLICATIONS

Social

The proposed application supports mixed-use development that aligns with the *Municipal Development Plan's* goal of Greening the City by providing opportunities for more local travel choice by walking, wheeling and transit. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

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

Economic

The proposed application enables the development of 283 residential dwelling units and an undetermined amount of commercial space given the flexible nature of the MU-1 District. The development provides housing opportunity, supports local business, and employment opportunities within the community of Currie Barracks.

Service and Financial Implications

No anticipated financial impact.

RISK

There is a risk that approval of this outline plan may result in the loss of existing open space within Richmond Green if the recommendations of Real Estate and Development Service's Needs Assessment (providing for new open space) are not approved. To mitigate this risk, the applicant intends to take the Needs Assessment report and recommendations to Council on 2021 June 21 prior to the Public Hearing of 2021 July 26 when the subject application will be

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heard by Council. This would allow Council to consider and decide on the Needs Assessment recommendations a month in advance of Council proceedings on the subject application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Proposed Amendment to **Revised Currie Barracks CFB West Master Plan**
4. Applicant Outreach Summary
5. Community Association Responses
6. Canada Lands Company Response
7. Proposed Outline Plan
8. Proposed Outline Plan Conditions of Approval
9. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

