

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

EXECUTIVE SUMMARY

The proposed land use amendment is intended to accommodate the ongoing use of existing buildings and open spaces within Currie Barracks by replacing the current DC Direct Control Districts with new DC Districts that allow for greater flexibility for ongoing commercial and light industrial uses on an interim basis, while keeping the provisions for ultimate redevelopment otherwise intact.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 05

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 159D2016, 160D2016, 161D2016, 162D2016, 163D2016, 164D2016 and 165D2016; and

1. **ADOPT** the proposed redesignation of 12.08 hectares \pm (29.82 acres \pm) located at 230 Dieppe Drive SW (Portion of Plan 1610245, Block 1, Lot 8) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 159D2016.
3. **ADOPT** the proposed redesignation of 7.01 hectares \pm (17.30 acres \pm) located at 230 Dieppe Drive SW (Portion of Plan 1610245, Block 1, Lot 8) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 160D2016.
5. **ADOPT** the proposed redesignation of 4.93 hectares \pm (12.16 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 161D2016.

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

7. **ADOPT** the proposed redesignation of 5.61 hectares \pm (13.86 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
8. Give three readings to the proposed Bylaw 162D2016.
9. **ADOPT** the proposed redesignation of 10.91 hectares \pm (26.94 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
10. Give three readings to the proposed Bylaw 163D2016.
11. **ADOPT** the proposed redesignation of 6.57 hectares \pm (16.21 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
12. Give three readings to the proposed Bylaw 164D2016.
13. **ADOPT** the proposed redesignation of 0.61 hectares \pm (1.51 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate mixed use development with interim uses, in accordance with Administration's recommendation; and
14. Give three readings to the proposed Bylaw 165D2016.

REASON(S) FOR RECOMMENDATION:

Administration recommends approval of the proposed land use amendment as they allow for continued use of existing buildings and open space in alignment with current practice while maintaining the regulatory framework for overall redevelopment.

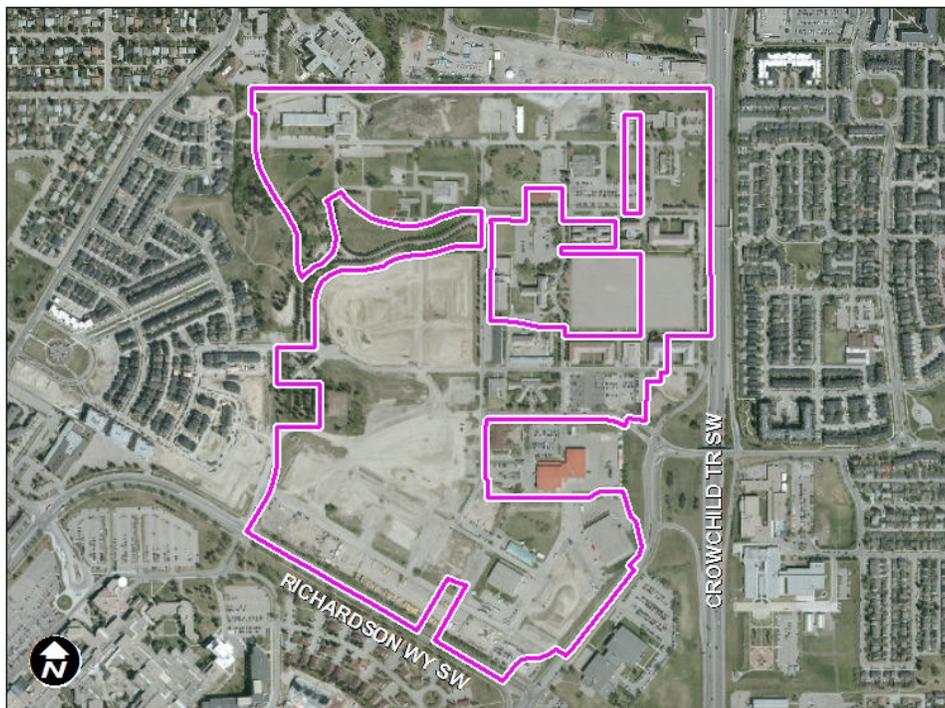
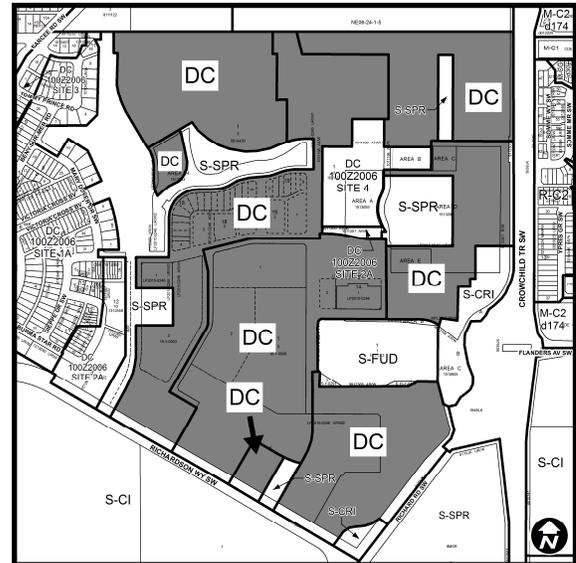
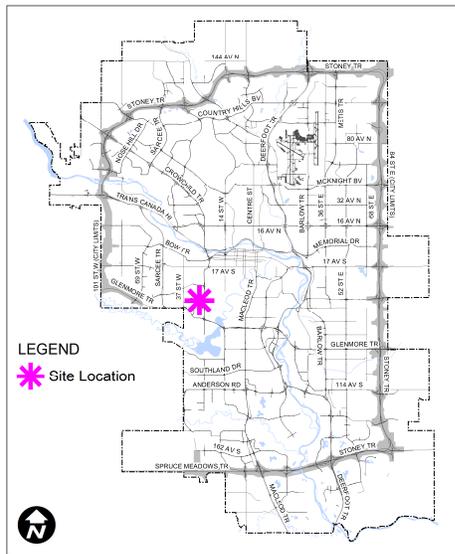
ATTACHMENTS

1. Proposed Bylaw 159D2016
2. Proposed Bylaw 160D2016
3. Proposed Bylaw 161D2016
4. Proposed Bylaw 162D2016
5. Proposed Bylaw 163D2016
6. Proposed Bylaw 164D2016
7. Proposed Bylaw 165D2016

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

LOCATION MAPS



LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT** the proposed redesignation of 12.08 hectares \pm (29.82 acres \pm) located at 230 Dieppe Drive SW (Portion of Plan 1610245, Block 1, Lot 8) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX II);

Moved by: C. Friesen **Carried: 7 – 0**
Absent: J. Gondek
2. Recommend that Council **ADOPT** the proposed redesignation of 7.01 hectares \pm (17.30 acres \pm) located at 230 Dieppe Drive SW (Portion of Plan 1610245, Block 1, Lot 8) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX III);

Moved by: C. Friesen **Carried: 7 – 0**
Absent: J. Gondek
3. Recommend that Council **ADOPT** the proposed redesignation of 4.93 hectares \pm (12.16 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX IV);

Moved by: C. Friesen **Carried: 7 – 0**
Absent: J. Gondek
4. Recommend that Council **ADOPT** the proposed redesignation of 5.61 hectares \pm (13.86 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX V);

Moved by: C. Friesen **Carried: 7 – 0**
Absent: J. Gondek
5. Recommend that Council **ADOPT** the proposed redesignation of 10.91 hectares \pm (26.94 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX VI);

Moved by: C. Friesen **Carried: 7 – 0**
Absent: J. Gondek

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

6. Recommend that Council **ADOPT** the proposed redesignation of 6.57 hectares \pm (16.21 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX VII); and

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

7. Recommend that Council **ADOPT** the proposed redesignation of 0.61 hectares \pm (1.51 acres \pm) located at 4225 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate mixed use development with interim uses with guidelines (APPENDIX VIII).

Moved by: C. Friesen
Absent: J. Gondek

Carried: 7 – 0

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Applicant:

Brown & Associates Planning Group

Landowner:

Canada Lands Company CLC Limited
Embassy Bosa Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is approximately 7 kilometres southwest of downtown Calgary, and is bounded by Crowchild Trail SW on the east, 33 Avenue SW on the north, Sarcee Road SW on the west, and Richardson Way SW on the south. Mount Royal University is directly to the south of the subject site and Bishop Carroll Senior High School is located adjacent to the subject site in the southeast corner.

The communities of South Calgary, Altadore, North Glenmore Park, Lakeview, Glamorgan, Rutland Park, Killarney/Glengarry, and Richmond/Knob Hill surround the Currie Barracks Development. The subject site is within the Rutland Park community. The Marda Loop Business Revitalization Zone (BRZ) is located to the northeast along 33 Avenue SW. The site represents one of the largest underdeveloped areas in the built-up area of the city. It is strategically located on the edge of the inner city, surrounded by developed communities and services, and lies adjacent to expressways that form a major part of the city's road network.

The subject site is part of an emerging second centre within the city of Calgary that has a growing mix of residential, institutions, employment and daily services. The site is part of the CFB West Master Plan, which was amended in March of 2015 to allow for mixed use redevelopment of up to 5,200 dwelling units, 70,030 square metres of office space, and 22,790 square metres of retail space as part of the establishment of a Neighbourhood Activity Centre as laid out in the policies of the Municipal Development Plan (MDP).

Currie Barracks is the final piece of nearly two decades of development that includes Garrison Woods to the east, Garrison Green to the south and Phases 1 and 2 of Currie Barracks to the west. These areas comprise the former Currie Barracks Canadian Forces Base (CFB) that officially closed in 1998.

Home to the most visible remnants of the former base, Currie Barracks includes several barracks buildings, the officer's mess hall, two officers' homes, and Parade Square – a large open space abutting Crowchild Trail SW that has been used for drills, parades and celebrations on the base for decades.

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

Many of the existing buildings and open spaces on the former base have been used for a variety of commercial, institutional, and light industrial purposes since the 1998 closure. This land use amendment proposes replacing the current DC Direct Control Districts with new DC Districts that allow for greater flexibility for ongoing commercial and light industrial uses on an interim basis, while keeping the provisions for ultimate redevelopment otherwise identical.

LAND USE DISTRICTS

The proposed land use amendments add a new definition for 'interim use' as well as regulations around that use to each of the existing DC districts and do not otherwise change the framework for future redevelopment, with the following exceptions:

In Bylaw 2 (APPENDIX III; formerly 63D2015), Office and Print Centre are added as discretionary uses in new buildings where at least 50 percent of the building's gross floor area is made up of other non-office uses. This aligns with the policies of the CFB West Master Plan as updated in 2015 (Part III, Chapter 8, Section 8.3.7, Policy 7), which contemplate a primarily residential precinct in the South Currie (east) portion of the site, but with flexibility to accommodate office uses.

In Bylaw 7 (APPENDIX VIII; formerly 68D2015), Office is added as a discretionary use to reflect current use of the Ramshead and Brad Houses, which are provincially protected historic resources located in the Ridge Park public open space.

LEGISLATION & POLICY

As it represents no change to the regulatory framework for future redevelopment, the proposed land use amendment aligns with the CFB West Master Plan and the Municipal Development Plan.

TRANSPORTATION NETWORKS

Not applicable; transportation impacts can be resolved through the Development Permit process as applications for interim uses are received. No Transportation Impact Assessment (TIA) was required for this application.

UTILITIES & SERVICING

Not applicable; utility and servicing issues can be resolved through the Development Permit process as applications for interim uses are received.

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

ENVIRONMENTAL ISSUES

Not applicable; environmental issues can be resolved through the development permit process as applications for interim uses are received.

ENVIRONMENTAL SUSTAINABILITY

The proposed land use amendment allows for continued productive use of existing structures and their embodied energy.

GROWTH MANAGEMENT

The proposed land use amendment does not impact the City's capital or operating budgets. There is no growth management overlay or other direction for this site that would be applicable to interim use of existing buildings and open spaces.

PUBLIC ENGAGEMENT

Community Association Comments

Administration met with a representative from the Rutland Park community association, who indicated support for the application. In addition, notices were posted to the site and letters were distributed to adjacent landowners.

Citizen Comments

No citizen comments were received.

Public Meetings

No public meetings were held for this application.

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

APPENDIX I

APPLICANT'S SUBMISSION

A revised Land Use Amendment application was approved in May 2015 by City Council for the Currie Barracks project being developed by Canada Lands Corporation (CLC). The application included several Direct Control (DC) Districts that were tailored to the project. These DC Districts will accommodate the ultimate development of the various sites within Currie Barracks over time (subject to the CLC staging). However, prior to the ultimate development occurring, CLC has been leasing space in existing buildings and on vacant lands within the site for a range of "interim uses" to both generate revenue from and provide services to the area. These uses may not all be suitable once the ultimate development of Currie Barracks is realized; and, therefore, they would be subject to a limited-term development permit (by the City) and a limited-term lease agreement (by CLC).

The former DC Districts (100z2006) applied to the project incorporated the option of interim uses. CLC requested that this option also be carried over to the recently approved DC Districts, but this was not done so for timing reasons. Instead, the approach taken was to approve the DC Districts in May 2015 without the interim use provisions, and then introduce those provisions subsequently at a future date through amendments to the DC Districts. Accordingly, these interim use provisions are being proposed at this time through an amendment to seven DC Districts. This amendment is considered to be housekeeping in nature, and reflects a fairly straight-forward approach to including interim use provisions in the subject DC Districts.

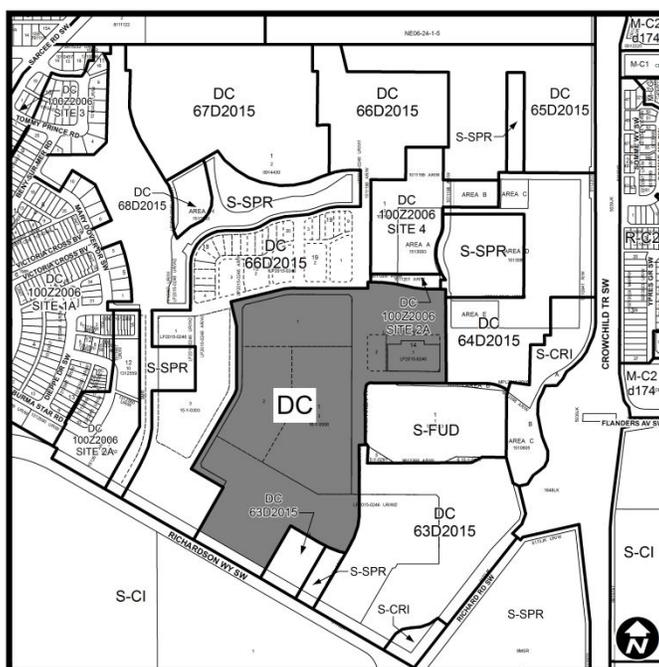
LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Bylaw 1



Purpose

- 1 This Direct Control District is intended to:
- (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
 - (b) create a highly animated, urban, and compact environment for the main retail **street**;
 - (c) accommodate compatible light industrial **uses** but limited in size to avoid adverse effects different in kind or amount and to ensure that they do not dominate the character of the commercial area;
 - (d) allow for interim and existing **uses** as **development** is expected to take many years to build-out;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (e) provide well designed mixed **use** residential, **Office** and commercial **buildings** with **street** oriented **uses**;
- (f) allow low, mid, and high-rise **street** oriented **multi-residential development** that is sensitive to adjacent areas;
- (g) allow for retail oriented commercial **uses** on the ground floor of **buildings** along a retail frontage **street**;
- (h) incorporate a **publicly accessible amenity space** as a key feature of the site;
- (i) establish a permeable, accessible and pedestrian-oriented design for the site;
- (j) support a form of **development** that is sensitive to and respectful of the historic character of historic resources;
- (k) provide for a shared parking strategy that accommodates centralized parking facilities for all sites; and
- (l) establish an effectively managed parking supply to encourage more people to use sustainable modes of transportation.

Compliance with Bylaw 1P2007

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3** Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4** In this Direct Control District:

- (a) “**mews**” means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains building frontages that face onto the mews; and
- (b) “**publicly accessible private amenity space**” means open space located on a privately owned **parcel** that is accessible to the public and designed for active or passive use in a location, form and configuration acceptable to the **Development Authority**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Defined Uses

5 In this Direct Control District:

- (a) **“Microbrewery”** means a *use*:
 - (i) where a small beer producer makes beer;
 - (ii) that is operated in conjunction with a **Restaurant: Licensed – Large**, **Restaurant: Licensed – Medium**, or **Restaurant: Licensed – Small**;
 - (iii) where beer is produced primarily for consumption on the premises or offered for sale to the public on the site; and
 - (iv) where the production facility component does not exceed 50.0 percent of the **gross floor area** of the **Restaurant: Licensed – Large**, **Restaurant: Licensed – Medium**, or **Restaurant: Licensed – Small**.

- (b) **“Urban Supermarket”** means a *use*:
 - (i) where fresh and packaged food is sold;
 - (ii) where daily household necessities may be sold;
 - (iii) that will be contained entirely within a **building** with the exception of an outside area designated on a **development permit** for seasonal outside sales;
 - (iv) that has a minimum **gross floor area** greater than 465.0 square metres;
 - (v) that may include a seating area for the consumption of food prepared on the premises; and
 - (vi) that may include the preparation of food and beverages for human consumption.

- (c) **“Interim Use”** means a *use*:
 - (i) not listed in section 7 or 8, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
 - (ii) the following *uses*:
 - (a) **Equipment Yard**;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (b) General Industrial – Medium;
- (c) Health Services Laboratory – without Clients;
- (d) Motion Picture Filming Location;
- (e) Motion Picture Production Facility;
- (f) Recyclable Construction Material Collection Depot (temporary);
- (g) Restaurant – Neighbourhood;
- (h) School – Private;
- (i) Self Storage Facility;
- (j) Storage Yard;
- (k) Temporary Residential Sales Centre;
- (l) Tree Farm;
- (m) Vehicle Storage – Large; and
- (n) Vehicle Storage – Passenger.

Block Plans and Mews

- 6 All reference to blocks and *mews* in this Direct Control District are in reference to the blocks and *mews* on the map in Schedule C of this Direct Control District.

Permitted Uses

- 7 (1) The following *uses* are *permitted uses* in this Direct Control District:

- (a) Park;
- (b) Sign – Class A;
- (c) Sign – Class B;
- (d) Sign – Class D; and
- (e) Utilities.

- (2) The following *uses* are *permitted uses* in this Direct Control District if they are located within existing approved *buildings*:

- (a) Accessory Food Service;
- (b) Catering Service – Minor;
- (c) Convenience Food Store;
- (d) Counselling Service;
- (e) Financial Institution;
- (f) Fitness Centre;
- (g) Health Services Laboratory – With Clients;
- (h) Home Based Child Care – Class 1;
- (i) Home Occupation – Class 1;
- (j) Information and Service Provider;
- (k) Library;
- (l) Medical Clinic;
- (m) Museum;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (n) Office;
- (o) Pet Care Service;
- (p) Power Generation Facility – Small;
- (q) Print Centre;
- (r) Protective and Emergency Service;
- (s) Radio and Television Studio;
- (t) Restaurant: Food Service Only – Small;
- (u) Retail and Consumer Service;
- (v) Service Organization;
- (w) Specialty Food Store;
- (x) Take Out Food Service; and
- (y) Veterinary Clinic.

Discretionary Uses

8 (1) **Uses** listed in subsection 7(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.

(2) The following **uses** are **discretionary uses** in this Direct Control District:

- (a) Accessory Liquor Service;
- (b) Addiction Treatment;
- (c) Artist's Studio;
- (d) Assisted Living;
- (e) Billiard Parlour;
- (f) Child Care Service;
- (g) Cinema;
- (h) Computer Games Facility;
- (i) Conference and Event Facility;
- (j) Custodial Care;
- (k) Drinking Establishment – Large
- (l) Drinking Establishment – Medium;
- (m) Drinking Establishment – Small;
- (n) Dwelling Unit;
- (o) Food Kiosk;
- (p) General Industrial – Light;
- (q) Home Occupation – Class 2;
- (r) Hotel;
- (s) Indoor Recreation Facility;
- (t) Instructional Facility;
- (u) Interim Use;
- (v) Liquor Store;
- (w) Live Work Unit;
- (x) Market;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (y) **Market – Minor;**
- (z) **Microbrewery;**
- (aa) **Multi-residential Development;**
- (bb) **Office;**
- (cc) **Outdoor Café;**
- (dd) **Parking Lot – Grade (temporary);**
- (ee) **Performing Arts Centre;**
- (ff) **Place of Worship – Small;**
- (gg) **Post-secondary Learning Institution;**
- (hh) **Residential Care;**
- (ii) **Restaurant: Food Service Only – Medium;**
- (jj) **Restaurant: Food Service Only – Large;**
- (kk) **Restaurant: Licensed – Large;**
- (ll) **Restaurant: Licensed – Medium;**
- (mm) **Restaurant: Licensed – Small;**
- (nn) **Seasonal Sales Area;**
- (oo) **Sign – Class C;**
- (pp) **Sign – Class E;**
- (qq) **Sign – Class F;**
- (rr) **Social Organization;**
- (ss) **Special Function – Class 1;**
- (tt) **Special Function – Class 2;**
- (uu) **Supermarket;**
- (vv) **Urban Supermarket; and**
- (ww) **Utility Building.**

Mews Requirements

9 **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks following the general requirements:

- (a) A **mews** must be provided **at-grade** between **buildings** on Block 6 to provide a connection from Currie Street SW to Currie Lane SW.
- (b) A **mews** must be provided **at-grade** between **buildings** on Block 7 to provide a connection from Currie Street SW to Quesnay Wood Drive SW and to Bishop Drive SW.
- (c) A **mews** must be provided **at-grade** between **buildings** on Block 12B to provide a connection from Currie Street SW to Currie Lane SW.
- (d) A **mews** must be provided **at-grade** between Block 14A and 14B to provide a connection between Breskens Street SW and Quesnay Wood Drive SW.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Publicly Accessible Amenity Space Requirements

- 10 (1) A **publicly accessible amenity space** must:
- (a) be located on Block 12B; and
 - (b) have a contiguous area of not less than 400.0 square metres, with no dimension less than 10.0 metres.
- (2) **Special Function – Class 1, Special Function – Class 2** and **Market** may be located within the minimum required **publicly accessible amenity space** area referenced in subsection (1).

Floor Area Ratio

- 11 (1) The minimum **floor area ratio** is 0.6.
- (2) There is no maximum **floor area ratio** in this Direct Control District.

Building Height

- 12 (1) The **building height** must be a minimum of 5.5 metres.
- (2) Unless otherwise referenced in subsection 12(3) or 12(4), the maximum **building height** is 65.0 metres.
- (3) The maximum **building height** for a **Multi-Residential Development** on Block 12 of Schedule C is 100.0 metres.
- (4) Where a **parcel** shares a **property line** with Dieppe Drive SW, the maximum **building height** is:
- (a) 32.0 metres measured from **grade** within 10.0 metres of that shared **property line**; and
 - (b) 48.0 metres measured from **grade** at a distance between 10.0 metres and 25.0 metres from that shared **property line**.

Building Design

- 13 (1) All **buildings** must comply with the following general requirements:
- (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**.
 - (b) the ceiling height of any residential **unit** on the first storey must not be less than 3.0 metres from **grade**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, and direct access to **grade**.
- (d) any **unit** of the floor closest to **grade** must have a finished floor at a maximum of 0.4 metres above **grade**.
- (2) Direct pedestrian access at or near **grade** must be provided to each individual commercial **use** which abuts the fronting **street** of a **development** site or **development**.

Floor Plate Restrictions

- 14 The maximum **floor plate area** of any floor located above 48.0 metres from **grade** must not exceed 950.0 square metres.

Front Setback Area

- 15 (1) The minimum **building setback** from a **property line** shared with Currie Street SW is 2.0 metres.
- (2) The minimum **building setback** from the following **streets** is:
- (a) 3.0 metres for **parcels** located on Currie Lane SW;
 - (b) 3.0 metres for **parcels** located on Dieppe Drive SW;
 - (c) 3.0 metres for **parcels** located on Bishop Drive SW;
 - (d) 3.0 metres for **parcels** located on Quesnay Wood Drive SW from the **mews** on Block 7 to Flanders Avenue SW;
 - (e) 5.0 metres for **parcels** located on Flanders Avenue SW from Currie Street SW to Breskens Street SW;
 - (f) 5.0 metres for **parcels** located on Quesnay Wood Drive SW from Bishop Drive SW to the **mews** on Block 7;
 - (g) 5.0 metres for **parcels** located on Quesnay Wood Drive SW from Flanders Avenue SW to Dieppe Drive SW; and
 - (h) 5.0 metres for **parcels** located on Richardson Way SW.

Use Area

- 16 The maximum **use area** of a **Supermarket**, a **Supermarket** combined with any other **use**, or an **Urban Supermarket** is 5,200.0 square metres.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Location of Uses Within Buildings

- 17 (1) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (2) Where this section refers to “Commercial Uses”, it refers to the listed *uses* in sections 7 and 8 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Units, Multi-Residential Development**, and **Residential Care**.

Ground Floor Building Façade

- 18 (1) The width of individual entrance lobbies located along a retail frontage **street**, whose only function is to provide access to upper or lower level *uses*, must not exceed 12 metres in width.
- (2) Where a lobby serves as the principal entrance for a residential **building** or **Hotel**, the width may be relaxed by the **Development Authority**.

Landscaped Area Rules

- 19 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Specific Rules for Landscaped Areas

- 20
- (1) A minimum of 25.0 per cent of the area of the **parcel** must be a **landscaped area**.
 - (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
 - (3) **Landscaped area** provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.
 - (4) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
 - (5) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
 - (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (4); or
 - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
 - (6) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
 - (7) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

Planting Requirements

- 21
- Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Low Water Irrigation System

- 22 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

- 23 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
 - (b) have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
 - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (8) **Common amenity space – outdoors:**
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (ii) seating; and
 - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

Mechanical Screening

24 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

25 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

26 Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 27 (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per **unit** for resident parking;
 - (b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per **unit** for resident; and
 - (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls** per **unit**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (3) The minimum number of **motor vehicle parking stalls** for:
- (a) **Office** is 2.0 stalls per 100.0 square metres of **gross usable floor area**;
 - (b) **Retail and Consumer Service** is 3.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (c) **Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, and Restaurant: Licensed – Small** is 0.5 stalls per 10.0 square metres of gross **public area**.
- (4) The maximum number of **motor vehicle parking stalls** for:
- (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total **gross usable floor area**;
 - (b) **Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, and Restaurant: Licensed – Small** is 2.85 stalls per 10.0 square metres of gross **public area**.

Required Bicycle Parking Stalls

- 28 The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of **units** is less than 20.0; and
 - (ii) 0.5 stalls per **unit** where the total number of **units** is 20.0 or more; and
 - (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Centralized Motor Vehicle Parking Requirement

- 29 **Motor vehicle parking stalls** and **bicycle parking stalls** required for **uses** in this Direct Control District may be shared and supplied on any one **parcels** or combination of **parcels** in this Direct Control District.

Interim Uses

- 30 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

-
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is substantially the same in size to the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District, or where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000 square metres:
- (a) **Equipment Yard;**
 - (b) **Self Storage Facility;**
 - (c) **Storage Yard;**
 - (d) **Tree Farm;**
 - (e) **Vehicle Storage - Large; and**
 - (f) **Vehicle Storage – Passenger.**

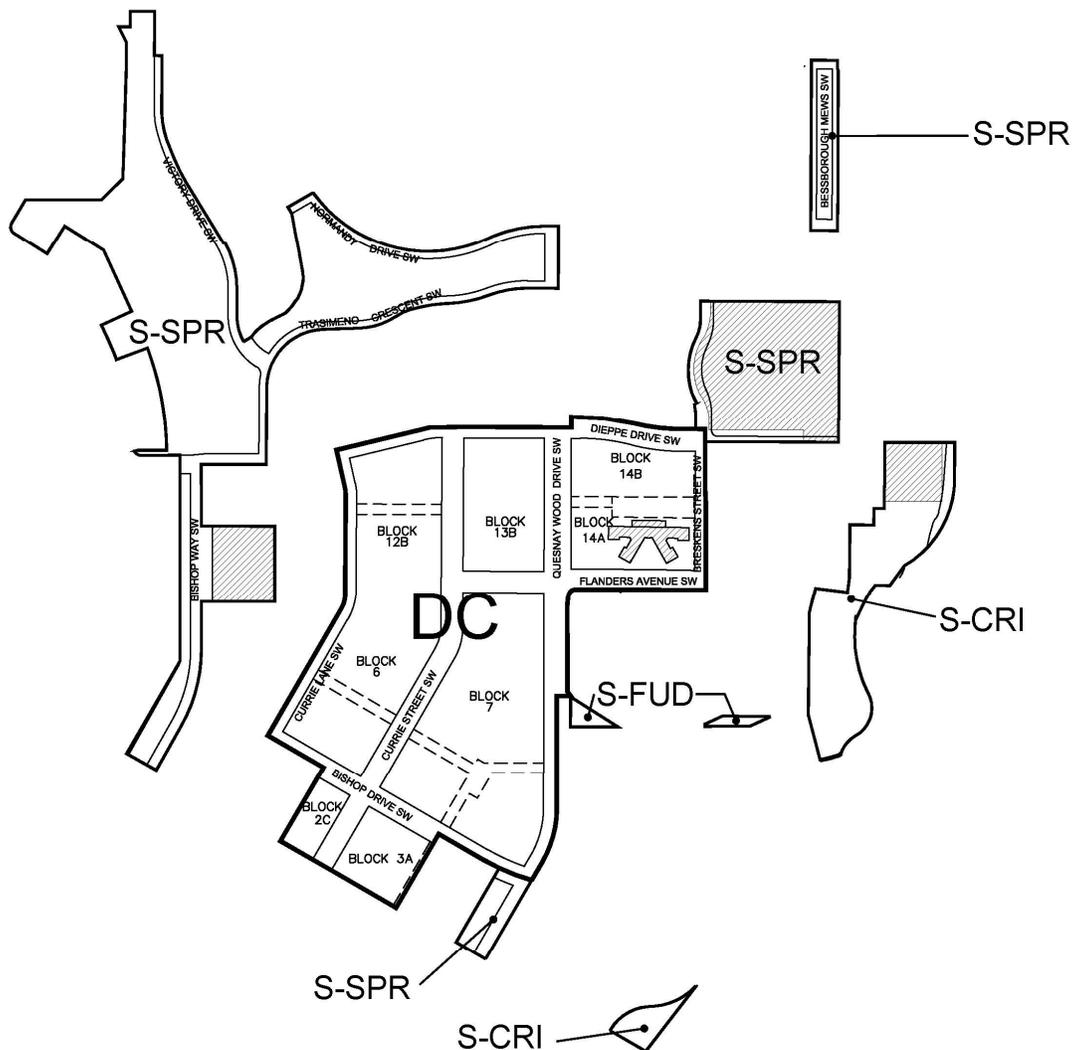
**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

SCHEDULE C

LAND USE AMENDMENT
 CURRIE BARRACKS (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
 163D2016, 164D2016 AND 165D2016

MAP 6C



Legend:

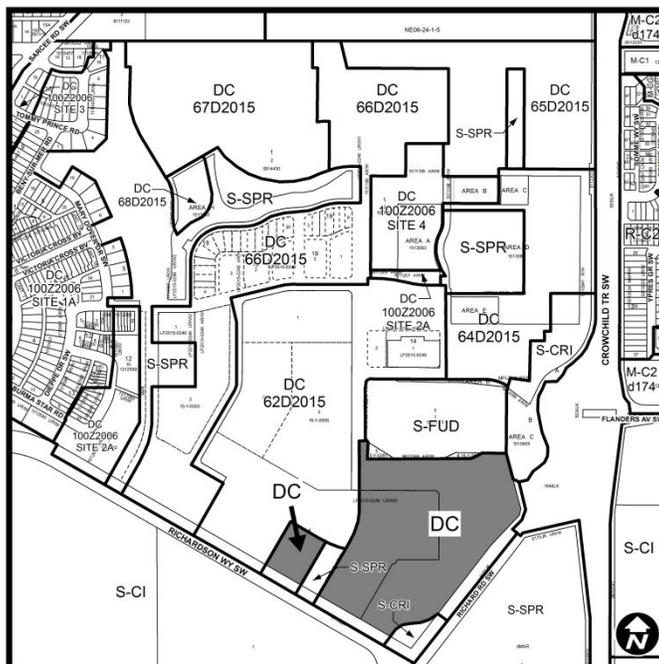
-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

APPENDIX III

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Bylaw 2



Purpose

- 1 This Direct Control District is intended to:
- (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
 - (b) allow a built form that will accommodate mid- to high-rise **street-oriented multi-residential development**;
 - (c) allow for employment **uses** to complement residential **uses**;
 - (d) allow for a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
 - (e) allow for interim and existing **uses** as **development** is expected to take many years to build-out;
 - (f) create a permeable, accessible and pedestrian-oriented design;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (g) provide for a shared parking strategy that accommodates centralized parking facilities for all sites; and
- (h) provide an effectively managed parking supply to encourage more people to use sustainable modes of transportation.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:

- (a) “**mews**” means a narrow private walkway that is used by pedestrians and in some cases vehicles and contains building frontages that face onto the mews.

Defined Uses

- 5 In this Direct Control District:

- (a) “**Interim Use**” means a use:
 - (i) not listed in section 7 or 8, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
 - (ii) the following **uses**:
 - (a) **Accessory Food Service;**
 - (b) **Accessory Liquor Service;**
 - (c) **Artist’s Studio;**
 - (d) **Catering Service – Minor;**
 - (e) **Computer Games Facility;**
 - (f) **Equipment Yard;**
 - (g) **Fitness Centre;**
 - (h) **General Industrial – Medium;**
 - (i) **Health Services Laboratory – Without Clients;**
 - (j) **Indoor Recreation Facility;**
 - (k) **Instructional Facility – Inside;**
 - (l) **Market – Minor;**

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (m) Medical Clinic;
- (n) Motion Picture Filming Location;
- (o) Motion Picture Production Facility;
- (p) Office;
- (q) Post-secondary Learning Institution;
- (r) Print Centre;
- (s) Radio and Television Studio;
- (t) Recyclable Construction Material Collection Depot (temporary);
- (u) Restaurant – Neighbourhood;
- (v) School – Private;
- (w) Self Storage Facility;
- (x) Social Organization;
- (y) Storage Yard;
- (z) Tree Farm;
- (aa) Vehicle Storage – Large; and
- (bb) Vehicle Storage – Passenger.

Block Plans and Mews

6 All reference to blocks and *mews* in this Direct Control District are in reference to the blocks and *mews* indicated on the map in Schedule C of this Direct Control District.

Permitted Uses

7 The following *uses* are *permitted uses* in this Direct Control District:

- (a) Accessory Residential Building;
- (b) Home Based Child Care – Class 1;
- (c) Home Occupation – Class 1;
- (d) Park;
- (e) Protective and Emergency Service;
- (f) Sign – Class A; and
- (g) Utilities.

Discretionary Uses

8 (1) The following *uses* are *discretionary uses* in this Direct Control District:

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Child Care Service;
- (d) Community Entrance Feature;
- (e) Convenience Food Store;
- (f) Counselling Service;
- (g) Custodial Care;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (h) Drinking Establishment – Small;
- (i) Drinking Establishment– Medium;
- (j) Dwelling Unit;
- (k) Financial Institution;
- (l) Food Kiosk;
- (m) Home Occupation – Class 2;
- (n) Interim Use;
- (o) Live Work Unit;
- (p) Multi-Residential Development;
- (q) Outdoor Café;
- (r) Parking lot – Grade (temporary);
- (s) Place of Worship – Medium;
- (t) Place of Worship – Small;
- (u) Power Generation Facility – Small;
- (v) Residential Care;
- (w) Restaurant: Food Service Only – Small;
- (x) Restaurant: Food Service Only – Medium;
- (y) Restaurant: Licensed – Small;
- (z) Restaurant: Licensed – Medium;
- (aa) Retail and Consumer Service;
- (bb) Service Organization;
- (cc) Sign – Class B;
- (dd) Sign – Class C;
- (ee) Sign – Class D;
- (ff) Sign – Class E;
- (gg) Special Care Facility;
- (hh) Specialty Food Store;
- (ii) Take Out Food Service;
- (jj) Temporary Residential Sales Centre; and
- (kk) Utility Building.

- (2) The following **uses** are **discretionary uses** in this Direct Control District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
 - (b) they are located in a **building** where 50.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 1(a) through (ii) inclusive;
 - (i) **Office**; and
 - (ii) **Print Centre**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Mews Requirements

- 9** **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks following the general requirements:
- (a) A **mews** must be provided **at-grade** between **buildings** on Block 3B to accommodate a pedestrian connection between Bishop Drive SW and Richardson Way SW.
 - (b) A **mews** must be provided **at-grade** between Blocks 4A and 4B to accommodate a pedestrian connection between Bishop Drive SW and Richardson Way SW.
 - (c) A **mews** must be provided **at-grade** between **buildings** on Block 8 to accommodate a pedestrian connection between Victory Avenue SW and Bishop Drive SW.
 - (d) A **mews** must be provided **at-grade** between **buildings** on Block 10 to provide connections between Victory Avenue SW and Flanders Avenue SW and Quesnay Wood Drive SW.

Density

- 10** The minimum **density** for **parcels** within this Direct Control District is **75 units** per hectare.

Floor Area Ratio

- 11** (1) The minimum **floor area ratio** is 0.6.
- (2) There is no maximum **floor area ratio** in this Direct Control District.

Floor Plate Restrictions

- 12** The maximum **floor plate area** of each floor located partially or wholly above 48.0 metres above **grade** is 950.0 square metres.

Building Height

- 13** (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 65.0 metres.
- (2) The maximum **building height** for **Multi-residential Development** in Block 4A and Block 8 is 100.0 metres.
- (3) The **building height** must be a minimum of 5.5 metres.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Building Design

14 All **buildings** fronting a **street** must comply with the following general requirements:

- (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**;
- (b) the ceiling height of any residential **unit** on the first **storey** for must not be less than 3.0 metres from **grade**;
- (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, direct access to **grade**.
- (d) any **unit** of the floor closest to **grade** must have a finished floor at a minimum of 0.4 metres above **grade**.

Front Setback Area

15 The minimum **front setback area** from the following **streets** is:

- (a) 3.0 metres for **parcels** located on Bishop Drive SW;
- (b) 3.0 metres for **parcels** located on Breskens Street SW;
- (c) 3.0 metres for **parcels** located on Victory Avenue SW;
- (d) 3.0 metres for **parcels** located on Quesnay Wood Drive SW from Victory Avenue SW and Flanders Avenue SW;
- (e) 3.0 metres for **parcels** located immediately adjacent to municipal reserve land on the west side of Quesnay Wood Drive SW;
- (f) 5.0 metres for **parcels** located on Quesnay Wood Drive SW between Victory Avenue and Richardson Way SW;
- (g) 5.0 metres for **parcels** located on Richard Road SW between Victory Avenue SW and Flanders Avenue SW; and
- (h) 5.0 metres for **parcels** located on Richardson Way SW.

Location of Uses Within Buildings

16 (1) "Commercial Uses" and **Live Work Units**:

- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units or Residential Care.**
- (2) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 6 and 7 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-Residential Development, and Residential Care.**

Landscaped Area Rules

- 17
- (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority.**
 - (2) A landscape plan must be submitted as part of each **development permit** application, where changes are proposed to the **building** or **parcel**, and must show at least the following:
 - (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
 - (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
 - (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Specific Rules for Landscaped Areas

- 18
- (1) A minimum of 25.0 per cent of the area of the **parcel** must be a **landscaped area.**
 - (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

the calculation of a *landscaped area*.

- (3) *Landscaped area* provided at *grade* or below 36.0 metres above *grade* may be credited towards the *landscaped area* requirement.
- (4) Every *building* on a *parcel* must have at least one sidewalk connecting the *public entrance* to a public sidewalk, or in the case where there is no public sidewalk, to the nearest *street*.
- (5) Where a *building* contains more than one *use*, every *use* that has an exterior *public entrance* must either:
 - (a) have a sidewalk connecting the *public entrance* to the sidewalk required by subsection (4); or
 - (b) have a sidewalk connecting that *public entrance* to a public sidewalk.
- (6) Every *building* on a *parcel* must have at least one sidewalk connecting the parking area to the *public entrances* of the *building*.
- (7) Where a sidewalk provided in satisfaction of this section is next to a portion of a *building*, the sidewalk must extend along the entire length of that side of the *building*.

Planting Requirements

- 19 Any trees or shrubs provided in satisfaction of the *landscaped area* requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

- 20 (1) When a *low water irrigation system* is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a *low water irrigation system* is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

- 21 (1) The required minimum *amenity space* is 5.0 square metres per *unit*.
- (2) *Amenity space* may be provided as common *amenity space*, *private amenity space* or a combination of both.
- (3) When the *private amenity space* provided is 5.0 square metres or less per

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

-
- unit*, that specific area will be included to satisfy the *amenity space* requirement.
- (4) When the *private amenity space* exceeds 5.0 square metres per *unit*, only 5.0 square metres per *unit* may be included to satisfy the *amenity space* requirement.
- (5) *Private amenity space* must:
- (a) be in the form of a *balcony, deck* or *patio*; and
 - (b) have no dimension less than 2.0 metres.
- (6) *Common amenity space*:
- (a) may be provided as *common amenity space – indoors* and as *common amenity space – outdoors*;
 - (b) must be accessible from all the *units*;
 - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
 - (d) may be located at or above *grade*.
- (7) A maximum of 50.0 per cent of the required *amenity space* may be provided as *common amenity space – indoors*.
- (8) *Common amenity space – outdoors*:
- (a) must provide a *balcony, deck* or *patio* and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (ii) seating; and
 - (b) must be used in the calculation of the required *landscaped area* when located below 25.0 metres above *grade*.

Mechanical Screening

- 22 Mechanical systems or equipment that is located outside of a *building* must be *screened*.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Garbage

- 23** Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 24** Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 25** (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60.0 square metres is 1.0 stall per **unit** for resident parking;
 - (b) for each **Dwelling Unit** or **Live Work Unit** 60.0 square metres or greater is 2.0 stalls per **unit** for resident; and
 - (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls** per **unit**.
- (3) The minimum number of **motor vehicle parking stalls** for:
- (a) **Office** is 2.0 stalls per 100.0 square metres of **gross usable floor area**;
 - (b) **Retail and Consumer Service** is 3.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (c) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 0.5 stalls per 10.0 square metres of gross **public area**.
- (4) The maximum number of **motor vehicle parking stalls** for:

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total *gross usable floor area*;
- (b) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 2.85 stalls per 10.0 square metres of gross *public area*.

Required Bicycle Parking Stalls

26 The minimum number of *bicycle parking stalls – class 1* for:

- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of *units* is less than 20.0; and
 - (ii) 0.5 stalls per *unit* where the total number of *units* is 20.0 or more; and
- (b) all other *uses* is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Centralized Motor Vehicle Parking Requirement

27 *Motor vehicle parking stalls* and *bicycle parking stalls* required for *uses* in this Direct Control District may be shared and supplied on any one *parcels* or combination of *parcels* in this Direct Control District.

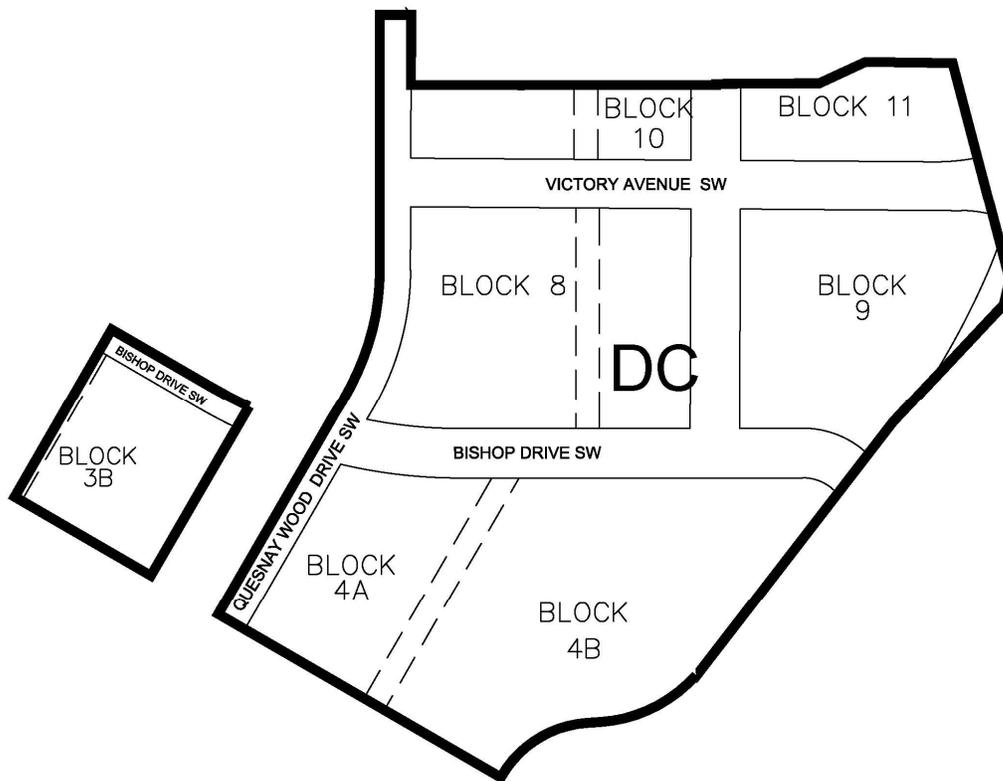
Interim Use

- 28** (1) A *development permit* for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within *buildings* existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection 2, the following **Interim Uses** may occur outside of a *building* provided the total surface area of the *use* is substantially the same in size to the total surface area of the *use* as it existed at the time of the effective date of this Direct Control District or, where the *use* did not exist at the time of the effective date of this Direct Control District, the total surface area of the *use* does not exceed 12,000 square metres:
- (a) **Equipment Yard;**
 - (b) **Self Storage Facility;**
 - (c) **Storage Yard;**
 - (d) **Tree Farm;**
 - (e) **Vehicle Storage - Large; and**
 - (f) **Vehicle Storage – Passenger.**

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

SCHEDULE C



Legend:

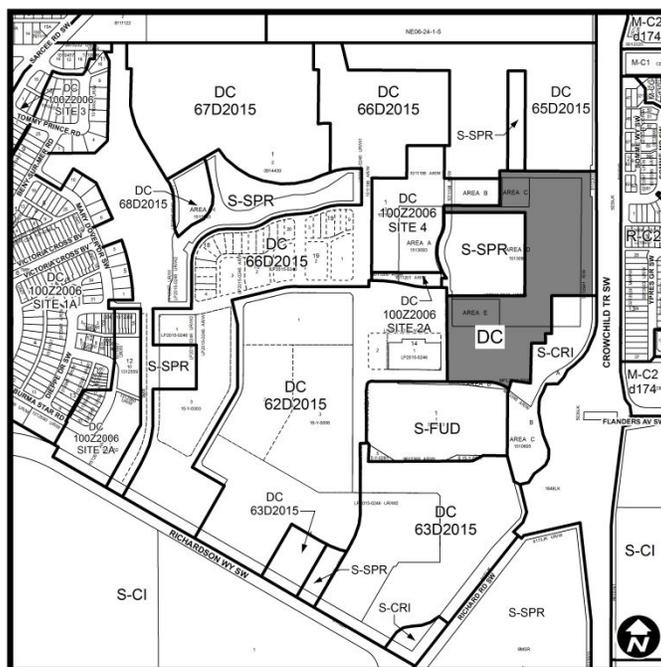
-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX IV

Bylaw 3



Purpose

1 This Direct Control District is intended to:

- (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
- (b) allow a built form that will accommodate, mid-rise **street** oriented **office buildings**;
- (c) allow residential **development** to complement or replace anticipated employment **development**;
- (d) allow for mixed **use development** that can accommodate a Public or Private Primary or Secondary School and **Child Care Services** as **permitted uses** of a **building**;
- (e) allow for interim **Office** and **Community Recreation Facility uses** prior to a school being developed on the property;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (f) allow for interim and existing *uses* as *development* is expected to take many years to build-out;
- (g) allow for a limited range of support commercial *uses*;
- (h) create a permeable, accessible and pedestrian-oriented design;
- (i) provide for a shared parking strategy that accommodates centralized parking facilities for all sites;
- (j) support a form of *development* that is sensitive to and respectful of the historic character of provincial historic resources; and
- (k) provide an effectively managed parking supply to encourage more people to use sustainable modes of transportation.

Compliance with Bylaw 1P2007

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3** Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4** In this Direct Control District:
- (a) “*mews*” means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains building frontages that face onto the mews.
 - (b) “*publicly accessible private amenity space*” means open space located on a privately owned *parcel* that is accessible to the public and designed for active or passive use in a location, form and configuration acceptable to the *Development Authority*.

Defined Uses

- 5** In this Direct Control District:
- (a) “*Interim Use*” means a *use*:
 - (i) not listed in section 7 or 8, that was being carried on pursuant to a *development permit* at the time of the effective date of this Direct Control District; or

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

(ii) the following *uses*:

- (a) **Accessory Liquor Service;**
- (b) **Artist's Studio;**
- (c) **Catering Service – Minor;**
- (d) **Equipment Yard;**
- (e) **General Industrial – Medium;**
- (f) **Health Services Laboratory – Without Clients;**
- (g) **Market – Minor;**
- (h) **Motion Picture Filming Location;**
- (i) **Motion Picture Production Facility;**
- (j) **Recyclable Construction Material Collection Depot
(temporary);**
- (k) **Restaurant – Neighbourhood;**
- (l) **Self Storage Facility;**
- (m) **Service Organization;**
- (n) **Social Organization;**
- (o) **Specialty Food Store;**
- (p) **Storage Yard;**
- (q) **Temporary Residential Sales Centre;**
- (r) **Tree Farm;**
- (s) **Vehicle Storage – Large; and**
- (t) **Vehicle Storage – Passenger.**

Block Plans and Mews

6 All reference to blocks and *mews* in this Direct Control District are in reference to the blocks and *mews* indicated on the map in Schedule C of this Direct Control District.

Permitted Uses

7 (1) The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Community Recreation Facility;**
- (b) **Park;**
- (c) **Protective and Emergency Service;**
- (d) **School Authority – School;**
- (e) **School – Private;**
- (f) **Sign – Class A;**
- (g) **Sign – Class B;**
- (h) **Sign – Class D; and**
- (i) **Utilities.**

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:
- (a) **Counselling Service;**
 - (b) **Fitness Centre;**
 - (c) **Indoor Recreation Facility;**
 - (d) **Information and Service Provider;**
 - (e) **Instructional Facility;**
 - (f) **Medical Clinic;**
 - (g) **Office;** and
 - (h) **Post-secondary Learning Institution.**
- (3) The following **uses** are **permitted uses** in existing approved **buildings** in this Direct Control District if:
- (a) a minimum of 85.0 per cent of the **building's gross floor area** contains those **uses** listed in subsection (2) (a) through (h) inclusive; and
 - (b) they are located on or below the ground floor of the **building**:
 - (i) **Accessory Food Service;**
 - (ii) **Computer Games Facility;**
 - (iii) **Convenience Food Store;**
 - (iv) **Financial Institution;**
 - (v) **Health Services Laboratory – With Clients;**
 - (vi) **Library;**
 - (vii) **Pet Care Service;**
 - (viii) **Power Generation Facility – Small;**
 - (ix) **Print Centre;**
 - (x) **Protective and Emergency Service;**
 - (xi) **Radio and Television Studio;**
 - (xii) **Restaurant: Food Service Only – Small;**
 - (xiii) **Restaurant: Licensed – Small;**
 - (xiv) **Retail and Consumer Service;** and
 - (xv) **Take Out Food Service.**

Discretionary Uses

- 8 (1) Uses listed in subsection 6(2) are **discretionary uses** in this Direct Control District if they are located in proposed **buildings** or proposed additions to existing **buildings**
- (2) Uses listed in subsection 6(3) are **discretionary uses** in this Direct Control District if:

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (a) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 5(2)(a) through (h) inclusive; or
 - (b) they are located above the ground floor of the **building**.
- (3) The following **uses** are **discretionary uses** in this Direct Control District:
- (a) **Assisted Living;**
 - (b) **Child Care Service;**
 - (c) **Conference and Event Facility;**
 - (d) **Drinking Establishment – Medium;**
 - (e) **Drinking Establishment – Small;**
 - (f) **Food Kiosk;**
 - (g) **Hotel;**
 - (h) **Interim Use;**
 - (i) **Outdoor Café;**
 - (j) **Parking Lot – grade (temporary);**
 - (k) **Power Generation Facility – Medium;**
 - (l) **Restaurant: Food Service Only – Medium;**
 - (m) **Restaurant: Licensed – Medium;**
 - (n) **Sign – Class C;**
 - (o) **Sign – Class E;**
 - (p) **Sign – Class F;**
 - (q) **Sign – Class G;**
 - (r) **Special Function – Class 2;**
 - (s) **Utility Building;**
 - (t) **Veterinary Clinic; and**
 - (u) **Wind Energy Conversion System – Type 1.**

Mews Requirements

- 9 (1) **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks.
- (2) **Mews** must be provided **at-grade** between **buildings** on Block 21 to respect the historic view corridor associated with a Provincial Historic Resource.

Floor Area Ratio

- 10 (1) The minimum **floor area ratio** is 0.4.
- (2) The maximum **floor area ratio** in this Direct Control District is 2.5.
- (3) Minimum and maximum **floor area ratios** must be calculated on the total area of blocks within this Direct Control District.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Building Height

- 11 (1) The maximum **building height** is 48.0 metres.
- (2) The **building height** must be a minimum of 5.5 metres.

Building Design

- 12 All **buildings** fronting a **street** must comply with the following general requirements:
- (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**;
 - (b) the ceiling height of any residential **unit** on the first **storey** must not be less than 3.0 metres from **grade**;
 - (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, direct access to **grade**; and
 - (d) any **unit** of the floor closest to **grade** must have a finished floor at a minimum of 0.4 metres above **grade**.

Front Setback Area

- 13 (1) The **front setback area** must be a minimum depth of 2.0 metres for **parcels** located on Breskens Street SW.
- (2) The minimum **front setback area** is:
- (a) 5.0 metres for **parcels** located on Flanders Avenue SW;
 - (b) 5.0 metres for **parcels** located on Dieppe Drive SW;
 - (c) 5.0 metres for **parcels** located on Richard Road SW; and
 - (d) 5.0 metres for **parcels** located on Normandy Drive SW.

Location of Uses Within Buildings

- 14 (1) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Assisted Living** or **Dwelling Units**; and
 - (b) must not share an internal hallway with **Assisted Living** or **Dwelling Units**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (2) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 6 and 7, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-Residential Development, and Residential Care.**

Landscaped Area Rules

- 15 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) A landscape plan must be submitted as part of each **development permit** application for new **buildings**, where changes are proposed to the **building** or **parcel**, and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Specific Rules for Landscaped Areas

- 16 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

Employee Area

- 17 (1) All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (2) Areas designed to be **publically accessible private open space** may count as employee areas.

Mechanical Screening

- 18 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

- 19 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 20 Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 21 (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60.0 square metres is 1.0 stall per **unit** for resident parking;
 - (b) for each **Dwelling Unit** or **Live Work Unit** 60.0 square metres or greater is 2.0 stalls per **unit** for resident; and
 - (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls** per **unit**.
- (3) The minimum number of **motor vehicle parking stalls** for:
- (a) **Office** is 2.0 stalls per 100.0 square metres of **gross usable floor area**;
 - (b) **Retail and Consumer Service** is 4.0 stalls per 100.0 square metres of **gross usable floor area**; and

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (c) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 0.65 stalls per 10.0 square metres of gross *public area*.
- (4) The maximum number of *motor vehicle parking stalls* for:
- (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total *gross usable floor area*;
- (b) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 2.85 stalls per 10.0 square metres of gross *public area*.

Required Bicycle Parking Stalls

- 22 (1) The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
- (i) no requirement where the number of *units* is less than 20.0; and
- (ii) 0.5 stalls per *unit* where the total number of *units* is 20.0 or more; and
- (b) all other *uses* is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Centralized Motor Vehicle Parking Requirement

- 23 *Motor vehicle parking stalls* and *bicycle parking stalls* required for *uses* in this Direct Control District may be shared and supplied on any one *parcels* or combination of *parcels* in this Direct Control District.

Interim Use

- 24 (1) A *development permit* for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within *buildings* existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection 2, the following **Interim Uses** may occur outside of a *building* provided the total surface area of the *use* is substantially the same in size to the total surface area of the *use* as it existed at the time of the effective date of this Direct Control District, or where the *use* did not exist at the

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

time of the effective date of this Direct Control District, the total surface area of the *use* does not exceed 12,000 square metres:

- (a) **Equipment Yard;**
- (b) **Self Storage Facility;**
- (c) **Storage Yard;**
- (d) **Tree Farm;**
- (e) **Vehicle Storage - Large; and**
- (f) **Vehicle Storage – Passenger.**

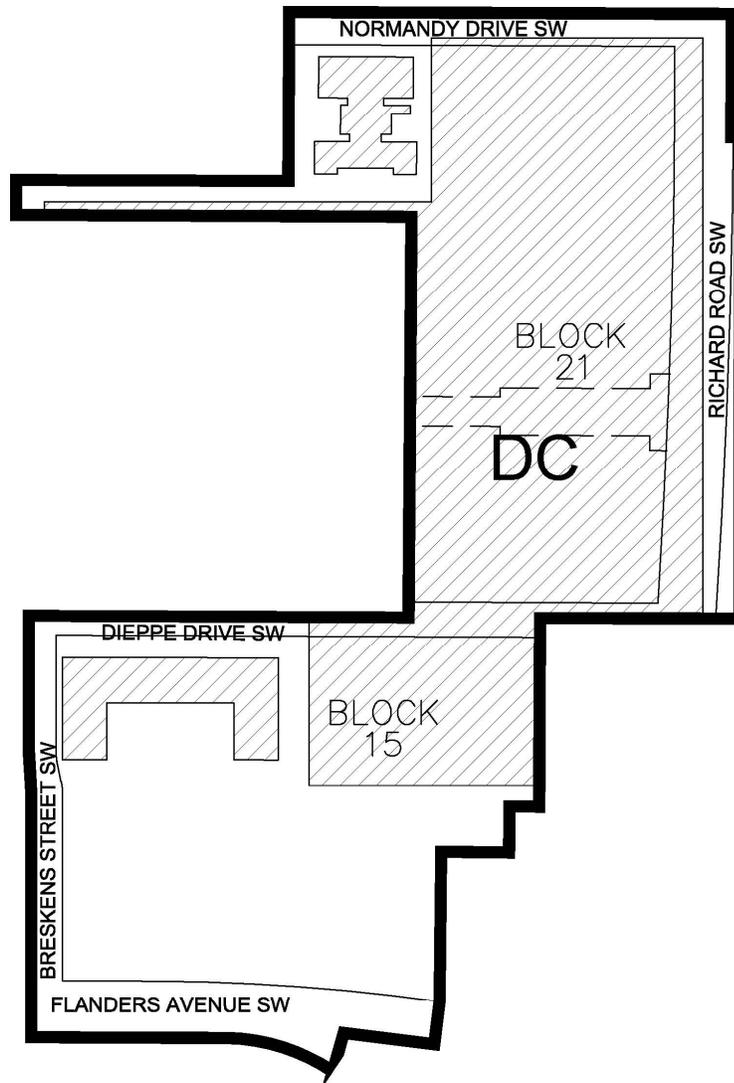
**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

SCHEDULE C

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C



Legend:

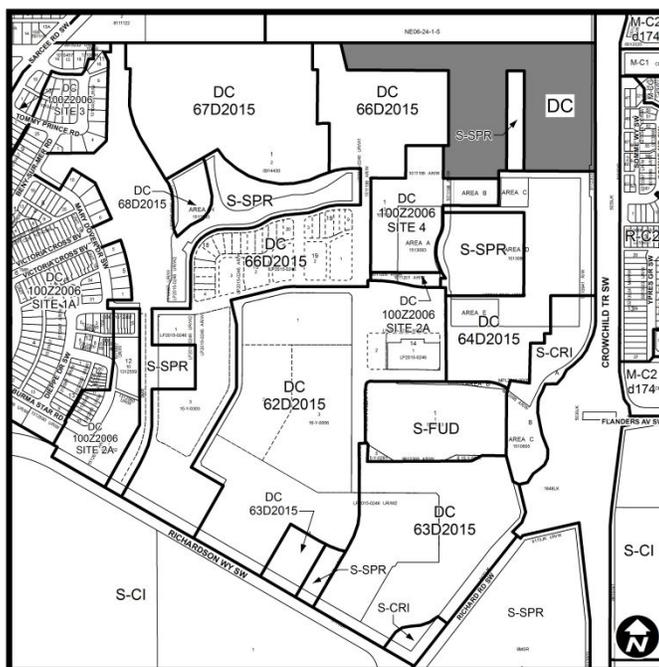
-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX V

Bylaw 4



Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
 - (b) allow for a built form that will accommodate a full range of residential **buildings**;
 - (c) support a form of **development** that is sensitive to and respectful of the historic character of provincial historic resources;
 - (d) allow for a limited range of commercial **uses** to support residential **uses**;
 - (e) allow for interim and existing **uses** as **development** is expected to take many years to build-out;
 - (f) create a permeable, accessible and pedestrian-oriented neighbourhood design;
and

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (g) effectively manage the parking supply to encourage more people to use sustainable modes of transportation.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:

- (a) “**carriage house parcel**” means a **parcel** approved for a **Carriage House** containing a minimum **parcel** area of 140 square metres, or a maximum **parcel** area of 230 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous rear or side **property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**;

Defined Uses

- 5 In this Direct Control District:

- (a) “**Carriage House**” means a **Single Detached Dwelling unit** on a **carriage house parcel**.
- (b) “**Interim Use**” means a **use**:
- (i) not listed in sections 7 or 8, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
- (ii) that is contained within the following list of **uses**:
- (a) **Accessory Food Service;**
 - (b) **Accessory Liquor Service;**
 - (c) **Artist’s Studio;**
 - (d) **Catering Service – Minor;**
 - (e) **Computer Games Facility;**
 - (f) **Equipment Yard;**
 - (g) **Fitness Centre;**
 - (h) **General Industrial – Medium;**
 - (i) **Health Services Laboratory – without Clients;**
 - (j) **Indoor Recreation Facility;**

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (k) Instructional Facility – Inside;
- (l) Market – Minor;
- (m) Medical Clinic;
- (n) Motion Picture Filming Location;
- (o) Motion Picture Production Facility;
- (p) Post-secondary Learning Institution;
- (q) Radio and Television Studio;
- (r) Recyclable Construction Material Collection Depot (temporary);
- (s) Restaurant – Neighbourhood;
- (t) School – Private;
- (u) Self Storage Facility;
- (v) Social Organization;
- (w) Storage Yard;
- (x) Tree Farm;
- (y) Vehicle Storage – Large; and
- (z) Vehicle Storage – Passenger.

Block Plans

- 6 All reference to blocks in this Direct Control District are in reference to the blocks indicated on the map in Schedule C of this Direct Control District.

Permitted Uses

- 7 The following *uses* are *permitted uses* in this Direct Control District:

- (a) Accessory Residential Building;
- (b) Home Based Child Care – Class 1;
- (c) Home Occupation – Class 1;
- (d) Park;
- (e) Protective and Emergency Service;
- (f) Sign – Class A; and
- (g) Utilities.

Discretionary Uses

- 8 (1) The following *uses* are *discretionary uses* in this Direct Control District:

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Backyard Suite
- (d) Carriage House;
- (e) Child Care Service;
- (f) Community Entrance Feature;
- (g) Convenience Food Store;
- (h) Counselling Service;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (i) Custodial Care;
- (j) Duplex Dwelling;
- (k) Dwelling Unit;
- (l) Financial Institution;
- (m) Food Kiosk;
- (n) Home Occupation – Class 2;
- (o) Interim Use;
- (p) Live Work Unit;
- (q) Multi-Residential Development;
- (r) Parking lot – grade (temporary);
- (s) Place of Worship – Medium;
- (t) Place of Worship – Small;
- (u) Power Generation Facility – Small;
- (v) Residential Care;
- (w) Retail and Consumer Service;
- (x) Rowhouse Building;
- (y) Secondary Suite;
- (z) Semi-detached Dwelling;
- (aa) Service Organization;
- (bb) Sign – Class B;
- (cc) Sign – Class C;
- (dd) Sign – Class D;
- (ee) Sign – Class E;
- (ff) Single Detached Dwelling;
- (gg) Special Care Facility;
- (hh) Temporary Residential Sales Centre;
- (ii) Townhouse; and
- (jj) Utility Building.

(2) The following *uses* are *discretionary uses* in this Direct Control District if:

- (a) they are proposed for a new *building* or new addition to a *building*;
- (b) they are located in a *building* where 85.0 per cent of the *gross floor area* is used for *uses* listed in subsection 8(a) through (ii) inclusive;

- (i) Drinking Establishment – Small;
- (ii) Drinking Establishment– Medium;
- (iii) Office;
- (iv) Outdoor Café;
- (v) Print Centre;
- (vi) Restaurant: Food Service Only – Small;
- (vii) Restaurant: Food Service Only – Medium;
- (viii) Restaurant: Licensed – Small;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (ix) **Restaurant: Licensed – Medium;**
- (x) **Specialty Food Store; and**
- (xi) **Take Out Food Service;**

Parcel Width

9 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 11.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel* width of 6.0 metres must be provided for each **Dwelling Unit**; and
- (d) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building**, or **Townhouse**.

Parcel Area

10 The minimum *parcel area* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

Parcel Coverage

11 (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:

- (a) 60.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
- (b) 60.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
- (c) 70.0 per cent of the area of the *parcel* for each **Carriage House**, **Rowhouse Building** and **Townhouse**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (3) Subsection (2) may be relaxed if the parking space referenced is permeable paver or other type of open grid paving.
- (4) Non-conditioned **building** spaces such as **porches**, galleries, breezeways, terraces, stoops, and green roofs do not count towards **parcel coverage**.
- (5) At-grade outdoor living surfaces such as **patios**, terraces, courtyards, and gardens do not count towards **parcel coverage** when constructed with permeable pavers or other types of open grid paving systems.

Building Setback from Rear Property Line

12 The minimum **building setback** from a **rear property line** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling, Single Detached Dwelling** and **Townhouse** is:

- (a) 1.2 metres or 6.0 metres (non-corner **parcel** only) adjacent to a **street** or **lane**; and
- (b) for all other locations, 1.0 metre provided the minimum separation between the rear elevations of adjacent **buildings** containing a **Dwelling Unit** is 5.0 metres.

Road Access to Carriage House

13 **Carriage house parcels** must have access to a **street**, as follows:

- (a) where no **lane** access is available, a minimum clear width of 3.0 metres from a **street** to a **Carriage House**;
- (b) where vehicular access is provided from a **lane**, a minimum clear width of 1.0 metres for a pedestrian walkway from a **street** to a **Carriage House**.

Parking for Carriage House

14 A minimum of one on-site **motor vehicle parking stall** must be provided for each **Carriage House**.

Maximum Floor Area of Carriage House

15 A **Carriage House** must have a maximum of 200.0 square metres of **gross floor area** excluding a loft or **private garage**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Separation Space for Carriage House

16 A **Carriage House** must be located a minimum of 3.0 metres from another **building**.

Building Setback for Carriage House

- 17 (1) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres.
- (2) In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.

Floor Plate Restrictions

18 The maximum **floor plate area** of each floor located partially or wholly above 26.0 metres above **grade** is 950.0 square metres.

Building Height

- 19 (1) The **building height** must be a minimum of 5.5 metres.
- (2) Unless otherwise referenced in subsection (3) the maximum **building height** is 42.0 metres.
- (3) The maximum **building height** for a **Multi-Residential Development** on Block 31C is 65.0 metres.

Building Design

- 20 All **buildings** fronting a **street** must comply with the following general requirements:
- (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**;
 - (b) the ceiling height of any residential **unit** on the first **storey** for must not be less than 3.0 metres from **grade**;
 - (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, direct access to **grade**.
 - (d) any **unit** of the floor closest to **grade** must have a finished floor at a minimum of 0.4 metres above **grade**.

Dwelling Units

21 **Dwelling Units** may be provided in any **building** form.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Building Setback Area

- 22 (1) The **building setback** must have a minimum depth of 3.0 metres for **parcels** located on Breskens Street SW.
- (2) The minimum **building setback** from the following **streets** is:
- (a) 5.0 metres for **parcels** located on Normandy Drive SW;
 - (b) 5.0 metres for **parcels** located on Bessborough Mews SW;
 - (c) 5.0 metres for **parcels** located on Calais Drive SW; and
 - (d) 5.0 metres for **parcels** located on Richard Road SW.

Location of Uses Within Buildings

- 23 (1) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units or Residential Care**.
- (2) Where this section refers to "Commercial Uses", it refers to the listed **uses** in sections 7 and 8 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Units, Multi- Residential Development, and Residential Care**.

Landscaped Area Rules

- 24 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) A landscape plan must be submitted as part of each **development permit** application, where changes are proposed to the **building or parcel**, and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Specific Rules for Landscaped Areas

- 25 (1) A minimum of 20.0 per cent of the area of the **parcel** must be a **landscaped area**.
- (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (3) **Landscaped area** provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.
- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (5) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (4); or
 - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (6) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (7) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

Planting Requirements

- 26 Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

- 27 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

- 28 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as common **amenity space**, **private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
 - (b) have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
- (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors**:
 - (a) must provide a **balcony, deck or patio** and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (ii) seating; and
 - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

Mechanical Screening

- 29 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

- 30 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 31 Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 32 (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stall** requirement:

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

-
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per *unit* for resident parking;
- (b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per *unit* for resident; and
- (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 *visitor parking stalls* per *unit*.
- (3) The minimum number of *motor vehicle parking stalls* for:
- (a) **Office** is 2.0 stalls per 100.0 square metres of *gross usable floor area*;
- (b) **Retail and Consumer Service** is 4.0 stalls per 100.0 square metres of *gross usable floor area*; and
- (c) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 0.65 stalls per 10.0 square metres of gross *public area*.
- (4) The maximum number of *motor vehicle parking stalls* for:
- (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total *gross usable floor area*;
- (b) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 2.85 stalls per 10.0 square metres of gross *public area*.

Required Bicycle Parking Stalls

- 33 (1) The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
- (i) no requirement where the number of *units* is less than 20.0; and
- (ii) 0.5 stalls per *unit* where the total number of *units* is 20.0 or more; and
- (b) all other *uses* is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Centralized Motor Vehicle Parking Requirement

- 34** *Motor vehicle parking stalls* and *bicycle parking stalls* required for *uses* in this Direct Control District may be shared and supplied on any one site or combination of sites in this Direct Control District.

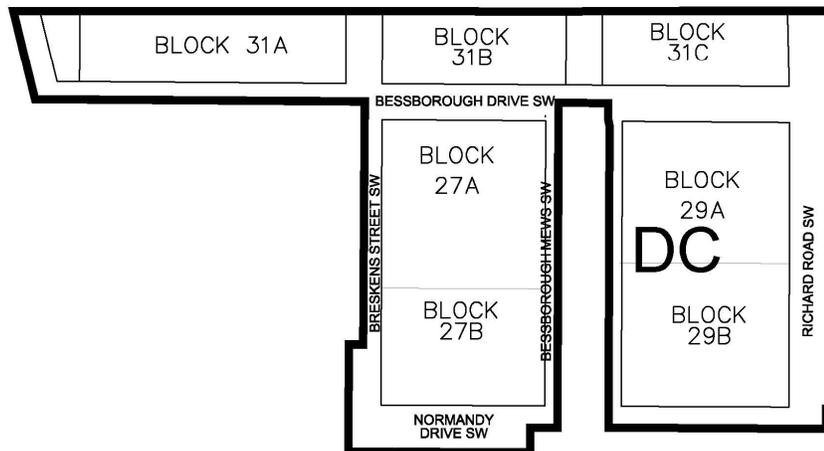
Interim Use

- 35** (1) A *development permit* for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within *buildings* existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a *building* provided the total surface area of the *use* is substantially the same in size to the total surface area of the *use* as it existed at the time of the effective date of this Direct Control District, or where the *use* did not exist at the time of the effective date of this Direct Control District, the total surface area of the *use* does not exceed 12,000 square metres:
- (a) **Equipment Yard;**
 - (b) **Self Storage Facility;**
 - (c) **Storage Yard;**
 - (d) **Tree Farm;**
 - (e) **Vehicle Storage - Large; and**
 - (f) **Vehicle Storage – Passenger.**

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

SCHEDULE C



Legend:

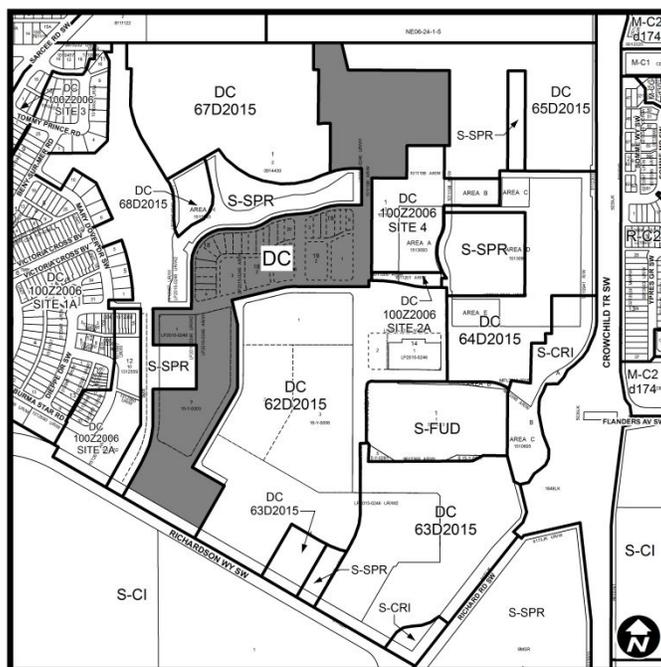
-  DC Boundary
-  Historic Resource
-  Block
-  Mews

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX VI

Bylaw 5



Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
 - (b) be an important transition between the higher **density** mixed **use** commercial area and the lower **density** residential neighbourhoods;
 - (c) allow for a limited range of support commercial and multi-residential **uses**;
 - (d) allow for interim and existing **uses** as **development** is expected to take many years to build-out;
 - (e) A **building** form that is street oriented at **grade**;
 - (f) create a permeable, accessible and pedestrian-oriented design;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (g) support a form of **development** that is sensitive to and respectful of the historic character of provincial historic resources; and
- (h) provide an effectively managed parking supply to encourage more people to use sustainable modes of transportation.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:

- (a) "**carriage house parcel**" means a **parcel** approved for a **Carriage House** containing a minimum **parcel** area of 140 square metres, or a maximum **parcel** area of 230 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous **rear** or **side property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**;
- (b) "**mews**" means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains **building** frontages that face onto the **mews**.

Defined Uses

- 5 In this Direct Control District:

- (a) "**Carriage House**" means a **Single Detached Dwelling** on a **carriage house parcel**;
- (b) "**Interim Use**" means a **use**:
 - (i) not listed in section 7 or 8, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
 - (ii) the following **uses**:
 - (a) **Accessory Food Service**;
 - (b) **Accessory Liquor Service**;
 - (c) **Artist's Studio**;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (d) Catering Service – Minor;
- (e) Computer Game Facility;
- (f) Drinking Establishment – Small;
- (g) Drinking Establishment – Medium;
- (h) Equipment Yard;
- (i) Fitness Centre;
- (j) General Industrial – Medium;
- (k) Health Services Laboratory – Without Clients;
- (l) Indoor Recreation Facility;
- (m) Instructional Facility – Inside;
- (n) Market – Minor;
- (o) Medical Clinic;
- (p) Motion Picture Filming Location;
- (q) Motion Picture Production Facility;
- (r) Post-secondary Learning Institution;
- (s) Print Centre;
- (t) Radio and Television Studio;
- (u) Recyclable Construction Material Collection Depot (temporary);
- (v) Restaurant – Neighbourhood;
- (w) School – Private;
- (x) Self-storage Facility;
- (y) Social Organization;
- (z) Storage Yard;
- (aa) Tree Farm;
- (bb) Vehicle Storage – Large; and
- (cc) Vehicle Storage – Passenger.

Block Plans and Mews

- 6 All reference to blocks and *mews* in this Direct Control District are in reference to the blocks and *mews* indicated on the map in Schedule C of this Direct Control District.

Permitted Uses

- 7 The following *uses* are *permitted uses* in this Direct Control District:

- (a) Accessory Residential Building;
- (b) Carriage House;
- (c) Home Based Child Care – Class 1;
- (d) Home Occupation – Class 1;
- (e) Park;
- (f) Protective and Emergency Service;
- (g) Rowhouse Building;
- (h) Secondary Suite;
- (i) Semi-detached Dwelling;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (j) Sign – Class A;
- (k) Single Detached Dwelling;
- (l) Townhouse; and
- (m) Utilities.

Discretionary Uses

8 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Backyard Suite
- (d) Child Care Service;
- (e) Community Entrance Feature;
- (f) Convenience Food Store;
- (g) Counselling Service;
- (h) Custodial Care;
- (i) Dwelling Unit;
- (j) Financial Institution;
- (k) Food Kiosk;
- (l) Home Occupation – Class 2;
- (m) Interim Use;
- (n) Information and Service Provider;
- (o) Live Work Unit;
- (p) Multi-Residential Development;
- (q) Office;
- (r) Outdoor Café;
- (s) Parking Lot – grade (temporary);
- (t) Place of Worship – Medium;
- (u) Place of Worship – Small;
- (v) Power Generation Facility – Small;
- (w) Residential Care;
- (x) Restaurant: Food Service Only – Small;
- (y) Restaurant: Food Service Only – Medium;
- (z) Restaurant: Licensed – Small;
- (aa) Restaurant: Licensed – Medium;
- (bb) Retail and Consumer Service;
- (cc) Service Organization;
- (dd) Sign – Class B;
- (ee) Sign – Class C;
- (ff) Sign – Class D;
- (gg) Sign – Class E;
- (hh) Special Care Facility;
- (ii) Specialty Food Store;
- (jj) Take Out Food Service;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (kk) **Temporary Residential Sales Centre; and**
- (ll) **Utility Building.**

Mews Requirements

9 **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks as follows:

- (a) two (2) **mews** must be provided at-**grade** between **buildings** in Block 5 to create pedestrian connections between Currie Lane SW and the provincial historic resource; and
- (b) a **mews** must be provided at-**grade** between **buildings** in Block 18 to create a pedestrian connection between Trasimeno Crescent SW and Dieppe Drive SW.

Parcel Width

10 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 11.0 metres for a **parcel** containing a **Duplex Dwelling**; and
- (c) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel** width of 6.0 metres must be provided for each **Dwelling Unit**; and (d) 5.0 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

Parcel Area

11 The minimum **parcel** area is:

- (a) 233.0 square metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse Building**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Parcel Coverage

- 12 (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:
- (a) 60.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
 - (b) 60.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
 - (c) 70.0 per cent of the area of the *parcel* for each **Carriage House**, **Rowhouse Building**, and **Townhouse**.
- (2) The maximum *parcel coverage* referenced in subsection (1) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.
- (3) Section (2) may be relaxed if the parking space referenced is a permeable paver or other type of open grid paving.

Building Height

- 13 (1) The maximum *building height* in this Direct Control District is 30.0 metres.
- (2) The *building height* must be a minimum of 5.5 metres.

Road Access to Carriage House

- 14 *Carriage house parcels* must have access to a *street*, as follows:
- (a) where no *lane* access is available, a minimum clear width of 3.0 metres from a *street* to a **Carriage House**; and
 - (b) where vehicular access is provided from a *lane*, a minimum clear width of 1.0 metres for a pedestrian walkway from a *street* to a **Carriage House**.

Parking for Carriage House

- 15 A minimum of one on-site *motor vehicle parking stall* must be provided for each **Carriage House**.

Maximum Floor Area of Carriage House

- 16 A **Carriage House** must have a maximum of 140.0 square metres of *gross floor area* excluding a loft or *private garage*.

Separation Space for Carriage House

- 17 A **Carriage House** must be located a minimum of 5.0 metres from another *building*.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Building Setback for Carriage House

- 18 (1) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres.
- (2) In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.

Floor Plate Restrictions

- 19 The maximum **floor plate area** of each floor located partially or wholly above 26.0 metres above **grade** is 950.0 square metres, when a **building** contains **Dwelling Units, Hotel, or Live Work Units**.

Building Design

- 20 All **buildings** fronting a **street** must comply with the following general requirements:
- (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**;
 - (b) the ceiling height of any residential **unit** on the first **storey** for must not be less than 3.0 metres from **grade**;
 - (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, direct access to **grade**.
 - (d) any **unit** of the floor closest to **grade** must have a finished floor at a minimum of 0.4 metres above **grade**.

Dwelling Units

- 21 **Dwelling Units** may be provided in any **building** form.

Building Setback Area

- 22 (1) The **building setback area** must have a minimum depth of 5.0 metres for **parcels** located on the west side of Trasimeno Crescent SW.
- (2) The **building setback area** must have a minimum depth of 2.0 metres for **parcels** north of Grandin Drive that front on Quesnay Wood Drive SW;
- (3) The minimum **building setback area** is:
- (a) 3.0 metres for **parcels** located on Currie Lane SW;
 - (b) 3.0 metres for **parcels** located on Bishop Way SW;
 - (c) 3.0 metres for **parcels** located on Bishop Drive SW;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (d) 3.0 metres for **parcels** located on Breskens Street SW;
- (e) 3.0 metres for **parcels** located on Dieppe Drive SW;
- (f) 3.0 metres for **parcels** located on North side of Bessborough Drive SW;
- (g) 3.0 metres for **parcels** located on Calais Drive SW east of Quesnay Wood Drive SW;
- (h) 5.0 metres on **parcels** located on the north portion of Trasimeno Crescent SW;
- (i) 5.0 metres on **parcels** located on Calais Drive SW west of Quesnay Wood Drive SW;
- (j) 5.0 metres on **parcels** located on the south side of Bessborough Drive SW; and
- (k) 5.0 metres on **parcels** located on Quesnay Wood Drive SW.

Location of Uses Within Buildings

23 (1) "Commercial Uses" and **Live Work Units**:

- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (2) Where this section refers to "Commercial Uses", it refers to the listed **uses** in sections 7 and 8, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-Residential Development**, and **Residential Care**.

Landscaped Area Rules

- 24 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.

Specific Rules for Landscaped Areas

- 25 (1) A minimum of 20.0 per cent of the area of the **parcel** must be a **landscaped area**.
- (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (4) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (3); or
 - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (5) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (6) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Planting Requirements

26 Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

- 27** (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

- 28** (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space, private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony, deck** or **patio**; and
 - (b) have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
 - (d) may be located at or above **grade**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

-
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors:**
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
- (i) a barbeque; or
- (ii) seating; and
- (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

Mechanical Screening

29 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

30 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

31 Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 32 (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
- (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per **unit** for resident parking;
- (b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per **unit** for resident parking; and

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 *visitor parking stalls* per *unit*.
- (3) The maximum number of *motor vehicle parking stalls* for:
 - (a) **Retail Store and Consumer Service** is 4.8 stalls per 100.0 square metres of total *gross usable floor area*;
 - (b) **Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, and Restaurant: Licensed – Small** is 2.85 stalls per 10.0 square metres of *public area*.

Required Bicycle Parking Stalls

- 33 (1) The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of *units* is less than 20.0; and
 - (ii) 0.5 stalls per *unit* where the total number of *units* is 20.0 or more; and
 - (b) all other *uses* is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Centralized Motor Vehicle Parking Requirement

- 34 *Motor vehicle parking stalls* and *bicycle parking stalls* required for *uses* in this Direct Control District may be shared and supplied on any one *parcel* or combination of *parcels* in this Direct Control District.

Interim Use

- 35 (1) A *development permit* for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within *buildings* existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection 2, the following **Interim Uses** may occur outside of a *building* provided the total surface area of the *use* is substantially the same in size to the total surface area of the *use* as it existed at the time of the effective date of this Direct Control District, or where the *use* did not exist at the

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

time of the effective date of this Direct Control District, the total surface area of the *use* does not exceed 12,000 square metres:

- (a) **Equipment Yard;**
- (b) **Self Storage Facility;**
- (c) **Storage Yard;**
- (d) **Tree Farm;**
- (e) **Vehicle Storage - Large; and**
- (f) **Vehicle Storage – Passenger.**

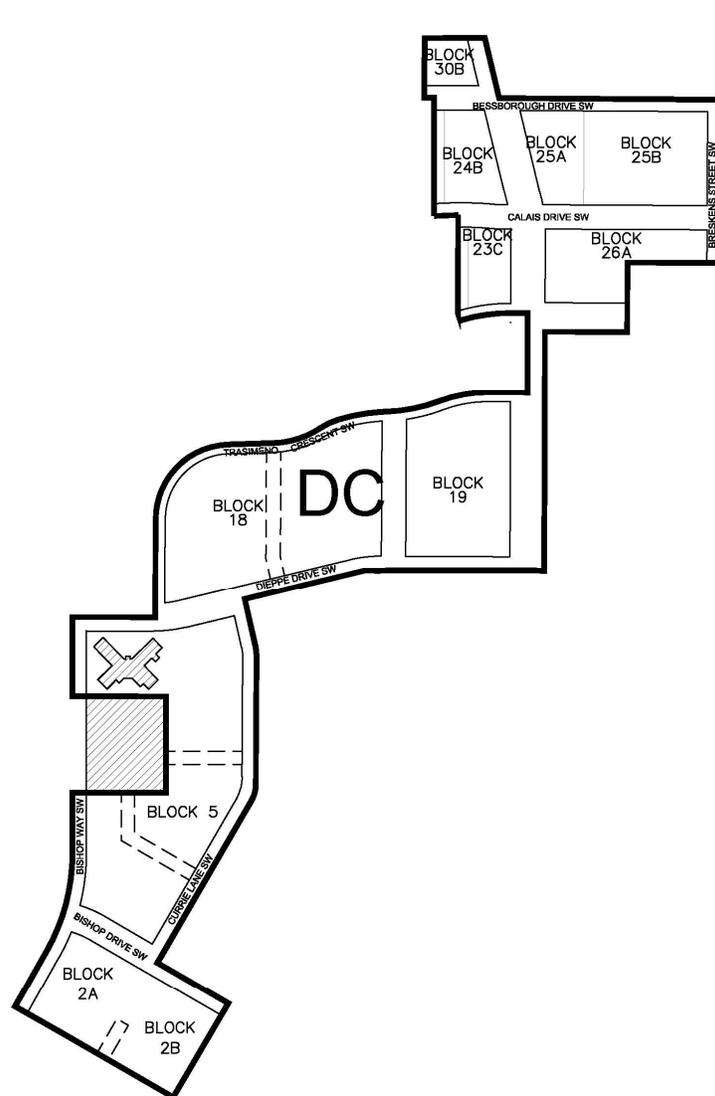
**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

SCHEDULE C

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C



Legend:

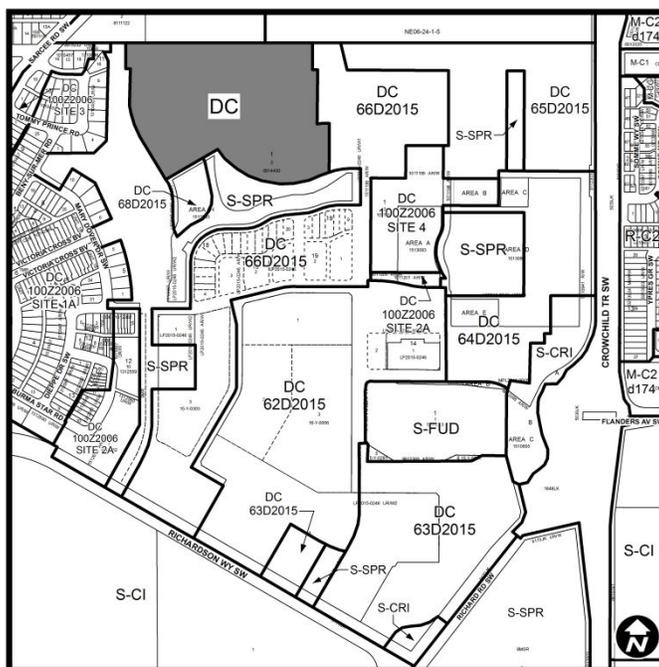
-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX VII

Bylaw 6



Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a mix of low **density**, low profile housing in the form of **Single-Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Carriage Houses, Secondary Suites, Rowhouse Buildings and Townhouses**; and
 - (b) allow for interim and existing **uses** as **development** is expected to take many years to build out.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

General Definitions

4 In this Direct Control District:

- (a) “**carriage house parcel**” means a **parcel** approved for a **Carriage House** containing a minimum **parcel** area of 140 square metres, or a maximum **parcel** area of 230 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous **rear** or **side property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**.
- (b) “**mews**” means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains **building** frontages that face onto the mews.

Defined Uses

5 In this Direct Control District:

- (a) “**Carriage House**” means a **Single Detached Dwelling** on a **carriage house parcel**.
- (b) “**Interim Use**” means a **use**:
 - (i) not listed in subsection 7 or 8, that was being carried on pursuant to a **development permit** issued by The City of Calgary at the time of the effective date of this Bylaw; or
 - (ii) the following **uses**:
 - (a) **Accessory Food Service**;
 - (b) **Accessory Liquor Service**;
 - (c) **Artist’s Studio**;
 - (d) **Catering Service – Minor**;
 - (e) **Computer Games Facility**;
 - (f) **Counselling Service**;
 - (g) **Drinking Establishment – Small**;
 - (h) **Drinking Establishment – Medium**;
 - (i) **Equipment Yard**;
 - (j) **Fitness Centre**;
 - (k) **General Industrial – Medium**;
 - (l) **Health Services Laboratory – Without Clients**;
 - (m) **Indoor Recreation Facility**;
 - (n) **Instructional Facility – Inside**;
 - (o) **Market – Minor**;
 - (p) **Medical Clinic**;
 - (q) **Motion Picture Filming Location**;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (r) Motion Picture Production Facility;
- (s) Outdoor Café;
- (t) Post-secondary Learning Institution;
- (u) Print Centre;
- (v) Radio and Television Studio;
- (w) Recyclable Construction Material Collection Depot (temporary);
- (x) Restaurant: Food Service Only – Small;
- (y) Restaurant: Food Service Only – Medium;
- (z) Restaurant: Licensed – Small;
- (aa) Restaurant: Licensed – Medium;
- (bb) Restaurant – Neighbourhood;
- (cc) Retail and Consumer Service;
- (dd) School – Private;
- (ee) Self Storage Facility;
- (ff) Service Organization;
- (gg) Social Organization;
- (hh) Specialty Food Store;
- (ii) Storage Yard;
- (jj) Tree Farm;
- (kk) Vehicle Storage – Large; and
- (ll) Vehicle Storage – Passenger.

Block Plans and Mews

- 6 All reference to blocks and *mews* in this Direct Control District are in reference to the blocks and *mews* indicated on the map in Schedule C of this Direct Control District.

Permitted Uses

- 7 The following *uses* are *permitted uses* in this Direct Control District:

- (a) Accessory Residential Building;
- (b) Carriage House;
- (c) Duplex Dwelling;
- (d) Home Based Child Care – Class 1;
- (e) Home Occupation – Class 1;
- (f) Park;
- (g) Protective and Emergency Service;
- (h) Rowhouse Building;
- (i) Single Detached Dwelling;
- (j) Secondary Suite;
- (k) Semi-detached Dwelling;
- (l) Sign – Class A;
- (m) Townhouse;
- (n) Triplex; and

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (o) **Utilities.**

Discretionary Uses

8 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Backyard Suite**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Interim Use;**
- (g) **Place of Worship – Small;**
- (h) **Office;**
- (i) **Parking Lot – grade (temporary);**
- (j) **Power Generation Facility – Small;**
- (k) **Secondary Suite;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E;**
- (p) **Temporary Residential Sales Centre; and**
- (q) **Utility Building.**

Mews Requirements

- 9 (1) **Development** within this Direct Control District must provide *mews* to create smaller blocks out of larger blocks.
- (2) A *mews* must be provided at-**grade** between Blocks 23A and 23B to provide a connection from Calais Drive SW to Normandy Drive SW.

Parcel Width

10 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 11.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel* width of 6.0 metres must be provided for each **Dwelling Unit**; and
- (d) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

Parcel Area

11 The minimum *parcel* area is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

Parcel Coverage

12 (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:

- (a) 60.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
 - (b) 60.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
 - (c) 70.0 per cent of the area of the *parcel* for each **Carriage House**, **Rowhouse Building**, and **Townhouse**.
- (2) The maximum *parcel coverage* referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (3) Subsection (2) may be waived if the parking space referenced is a permeable paver or other type of open grid paving.

Building Height

13 The maximum **building height** in this Direct Control District is 12.0 metres.

Road Access to Carriage House

14 **Carriage house parcels** must have access to a **street**, as follows:

- (a) where no **lane** access is available, a minimum clear width of 3.0 metres from a **street** to a **Carriage House**;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (b) where vehicular access is provided from a **lane**, a minimum clear width of 1.0 metres for a pedestrian walkway from a **street** to a **Carriage House**.

Parking for Carriage House

- 15 A minimum of one on-site **motor vehicle parking stall** must be provided for each **Carriage House**.

Maximum Floor Area of Carriage House

- 16 A **Carriage House** must have a maximum of 140.0 square metres of **gross floor area** excluding a loft or **private garage**.

Separation Space for Carriage House

- 17 A **Carriage House** must be located a minimum of 5.0 metres from another **building**.

Building Setback for Carriage House

- 18 (1) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres.
- (2) In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.

Building Setback Area

- 19 (1) The **building setback area** must have a minimum depth of 3.0 metres for **parcels** located on Bessborough Drive SW.
- (2) The minimum **building setback area** is:
- (a) 5.0 metres on **parcels** located on Calais Drive SW;
 - (b) 5.0 metres on **parcels** located on Normandy Drive SW;
 - (c) 5.0 metres on **parcels** located on Victory Green SW; and
 - (d) 5.0 metres on **parcels** located on Victory Drive SW.

Landscaped Area Rules

- 20 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Specific Rules for Landscaped Areas

21 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

Mechanical Screening

22 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

23 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

24 Recycling facilities must be provided for every **building** containing **Dwelling Unit** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 25 (1) For **development** containing **Dwelling Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls** per **unit**.

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (2) For *development* containing **Dwelling Units**, the maximum *motor vehicle parking stall* requirement:
- (a) for each **Dwelling Unit** less than 60.0 square metres is 1.0 stall per *unit* for resident parking;
 - (b) for each **Dwelling Unit** 60.0 square metres or greater is 2.0 stalls per *unit* for resident; and
 - (c) for each **Dwelling Unit** is 0.15 *visitor parking stalls* per *unit*.

Interim Use

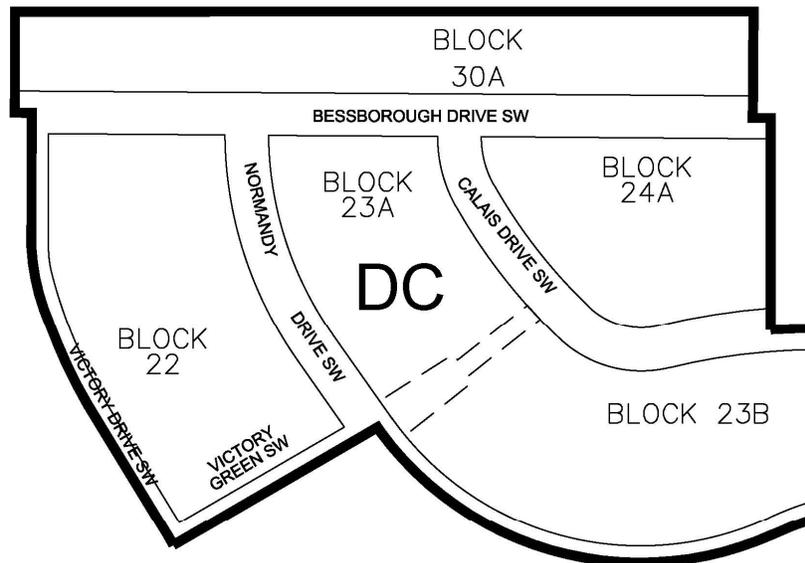
26

- (1) A *development permit* for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within *buildings* existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection 2, the following **Interim Uses** may occur outside of a *building* provided the total surface area of the *use* is substantially the same in size to the total surface area of the *use* as it existed at the time of the effective date of this Direct Control District, or where the *use* did not exist at the time of the effective date of this Direct Control District, the total surface area of the *use* does not exceed 12,000 square metres:
- (a) **Equipment Yard;**
 - (b) **Self Storage Facility;**
 - (c) **Storage Yard;**
 - (d) **Tree Farm;**
 - (e) **Vehicle Storage - Large; and**
 - (f) **Vehicle Storage – Passenger.**

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

SCHEDULE C



Legend:

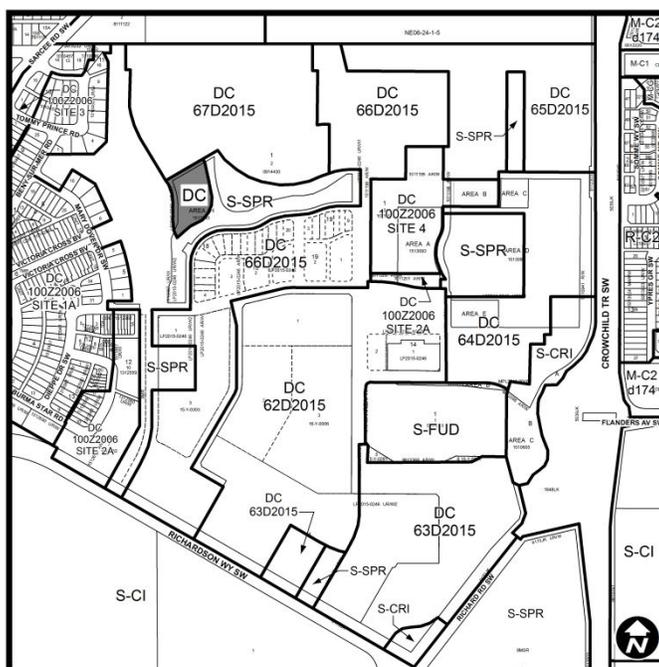
-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX VIII

Bylaw 7



Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
 - (b) support the rehabilitation and adaptive re-use of Provincial historic resources and accommodate additional **uses** on the site that is complementary;
 - (c) allow for interim and existing **uses** as **development** is expected to take many years to build-out;
 - (d) allow for multi-use public open space for formal and informal activities;
 - (e) support a form of **development** that is sensitive to and respectful of the historic character of provincial historic resources;
 - (f) allow for low intensity commercial **uses** compatible with the **Park use** and heritage setting of the lands; and

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

- (g) allow for a range of seasonal **uses** compatible with the **Park use** and heritage setting of the lands.

Reference to Bylaw 1P2007

- 2 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Bylaw 1P2007 District Rules

- 3 Unless otherwise specified, the rules of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 apply in this Direct Control District.

Permitted Uses

- 4 The **permitted uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Recreation (S-R) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Bed and Breakfast;**
- (b) **Conference and Event Facility;**
- (c) **Drinking Establishment – Small;**
- (d) **Drinking Establishment – Medium;**
- (e) **Food Kiosk;**
- (f) **Library;**
- (g) **Market;**
- (h) **Museum;**
- (i) **Office;**
- (j) **Outdoor Café;**
- (k) **Parking lot – Grade;**
- (l) **Recreational Equipment Rentals;**
- (m) **Restaurant: Licensed – Large;**
- (n) **Restaurant: Licensed – Medium;**
- (o) **Restaurant: Licensed – Small;**
- (p) **Seasonal Sales Area;**
- (q) **Sign – Class A;**
- (r) **Sign – Class B;**
- (s) **Sign – Class D;**
- (t) **Sign – Class E;**
- (u) **Special Function – Class 1;**
- (v) **Special Function – Class 2;**
- (w) **Take Out Food Service; and**
- (x) **Utility Building.**

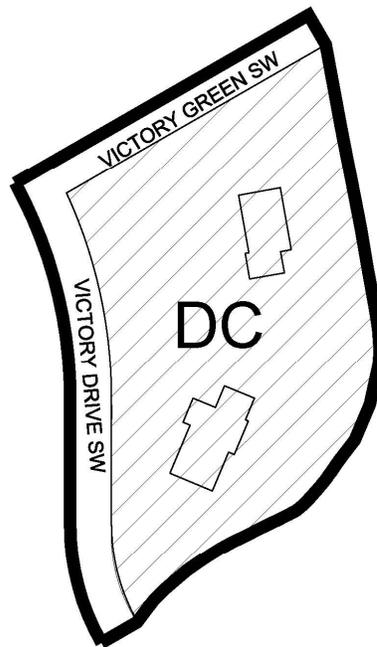
**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016**

MAP 6C

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

SCHEDULE C



Legend:

-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

LAND USE AMENDMENT
CURRIE BARRACKS (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 159D2016, 160D2016, 161D2016, 162D2016
163D2016, 164D2016 AND 165D2016

MAP 6C

APPENDIX IX

LETTERS SUBMITTED

From: Leanne Ellis [development@rutlandparkcommunity.com] Sent: Mon 2/22/2016 9:28 PM
To: Bliek, Desmond
Cc:
Subject: Re: Comments on LOC2015-0203

Hi Desmond. Thank you for taking the time to meet with me today. As I have mentioned, we are supportive of CLC having interim uses for the DC sites, and appreciate that they are clearly being spelled out in the proposed amendment.

Best wishes,

Leanne Ellis
RPCA VP Development and Traffic