

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

EXECUTIVE SUMMARY

This Land Use Amendment for 59.33 hectares ± (146.60 acres ±), Policy Amendment to the CFB West Master Plan, Road Closure and amendments to Customized Design Criteria are proposed to accommodate a mixed-use master planned community comprising of approximately between 1,894 and 5,794 residential units, up to 70,030 square metres (753,796 square feet) of commercial office space, and up to 22,790 square metres (245,309 square feet) of commercial retail space that will complete the redevelopment of Currie Barracks. This project is the last land of the former army base stationed on this site. These amendments revise a plan approved in 2006-2007 that began Phase 1 and 2 of Currie Barracks.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 March 12

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment, Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 3C2015, 62D2015, 63D2015, 64D2015, 65D2015, 66D2015, 67D2015 and 68D2015; and

1. **ADOPT**, by Resolution, the proposed amendments to the CFB West Master Plan, in accordance with Administration's recommendation.
2. **ADOPT** the proposed closure of 0.63 hectares ± (1.56 acres ±) of road (Plan 1510605, Area A, B and C) adjacent to 4225 and 4411 Crowchild Trail SW, in accordance with Administration's recommendation; and
3. Give three readings to the proposed Closure Bylaw 3C2015.
4. **ADOPT** the proposed redesignation of 23.81 hectares ± (58.82 acres ±) located at 4225 Crowchild Trail SW and the closed road (Plan 0914430, Block 1, Lot 2; Plan 1510605, Area A, B and C) from DC Direct Control District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District to accommodate a mixed use development, in accordance with Administration's recommendation; and

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

**BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

5. Give three readings to the proposed Bylaw 62D2015.
6. **ADOPT** the proposed redesignation of 7.02 hectares \pm (17.35 acres \pm) located at 4225 Crowchild Trail SW (Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control Districts to accommodate a mixed use development with guidelines, in accordance with Administration's recommendation; and
7. Give three readings to the proposed Bylaw 63D2015.
8. **ADOPT** the proposed redesignation of 4.94 hectares \pm (12.21 acres \pm) located at 4225 Crowchild Trail SW (Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control Districts to accommodate a mixed use development with guidelines, in accordance with Administration's recommendation; and
9. Give three readings to the proposed Bylaw 64D2015.
10. **ADOPT** the proposed redesignation of 5.55 hectares \pm (13.71 acres \pm) located at 4225 Crowchild Trail SW (Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control Districts to accommodate a mixed use development with guidelines, in accordance with Administration's recommendation; and
11. Give three readings to the proposed Bylaw 65D2015.
12. **ADOPT** the proposed redesignation of 10.82 hectares \pm (26.74 acres \pm) located at 4225 Crowchild Trail SW (Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control Districts to accommodate a mixed use development with guidelines, in accordance with Administration's recommendation; and
13. Give three readings to the proposed Bylaw 66D2015.
14. **ADOPT** the proposed redesignation of 6.58 hectares \pm (16.26 acres \pm) located at 4225 Crowchild Trail SW (Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control Districts to accommodate a mixed use development with guidelines, in accordance with Administration's recommendation; and
15. Give three readings to the proposed Bylaw 67D2015.
16. **ADOPT** the proposed redesignation of 0.61 hectares \pm (1.51 acres \pm) located at 4225 Crowchild Trail SW (Plan 0914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control Districts to accommodate parks and open space with additional amenities, in accordance with Administration's recommendation; and

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- | |
|---|
| <p>17. Give three readings to the proposed Bylaw 68D2015.</p> <p>18. RECEIVE AND ACCEPT FOR INFORMATION the proposed amendments to the Currie Barracks Customized Design Criteria.</p> |
|---|

REASON(S) FOR RECOMMENDATION:

The current land use and policy is a reflection of ideas and philosophies that were considered contemporary in 2006. Since the approval of that plan, Calgary's development trends and City Council's direction to utilize infill sites such as Currie Barracks as nodes of intensity and urban character have created the desire to reconfigure the site into the proposed outline plan attached to this report. Land use and policy revisions will help ensure that the framework of this plan can be achieved due to the minimums and maximums set in place and the higher attention to urban design set forth in the policy revisions proposed. These minimums and maximums can also be achieved in terms of servicing, transportation network and access to quality open space systems in and around Currie Barracks.

ATTACHMENTS

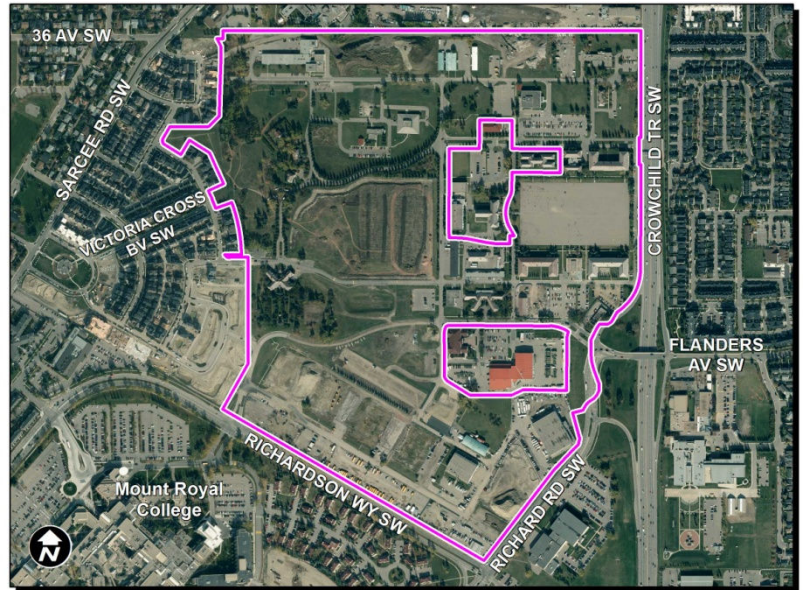
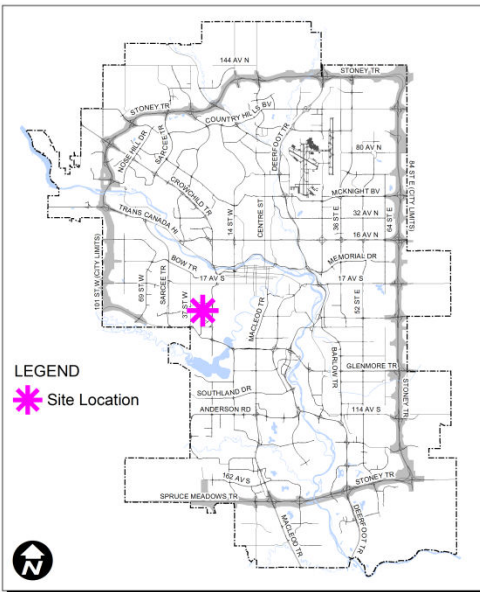
1. Proposed amendments to the CFB West Master Plan
2. Proposed Bylaw 3C2015
3. Proposed Bylaw 62D2015
4. Proposed Bylaw 63D2015
5. Proposed Bylaw 64D2015
6. Proposed Bylaw 65D2015
7. Proposed Bylaw 66D2015
8. Proposed Bylaw 67D2015
9. Proposed Bylaw 68D2015
10. Proposed amendments to the Currie Barracks Customized Design Criteria
11. **Public Submission(s)**

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE AMENDMENT

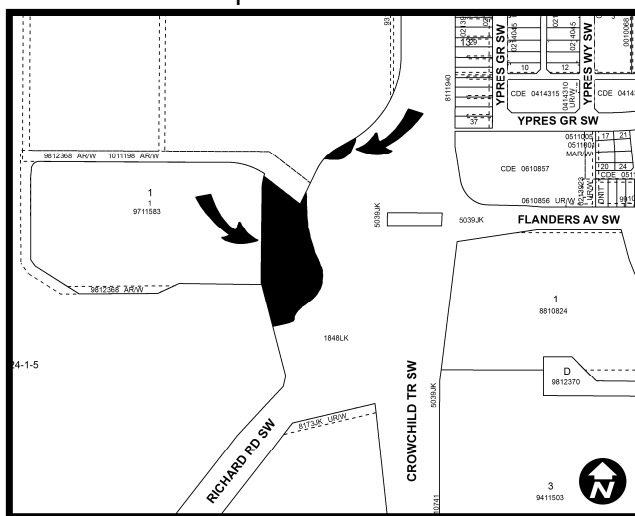
**CFB CURRIE (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
 66D2015, 67D2015 AND 68D2015**

MAP 6C

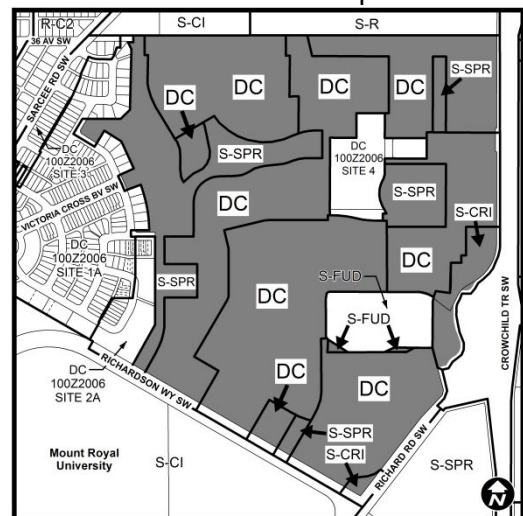
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by resolution, the proposed amendments to the CFB West Master Plan (APPENDIX II).

Moved by: R. Wright **Carried: 6 – 0**
Absent: Mr. Friesen left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, and Cllr. Keating.
2. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.63 hectares ± (1.56 acres ±) of road (Plan 1510605, Area A, B and C) adjacent to 4225 and 4411 Crowchild Trail SW, with conditions (APPENDIX III).

Moved by: R. Wright **Carried: 6 – 0**
Absent: Mr. Friesen left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, and Cllr. Keating.
3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 59.33 hectares ± (146.60 acres ±) located at 4225 Crowchild Trail SW and the closed road (Plan 0914430, Block 1, Lot 2; Plan 1510605, Area A, B and C) from DC Direct Control District and Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control Districts to accommodate mixed use development with guidelines (APPENDIX IV).

Moved by: R. Wright **Carried: 6 – 0**
Absent: Mr. Friesen left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting, and Cllr. Keating.
4. **RECEIVE AND ACCEPT FOR INFORMATION** the proposed amendments to the Currie Barracks Customized Design Criteria (APPENDIX V).

Moved by: R. Wright **Carried: 6 – 0**
Absent: Mr. Friesen left the room due to a pecuniary conflict of interest and did not take part in the discussion

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

or voting, and Cllr. Keating.

Reasons for Approval from Mr. Morrow:

- I voted in favour because this is the kind of sophisticated planning that the City should be promoting. What makes this innovative is the departure from typical City standards, a practice I would encourage Council/Administration to adopt more frequently. We should be promoting innovative developers to propose more innovative approaches. By all accounts Canada Lands has done a tremendous job with community engagement. Standard Transportation conditions and the future Traffic Impact Assessment cannot be used to deteriorate the quality of the public realm or reduce density, which is necessary to create the synergies envisioned. Bottom line, we must do everything possible to ensure the community develops as envisioned in the Outline Plan and not “watered down”, which would undermine the vision. I applaud Canada Lands and Administration for a job well done.

Reasons for Approval from Mr. Wright:

- This is truly an exciting and novel approach, creating a town in the City. The synergies associated with Mount Royal University and increased densities coupled with a recognition of its heritage feature make this a very special area. The commentaries on public engagement, citizen comments and level of support also deserve congratulations.

Reasons for Approval from Ms. Wade:

- Great dog park! This addresses the trend of the growing number of no kids but have dogs.
- Great project. Good example of collaboration and innovation in design standards.

2015 March 12

MOTION:

The Calgary Planning Commission accepted correspondence from:

- Sharon McIntyre dated 2015 March 08;
- Students' Association of Mount Royal University dated 2015 March 09;
- Sean Halliday dated 2015 March 09;
- Valerie McIntyre- Baird and William Baird dated 2015 March 09;
- Audrey Hallson dated 2015 March 10;
- Richmond/Knob Hill Community Association dated 2015 March 10;
- Wild Rose Brewery dated 2015 March 11;
- Lindsay Luhnau dated 2015 March 11;
- Darin Olson dated 2015 March 11;
- Loran Davis dated 2015 March 11; and

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- Currie Barracks Playground Committee dated 2015 March 12;

as distributed, and directs it to be included in the report as
APPENDIX VII.

Moved by: R. Wright

Carried: 6 – 0

Absent: Mr. Friesen left the room
due to a pecuniary
conflict of interest and
did not take part in the
discussion or voting, and
Cllr. Keating.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
 AMENDMENT

CFB CURRIE (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
 66D2015, 67D2015 AND 68D2015

MAP 6C

Applicant:

Brown & Associates Planning Group

Landowner:

Canada Lands Company CLC Limited
 The City of Calgary

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	6
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	6
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	No	7
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	Yes	9
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	Yes	12
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	Yes	13
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	Yes No	15
Public Engagement <i>Were major comments received from the circulation</i>	Yes	15

*Issue - Yes, No or Resolved

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

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 and as proposed will establish a Neighbourhood Activity Centre as laid out in the policies of the Municipal Development Plan (MDP).

The subject site 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 that officially closed in 1998.

Currie Barracks is home to the most visible remnants of the former base, including 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. Preservation of all or parts of these spaces drove many of the design elements of this outline plan, from the road network to the open space plan and a legacy walk that will ultimately tie these elements together through interpretive signage throughout the site.

This plan is a reconfiguration of an outline plan and land use redesignation approved in 2006-2007. That plan proposed approximately 3,200 residential units, 20,903 square metres (225,000 square feet) of commercial retail, and 30,193 square metres (325,000 square feet) of office. The proposed plan increases residential by 60 percent (up to 5,200 units on the Outline Plan Site, maximum of 5,794 units within the total policy area) and increases the office up to 70,030 square metres (750,000 square feet), with a moderate increase of the commercial retail up to 22,790 square metres (up to 245,000 square feet). In addition, a new street network and parks

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

open space plan have been proposed in conjunction with a new height increase in the southeastern area of the subject site. Minimum density on this site is slightly higher than the original planned development scenario, which is approximately 30 units per hectare (12 units per acre) for residential development.

The current adopted outline plan and land use identified seven unique character areas, each possessing its own urban form and diverse urban qualities to create the specific type of place envisioned. The refined Currie Barracks design builds on that approach by creating a focal “heart” of the community in the form of a vibrant mixed-use retail and residential centre surrounded by a mix of residential, open space and office neighbourhoods. Each of these neighbourhoods will have their own mix of uses that is reflected in both the policy amendment changes proposed as well as the proposed Direct Control Districts.

Through community consultation the increase in density, height, and built form were continued topics of conversation. While administration supports creative thoughtful development that creates quality places in Calgary, controls on how this development could occur were needed to provide both community residents and Administration certainty of the ultimate build out. To this end both the Direct Control Districts and the proposed amendments to the CFB West Master Plan were crafted to work together to inform the appropriate character of each district and provide direction on massing, heights, appropriate uses and desired outcomes so that when development permits begin in these areas there are clear metrics to assess each project. Ultimately the development transitions from the west of low-density homes and apartments and rises to the east and south of the subject site into a mid- to high-density form at the far southeast corner of the site. This configuration reduces the impact of shadowing the higher buildings will have on adjacent neighbourhoods, yet still provides a key core urban node that will help support both the office and retail components proposed in the plan.

From the inception of Garrison Woods to today this area of Calgary has always been a leader in development trends and practices. Administration believes this revision will help achieve a unique urban node that currently does not exist in this area of the city.

LAND USE DISTRICTS

Seven new Direct Control Districts will replace the current Direct Control District 100Z2006. These seven districts inform the general heights, massing and setbacks required to ensure quality development throughout the subject site.

DC 1:

This site is intended to allow for a variety of mid-rise residential retail mixed use products with one block allowed to achieve a maximum height of 100 metres to create a signature building. Maximum heights throughout this district are 65 metres, however the CFB West Master Plan

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

further restricts heights throughout the district to ensure proper transition or contextual relevance around provincially protected heritage buildings.

DC 2:

This site is intended to allow for primarily mid- to high-rise residential development, with two blocks to allow buildings up to 100 metres in height. As with other sites within Currie Barracks, the intent for flexibility of uses has been built into the Direct Control District, so long as the primary uses within the site are residential in nature. Ground floor uses or podium pieces to the high-rise elements could potentially be retail or office oriented type uses.

DC 3:

This site is intended to allow for primarily office and institutional uses. Situated around Parade Square, the applicant envisions this site as the jobs centre of Currie Barracks. Secondary uses such as hotels, various types of residential uses and retail are built into the Direct Control District that will allow adaptive reuse of heritage buildings as well as create supportive uses to the office environment. DC Site 3 is also where the future Calgary Board of Education elementary urban school will be located, and as such those uses are reflective in the DC.

DC 4:

This site is intended to allow for primarily residential development in a broader range of product than elsewhere on site. A limited amount of commercial uses are permitted if 85 percent of the development proposed is a primary use listed in the DC. The basic form of this area is intended for mostly multi-residential development, with one area able to have a mid-rise building up to 65 metres in height in the far northeast corner.

DC 5:

This site is intended to serve as a transitional area between the higher density areas of Currie Barracks in the east and the lower density primarily residential areas to the west. Limited amounts of commercial type activities are allowed if 85 percent of development is of a primary use. The maximum height of 30 metres is further refined by the CFB West Master Plan height restrictions to ensure proper transitional heights to the west.

DC 6:

This site is nearly identical to the land uses applied in Phase 1 of Currie Barracks to the west. Uses in this site are all residential, with limited discretionary uses complimentary to residential uses.

DC 7:

This site is intended to allow Administration more control on the use of two heritage homes that are to be placed in a new public park. As Municipal Reserve designation and the standard land use of S-SPR limit most uses, the applicant and Administration worked together to find a way that these two provincially protected homes can be used in creative, revenue-generating ways that compliment the overall parks surrounding the homes. These uses include restaurants,

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

offices, and libraries, even potentially community spaces. JUCC has approved this area giving MR Credit and a deferred reserve caveat will be placed on title at time of subdivision to reflect the credit.

LEGISLATION & POLICY

Municipal Development Plan

The subject lands are identified as Established Residential on the Urban Structure Map of the MDP (Map 1) and are adjacent to a Major Activity Centre (MAC). MACs are defined as areas of high job and population concentrations, located in strategic areas central to larger residential catchments and linked by the primary transit network. Key uses in these areas include at least one major institution; business and employment; high and medium density residential; and retail and supporting services.

The intensity of development proposed through this Outline Plan (as well as the scenario approved under the existing Outline Plan) are in alignment with the MDP's Neighbourhood Activity Centre (NAC) typology, which sets a minimum intensity threshold of 100 jobs and population per hectare. In particular, the proposed Outline Plan provides a NAC scenario that will:

- a. support mixed-use intensification;
- b. deliver new housing forms not available within the surrounding communities;
- c. create a more connected network of public gathering spaces including parks, plazas, and mews;
- d. sets up a connected grid of streets and blocks;
- e. supply space for local jobs, retail and civic activities; and
- f. discourage auto-oriented uses and designs with negative impacts.

The current MAC is composed almost entirely of institutional campus (Mount Royal University) and business/office park (Lincoln Park), with little to no residential, retail, and supporting services. The proposed Outline Plan, through the creation of a NAC, addresses this imbalance and provides a planning framework that will allow The City to ensure that development aligns with MDP policies for NACs.

The proposed Land Use Amendment meets the policy direction of the MDP.

CFB West Master Plan

The proposed plan amendment builds on the foundation of the CFB West Master Plan and aligns with the original vision to a large degree, including a minimum development scenario that echoes the densities and land uses approved under the existing Outline Plan. Going beyond the minimum scenario, the proposed Outline Plan puts forward amendments to reflect changes to the site since the original Outline Plan was adopted in 2000, and introducing policies and guidelines intended to shape the form and intensity of development on the subject lands. The proposed amendments include:

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- a. Revisions to the plan's vision statement, reflecting the new Flanders Point mixed-use commercial precinct;
- b. Urban design guidelines to regulate building placement, height, and form, as well as the character of building façades and public spaces;
- c. A re-drafting of the general development concept to reflect a more urban, grid-based design, focused on the Flanders Point mixed-use commercial precinct, surrounded by residential, office, and institutional development at varying intensities and heights;
- d. More detailed guidance for the Parade Square precinct;
- e. Precinct and block-specific density regulations and tools for the ongoing monitoring of density, parking, and transportation impacts as development proceeds; and
- f. A grid-based transportation network that accommodates the Primary Transit Network as set out in Calgary Transit's RouteAhead strategic Plan, aligns with The City's Complete Streets Policy, and reflects the approved updates to the design of the Flanders Avenue SW / Crowchild Trail SW interchange.

Land Use District

The proposed plan includes a new Direct Control (DC) land use district intended to replace the existing DC land use district, moving from three sites with distinct use and form regulations to seven sites. The proposed seven site DC structure aligns closely with the policy areas and urban design guidelines in the CFB West Master Plan, ensuring that basic land use and form of development regulations support the intent set out in the policy for the neighbourhood.

TRANSPORTATION NETWORKS

While the proposed land use is considered appropriate, the application relies on aggressive transit ridership, walking and cycling, coupled with significant Transportation Demand Management (TDM) strategies and balanced mixed use development in order to ensure the ultimate vision for this community is achieved. If the mode split is not achieved, the TDM strategies are not implemented or the mixed use development is not attained, traffic analysis indicates there may be significant impacts to the future network. Recognizing the need for this development to build out between the minimum and maximum density conditions outlined in both the Direct Control Districts and CFB West Master Plan policy document, Administration requires continued monitoring of these elements as development is brought online.

As a result, further transportation analysis will be required at each tentative plan and/or development permit stage to establish the need for any additional transportation improvements (including transit service or infrastructure in support of other modes) and to determine appropriate development intensities. The applicant is aware of these needs and has been working with Administration. The Developer will enter into a Special Development Agreement for

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

**BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

the transportation analysis prior to Council's third reading of the proposed Land Use Amendment.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

The adopted 2007 outline plan/land use redesignation defined a high level road network. The amended outline plan details the area's complete block structure for the remaining lands within Currie Barracks. This strategy allows for a holistic review of how all modes will be accommodated throughout the development.

Transit Service

The Currie Barracks area is currently serviced by bus routes 13, 18 20, 72/73, 112, 181/182 and 306. The proposed Outline Plan adds and improves service to Currie Barracks as follows:

- A new Bus Rapid Transit (BRT) line connecting Downtown Calgary and Crowchild Trail to Currie Barracks and Mount Royal University; this will bring rapid transit within a five to ten minute walk of all residents and employees in Currie Barracks
- Route 107 will be adjusted to connect Currie Barracks with Downtown Calgary via 33 Avenue in Marda Loop
- Route 306 will see increased frequencies, connecting Currie Barracks and Mount Royal University with Westbrook and Heritage LRT stations
- Route 20, which connects the University of Calgary with Mount Royal University, Rockyview Hospital, and Heritage LRT station, will enter into Currie Barracks along the Richard Road SW extension, making transit service more convenient for residents and employees.

Transportation Demand Management Measures

The Currie Barracks Phase 3 development will include implementation of a number of Transportation Demand Management (TDM) measures. The TDM approach includes a variety of strategies that will work together to achieve a more sustainable transportation system. These measures include:

High Quality Transit Service

High frequency Bus Rapid Transit will be implemented as soon as possible on site so that this service will be used early and more frequently as the development completes.

Parking Management

A variety of parking management techniques are proposed depending on specific land uses:

- de-coupled parking would be implemented for all multi-dwelling residential towers and for office developments where appropriate in the outline plan.
- Shared parking for office and retail areas
- On street parking will be time restricted in office, retail, and multi-residential zones to ensure it is used appropriately for short stay activity. Consultation with Calgary

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Parking Authority in future applications will help determine which specific areas should be pay parking to further encourage active mode use.

Multi-modal Amenities

Bike travel facilities and end of trip infrastructure will provide an environment for safe and efficient cycling.

Behaviour Change Tools

A TDM Coordinator will deliver services such as rideshare matching and Car2Go to help assure that any residents or employees who do not wish to drive a single occupant vehicle will have ample opportunities to exercise their options. The applicant has committed in writing to hiring the coordinator.

Parking Strategy

Parking is one of the key factors that can influence decisions about travel mode. An effectively managed parking supply will encourage more people to use sustainable modes of transportation. An abundance of free parking will provide little incentive for people to use other modes of transportation.

The Direct Control Districts outline minimum and maximum parking ratios for specific uses throughout Currie Barracks. They further restrict parking to only parking structures below grade or temporary surface parking which helps ensure that the parking supply is limited over time.

Crowchild/Flanders Avenue SW Interchange

In a parallel process to the Transportation Impact Assessment, the applicant and City staff have collaborated to update the functional plan for the interchange at Crowchild Trail SW/Flanders Avenue SW that increase the capacity of the infrastructure while providing better connectivity for active modes.

The functional design was completed in 2014, with consideration of a number of options a final design was selected and will be implemented beginning in the spring/summer of 2015.

33 Avenue SW Intersection Design

The adopted outline plan for Currie Barracks included a new access to 33 Avenue SW from the existing Hochwald Street SW. This access was meant to be restricted to right-in, right-out and left-in movements and the location was west of the existing pedestrian overpass. With this current application a new roundabout has been proposed for 33 Avenue SW however due to multiple departments required for coordination and not critical for the success of this application has not been included in this application. A more detailed study on realignment of park space, improvements to the Richmond Green Golf Course and other elements of improvements subject to a Special Development Agreement will be required for any final design of this intersection.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

UTILITIES & SERVICING

A network of infrastructure that services all adjacent land uses and facilities currently supports the outline plan area. The proposed redevelopment will utilize and tie into existing service pipes feeding into Currie Barracks. Proposed utility alignments within the subject site will be identified at the construction drawing phase for each development phase. These alignments will tie into the existing systems located on the boundary roads of Crowchild Trail SW, Sarcee Road SW, Richardson Way SW, and Richard Road SW.

Submitted with the plan application, a Storm Water Management Study, Environmental Management Plan, Preliminary Geotechnical Evaluation, Biophysical Assessment, Erosion Control Report, Deep Fills Report, Preliminary Infiltrations Report, and Water and Sanitary Servicing Study helped inform Administration on the impacts of this development as well as the ability to analyze the needs for on and off site infrastructure improvements. Through these studies only one major infrastructure element is required to implement this development.

Early on in the review process an off-site improvement to the Altadore sanitary trunk was identified as the primary upgrade needed to accommodate the proposed increase in density. Since this identification, funds through the city's 4-year Action Plan have been allocated for this off-site improvement and an agreement between the City and developer will be executed as part of the conditions of approval of this plan.

Stormwater Management

In conjunction with traditional stormwater management practices, a series of Council-approved Customized Design Criteria allows for up to 33% of all Municipal Reserve Lands throughout Currie Barracks. In Phases 1 and 2 this practice was utilized however the storm water tools used on these lands have proven to be costly to maintain by the Parks Department.

Consultation with the applicant early on in the process reiterated the two major elements of the Customized Design Criteria. Storm ponds within Municipal Reserve shall only be Dry Ponds in design and:

1. not encumber more than one third of the total reserve dedicated within the community
2. not impact the primary open space function of the reserve.

There are only two areas within MR lands that are being utilized for stormwater management. One occurs in Ridge Park and the other is within Parade Square. Both have been designed to allow the primary function of the spaces to be utilized and have been approved as acceptable by JUCC to encumber these lands. Additional elements of low impact development will be incorporated into the private lands.

The closed road proposed is remnant parcels of land left over from the Flanders Avenue Interchange reconfiguration. This land will primarily be used for stormwater management of the

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Currie Barracks site.

ENVIRONMENTAL ISSUES

Forty sites within the current plan boundaries have been identified as areas with varying degrees for potential environmental concerns. An Environmental Management Plan has been prepared and submitted as part of this application. The applicant is required to remediate as outlined within the Environmental Management Plan.

No sour gas, natural gas, abandoned wells, or pipelines have been identified in the subject site. Further, no natural features such as wetlands, significant water bodies, or floodplain boundaries are within the outline plan area.

ENVIRONMENTAL SUSTAINABILITY

Currie Barracks achieves all eleven principles of sustainability that the City of Calgary utilizes to review applications for development.

Principle 1: Create a range of housing opportunities and choices

Currie Barracks provides a range of housing typologies for people of all ages, family structures, abilities and tenures. The land use proposed sets a framework for a wide variety of housing typologies to occur all on one site.

Principle 2: Create walkable environments

Walkability is promoted through the intensity and diversity of land uses, built form, a comprehensive oriented grid network, open spaces and the utilization of a pedestrian mews network.

Principle 3: Foster distinctive, attractive communities with a strong sense of place

The design of Currie Barracks respects its historic roots as a significant military site while creating distinct areas within the plan. This is reflected within the proposed land use districts and policy amendments that require all new buildings to respect heritage building heights and specific transitional elements within to ensure all heritage buildings are highlighted throughout the site.

Principle 4: Provide a variety of transportation options.

A comprehensive street grid and open space network of streets, sidewalks, pathways and mews are designed to prioritize and accommodate pedestrians and cyclists. The grid and block design of the community provides residents and employees alternative options for walking and moving through the community. The grid network offers greater accessibility to transit service within and adjacent to Currie Barracks including the new Bus Rapid Transit service to operate within the site.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Principle 5: Preserve open space, natural beauty & critical environmental areas

Open Space within Currie Barracks incorporates and enhances a number of existing heritage sites, including unique park spaces already on site. The open space concepts are designed to connect the user with nature within an urban environment through preservation of existing trees and the introduction of native plantings.

Principle 6: Mix land uses

Currie Barracks proposes seven direct control districts to support a range of uses and creating unique opportunities to utilize heritage buildings in a variety of adaptive re-uses including residential, office and institutional development.

Principle 7: Strategically direct and manage redevelopment opportunities within existing areas

Currie Barracks application is the final major site within the CFB West Master Plan Area, and is one of the largest infill development sites in Calgary.

Principle 8: Support compact development.

The framework of Currie Barracks plan intrinsically supports compact development. From the efficient network of gridded streets to a comprehensively designed open space network and land uses that permit a variety of development typologies the plan overall supports compact development to occur.

Principle 9: Connect people, goods and services

Currie Barracks is easily accessible by several major road networks such as Glenmore Trail SW and Crowchild Trail SW. The regional road network combined with the internal road, pedestrian and transit connectivity facilitate connections across the city.

Principle 10: Provide transportation services in a safe, effective, affordable and efficient manner

All of the internal streets are designed to accommodate people, bikes and vehicular traffic in a safe manner. The proposed plan ensures that all dwelling units are located within less than 400 metres from a transit stop.

Principle 11: Utilize green infrastructure and buildings

The plan preserves a number of heritage buildings for adaptive reuse. Further, materials on site for reuse such as asphalt from existing roads and concrete are utilized in a reclamation program established for the first phases of Currie Barracks.

CUSTOMIZED DESIGN CRITERIA

In 2006, Calgary City Council designated Currie Barracks to be an “Innovation Area” where all aspects of the public infrastructure will be subject to Customized Design. This means that standard City of Calgary standards will not apply. All aspects of infrastructure are designed to

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

meet the requirements of specific situations throughout Currie Barracks. These criteria meet safety and functionality standards as well. As part of this application, revisions to this criteria have been proposed to update elements such as character area descriptions and improve upon criteria that was established prior, learning from previous phases. These edits are submitted with this report; elements highlighted in yellow are the proposed changes.

GROWTH MANAGEMENT

There is no growth management overlay within the subject site. As noted in the Utilities and Servicing section, an offsite upgrade to the Altadore Sanitation truck is required to achieve full build out of the proposed development. Funding has been identified and secured through the current four year Action Plan.

PUBLIC ENGAGEMENT

Engagement with the community was important to both Administration and the applicant. Prior to any engagement a project charter was established between both parties that outlined the goals and objectives of the application, methods in which City staff would communicate with the general public and general timelines of the application process. This first step was essential as the application moved forward, providing a clearly written guide to all the elements needed to ensure the public had the information at the right times.

Community Association Comments

Although the Communities of Killarney/Glengary, Rutland Park, Marda Loop, North Glemore Park and Glamorgan were circulated for comment only Rutland Park Community Association provided significant comment (APPENDIX VI).

Generally the concerns of Rutland Park were around how to ensure the developer will be held to executing their vision without further major refinement. Administration has worked hard with the Community Association to describe how the outline plan, land use redesignation and policy amendments will work together to provide the basic tools to execute the development as described the applicant. Additionally, Rutland Park is concerned about being able to accommodate the needs of an additional 12,000 residents when their facilities currently are booked nearly 80-90 percent of the time. Continued discussion with Canada Lands Company on how to provide community space is on-going with the Community Association, Community Neighbourhood Services and other City staff to ensure there are adequate facilities on site to accommodate the new residents.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Citizen Comments

Numerous citizen comments were received concerning the proposed redevelopment. Culled from the public open houses and surveys received Administration concentrated comments on seven primary themes:

1. Density (*appropriate density/too much density*)
2. Height (*appreciate higher buildings near Crowchild/feeling buildings out of character*)
3. Transportation (*concerns all around both positive and negative*)
4. Parking (*concerns with enough supply to meet demand*)
5. Open Space (*better design than previous plan/would like to see a dog park*)
6. Schools (*concern to accommodate growth – enough facilities*)
7. Regional/Smart Growth (*great place to achieve city-wide goals relating to slowing sprawl*)

From ensuring open spaces in Currie Barracks provided elements the community commented on to analyzing every aspect of the Transportation Impact Assessment to confirm all elements will not create a gridlocked network, Administration utilized these comments in shaping our recommendations to changes to the outline plan, land use redesignation and policy amendments.

Public Meetings

Prior to Submission Engagement

Three public open houses were hosted by the applicant prior to submission of their application to the City on November 7, December 10, 2013 and April 2014. Concurrent with these open houses a Community Advisory Committee was formed comprising of stakeholders from the surrounding communities. This included representation from the Rutland Park Community Association, Marda Loop Community Association, Killarney Community Association, Marda Loop BRZ, Mount Royal University, and current Currie Barracks Residents. This committee's role was to review items prior to public meetings, ask more detailed questions and utilized as a technical resource from their communities. City staff continued to meet with this group after application and has been a sounding board for ideas prior to public meetings.

Combined between the three open houses, over 914 participants appeared with 249 comment surveys submitted about the plan. Adjustments to the plan were made between each meeting and the final submitted plan to the City of Calgary was a result of public consultation and City staff engagement.

As part of the applicant's submission, a full detailed public engagement report was submitted for Administration review. This 300+ page report detailed each public meeting, CAG meeting and all verbatim comments received in surveys.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

City Engagement

The application was submitted to the City of Calgary in May 2014 for review. Upon receipt, a city engagement website was created (www.calgary.ca/curriebarracks) that posted the application online as well as supporting documentation for review and consumption by the general public. As this application was submitted going into the summer months and cognizant of limited engagement opportunities during this time, City staff created a static open house that was on display at Currie Barracks Sales Centre for the months of August and September. During this time staff were made available at the Sales Centre two days a week that afforded community residents time to talk to a city planner one-on-one.

Following this static open house was the reconvening of the Community Advisory Group to discuss the application thus far, what City administration was working on concerning review of the application and next steps. This was followed by a public open house session the week after that saw over 400 residents appear and provide nearly 100 written comment sheets for city review. Concerns of this project primarily focused on potential traffic congestion, open space elements especially an off-leash dog park, building heights and potential views lost due to the higher density proposed in the southeast corner of the site.

Numerous off site issues concerning the ring road, Glenmore/Crowchild interchange, Crowchild improvements to the north, public school accommodates in and around the neighbourhoods, and other neighbourhood concerns were also expressed. These concerns were communicated to the applicable departments and agencies and are being addressed through other public engagement processes for the applicable studies currently underway.

A final information session to the Community Advisory Group and a general public information session were held in February 2015 as part of the final recommendations from Administration. Over 250 community residents were informed on how their comments were translated into revisions to the plans and considered by Administration in final comments to the applicant. In addition, Administration provided information on how residents may continue to express public comments at the public hearings following the CPC Meeting. At this meeting continued concern over potential heights in the Southeast corner of the subject site and while the inclusion of a new dog park was welcomed by some residents, its size and location was questioned which Parks representatives noted and will continue discussion with the applicant upon detailed design phases.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

APPENDIX I

APPLICANT'S SUBMISSION

In alignment with the City's Municipal Development Plan vision to shape a more compact urban form, Canada Lands Company (CLC) is submitting comprehensive applications for an Outline Plan, Land Use Redesignation, and CFB West Master Plan Amendment, and proposed Area Redevelopment. The Curry Barracks lands have been redesigned by Urban Design Associates to provide a vibrant and unique mixed-use urban community.

The vision for Currie Barracks incorporates the principles articulated in the *Municipal Development Plan* as a basis for reorganizing the physical plan as well as reconceiving the target land use mix and distribution. The vision will be achieved through the following ten Guiding Principles:

1. Create an Attractive, Distinctive Community – “A Sense of Space”
2. Create Memorable and Inviting Public Spaces
3. Create a Multi-Modal Street Network
4. Respect and Enhance the Existing Historic Buildings and Landscapes
5. Promote a Vibrant Mixed-Use Commercial Centre
6. Provide for Mixed-Use and High Density and Development While Ensuring Neighbourhood Liveability & Strategically Directing Intensification
7. Increase Housing and Promote Housing Diversity
8. Prioritize Safe and Walkable Neighbourhoods
9. Prioritize Streetscape and Landscaping Design
10. Promote Diverse and Unique Built Forms & Site Design

The “heart” of the community is known as Flanders Point Centre, which includes a higher-density southeast neighbourhood. The Flanders Point Centre is further supported by the following community areas:

- Parade Square Business Park & Currie Market;
- Northwest Neighbourhood: and
- Northeast Neighbourhood

The Currie Barracks community also includes the existing Rutland Wood neighbourhood developed in Phases 1 & 2.

The community centre and neighbourhoods are designed with a mix of active uses, diverse built-forms and a high-quality public realm in the complete streets, parks, semi-public plazas and pathways and mews system. The community is unique in its integration of historic resource buildings and sites, all which have been incorporated in the vision. The Outline Plan, Land Use Districts, Currie Barracks Area Redevelopment Plan and supporting technical reports are provided to support the vision of this unique mixed-use community. As a part of the Outline Plan and Land Use Redesignation application for Currie Barracks, a road closure application is required to accommodate the City led Flanders Avenue conceptual interchange design and associated storm ponds for the interchange area and the Currie Barracks Development.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

APPENDIX II

PROPOSED AMENDMENTS TO THE CFB WEST MASTER PLAN

<http://www.calgary.ca/PDA/pd/Documents/pdf/currie-barracks/CFB-West-Master-Plan-Amendment.pdf>

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

APPENDIX III

PROPOSED ROAD CLOSURE CONDITIONS

1. All existing access to the affected properties in the area is to be maintained or alternative access to be constructed at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. All existing utilities within the right-of-way are to be protected by easements or to be relocated at the developer's expense.
4. That the closed right-of-way be consolidated with the adjacent land at 4225 Crowchild Trail SW.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

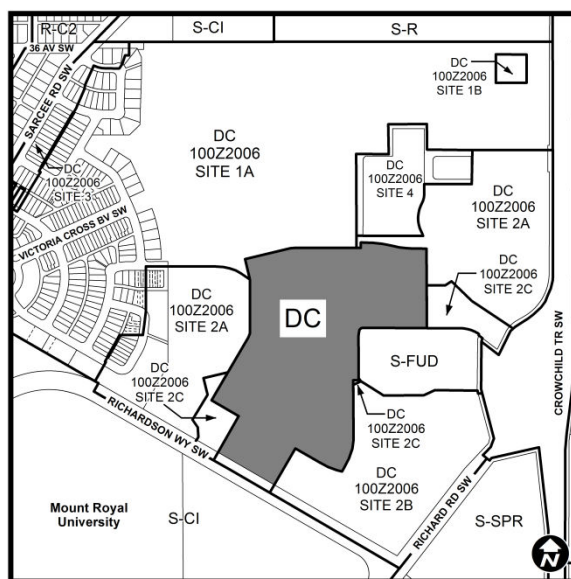
CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

APPENDIX IV

PROPOSED DIRECT CONTROL GUIDELINES

(Bylaw 1): DC 1 (Residential/Retail Mixed Use)
Site Area: 12.11 ha ±



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;

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

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 provincial 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.
- (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**.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

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.

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 highlighted on the map in Schedule C of this Direct Control District.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

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;**
- (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.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

(2) The following *uses* are *discretionary uses* in the 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) **Liquor Store;**
- (v) **Live Work Unit;**
- (w) **Market;**
- (x) **Market – Minor;**
- (y) **Microbrewery;**
- (z) **Multi-residential Development;**
- (aa) **Office;**
- (bb) **Outdoor Café;**
- (cc) **Parking Lot – Grade (temporary);**
- (dd) **Performing Arts Centre;**
- (ee) **Place of Worship – Small;**
- (ff) **Post-secondary Learning Institution;**
- (gg) **Residential Care;**
- (hh) **Restaurant: Food Service Only – Medium;**
- (ii) **Restaurant: Food Service Only – Large;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Restaurant: Licensed – Medium;**
- (ll) **Restaurant: Licensed – Small;**
- (mm) **Seasonal Sales Area;**

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (nn) **Sign – Class C;**
- (oo) **Sign – Class E;**
- (pp) **Sign – Class F;**
- (qq) **Social Organization;**
- (rr) **Special Function – Class 1;**
- (ss) **Special Function – Class 2;**
- (tt) **Supermarket;**
- (uu) **Urban Supermarket;** and
- (vv) **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.

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** uses 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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (2) There is no maximum *floor area ratio* in this Direct Control District.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Building Height

- 12 (1) Unless otherwise referenced in subsection 12(2) or 12(3), the maximum **building height** is 65.0 metres.
- (2) Notwithstanding 13(1) the maximum **building height** for a **Multi-Residential Development** on Block 12 of Schedule C is 100.0 metres.
- (3) The **building height** must be a minimum of 5.5 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**.
- (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 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.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Front Setback

- 15** (1) The minimum **building setback** from a **property line** shared with Currie Street SW is 2.0 metres.
- (2) The minimum **building setback** 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 metre 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 5200.0 square metres.

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 Bylaw, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Units, Multi-**

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

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.
- (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**.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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.

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*.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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**.
- (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

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

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** 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** 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 – 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**.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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 (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

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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

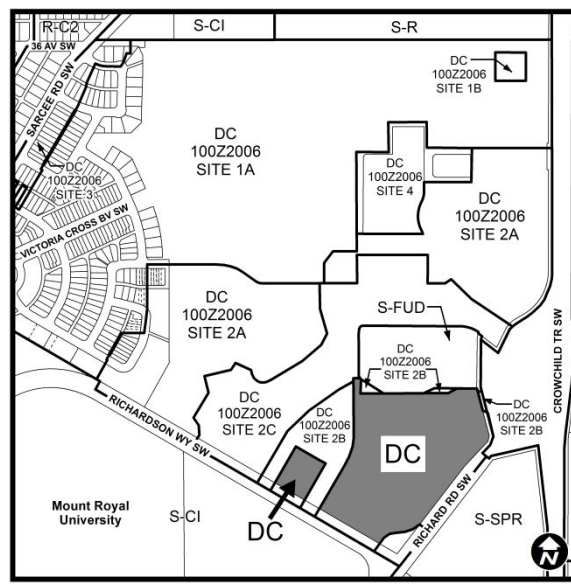
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,

66D2015, 67D2015 AND 68D2015

MAP 6C

(Bylaw 2): DC 2 (High Density Residential Mixed Use)

Site Area: 7.02 ha ±



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 **buildings**;
- (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;

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (g) provide for a shared parking strategy that accommodates centralized parking facilities for all sites.
- (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.

Block Plans and Mews

- 5** 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

- 6** 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

- 7** (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;**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

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

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

- (a) A minimum of 50.0 per cent of the building's **gross floor area** contains those *uses* listed in subsection (1) (a) through (jj);
 - (i) **Office**; and
 - (ii) **Print Centre**.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Mews Requirements

- 8 **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

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

Floor Area Ratio

- 10 (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

- 11 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

- 12 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 65 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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Building Design

13 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

14 (1) The minimum **front setback area** 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

15 (1) “Commercial Uses” and **Live Work Units**:

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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 6 and 7 of this Direct Control Bylaw, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-Residential Development**, and **Residential Care**.

Landscaped Area Rules

- 16 (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

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

-
- 17 (1) A minimum of 25.0 percent 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

- 18 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

- 19 (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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Amenity Space

20 (1) The required minimum *amenity space* is 5.0 square metres per *unit*.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

-
- (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**.
- (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**.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Mechanical Screening

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

Garbage

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

Recycling Facilities

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

Motor Vehicle Parking Stall Requirements

- 24** (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** 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** 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:**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- 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
- (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

25 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

26 **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.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

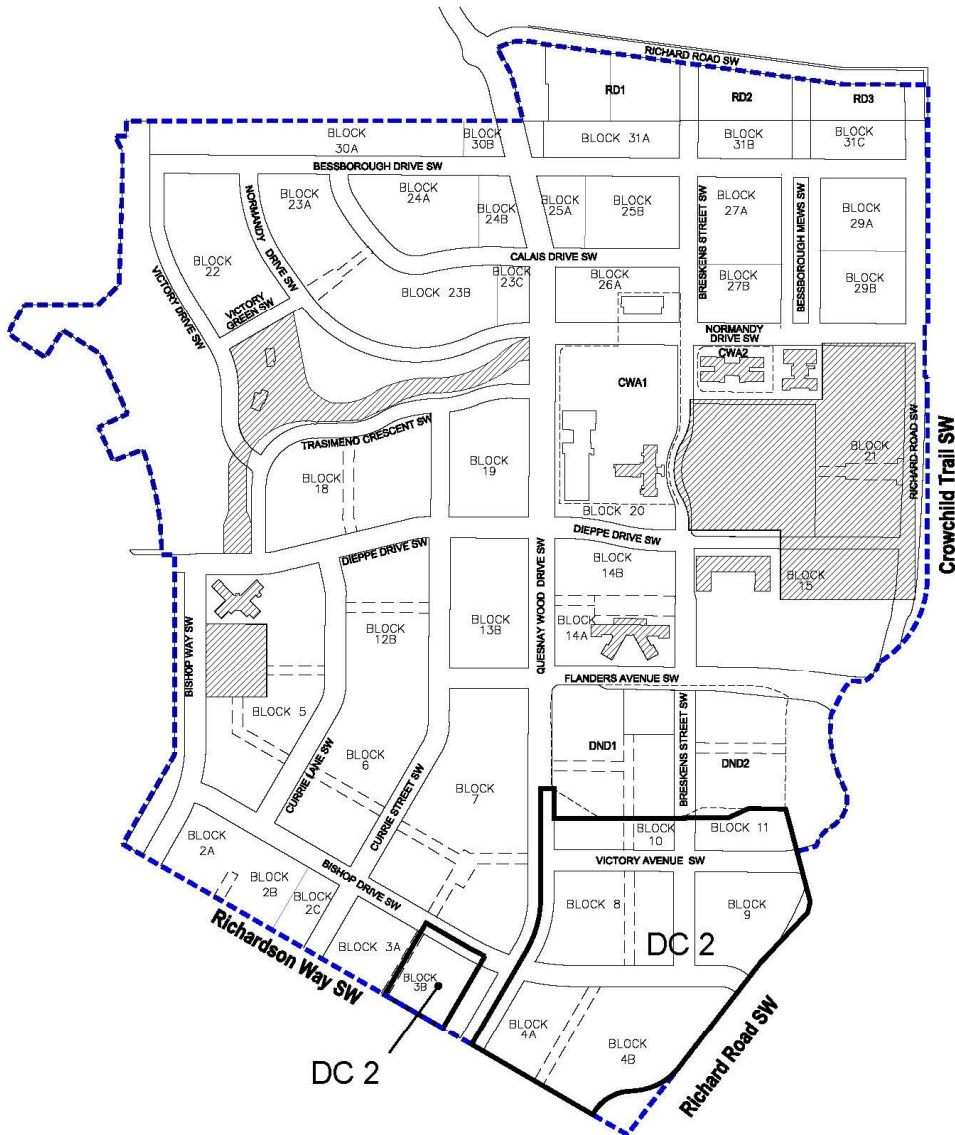
MAP 6C

DC SCHEDULE C MAP





POLICY AMENDMENT, ROAD CLOSURE AND LAND USE AMENDMENT

**CFB CURRIE (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
 66D2015, 67D2015 AND 68D2015**

MAP 6C



Legend:

-  DC Boundary
-  Historic Resource
-  Block
-  Mews

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

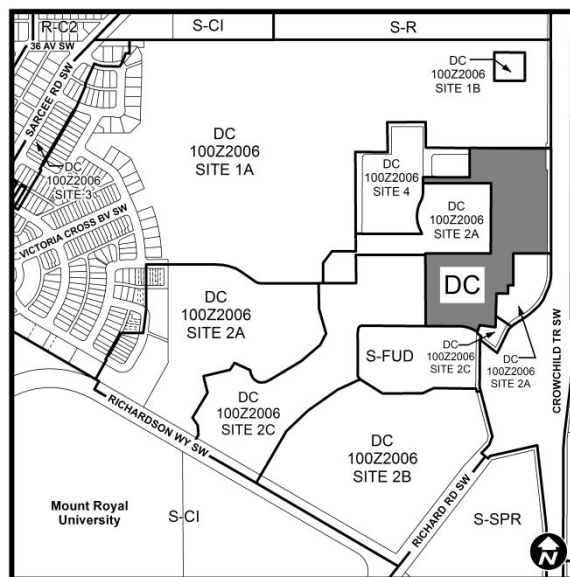
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,

66D2015, 67D2015 AND 68D2015

MAP 6C

(Bylaw 3): DC 3 (Office/Institutional Mixed Use)

Site Area: 4.94 ha ±



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;
 - (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**;

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (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**.

Block Plans and Mews

- 5** 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

- 6** (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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (i) **Utilities.**
- (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

- 7 (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:

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

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) **Outdoor Café;**
 - (i) **Parking Lot – grade (temporary);**
 - (j) **Power Generation Facility – Medium;**
 - (k) **Restaurant: Food Service Only – Medium;**
 - (l) **Restaurant: Licensed – Medium;**
 - (m) **Sign – Class C;**
 - (n) **Sign – Class E;**
 - (o) **Sign – Class F;**
 - (p) **Sign – Class G;**
 - (q) **Special Function – Class 2;**
 - (r) **Utility Building;**
 - (s) **Veterinary Clinic; and**
 - (t) **Wind Energy Conversion System – Type 1.**

Mews Requirements

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

- (a) **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

- 9
- (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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

blocks within this Direct Control District.

Building Height

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

Building Design

- 11** (1) 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**.
 - (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

- 12** (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

- 13** (1) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Assisted Living** or **Dwelling Units**; and

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (b) must not share an internal hallway with **Assisted Living** or **Dwelling Units** .
- (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

- 14** (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

- 15** 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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- 16 (1) All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.
- (2) Areas designed to be **publically accessible private open space** may count as employee areas

Mechanical Screening

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

Garbage

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

Recycling Facilities

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

Motor Vehicle Parking Stall Requirements

- 20 (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** 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** 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**;

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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

- 21 (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
 - (d) all other *uses* is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Centralized Motor Vehicle Parking Requirement

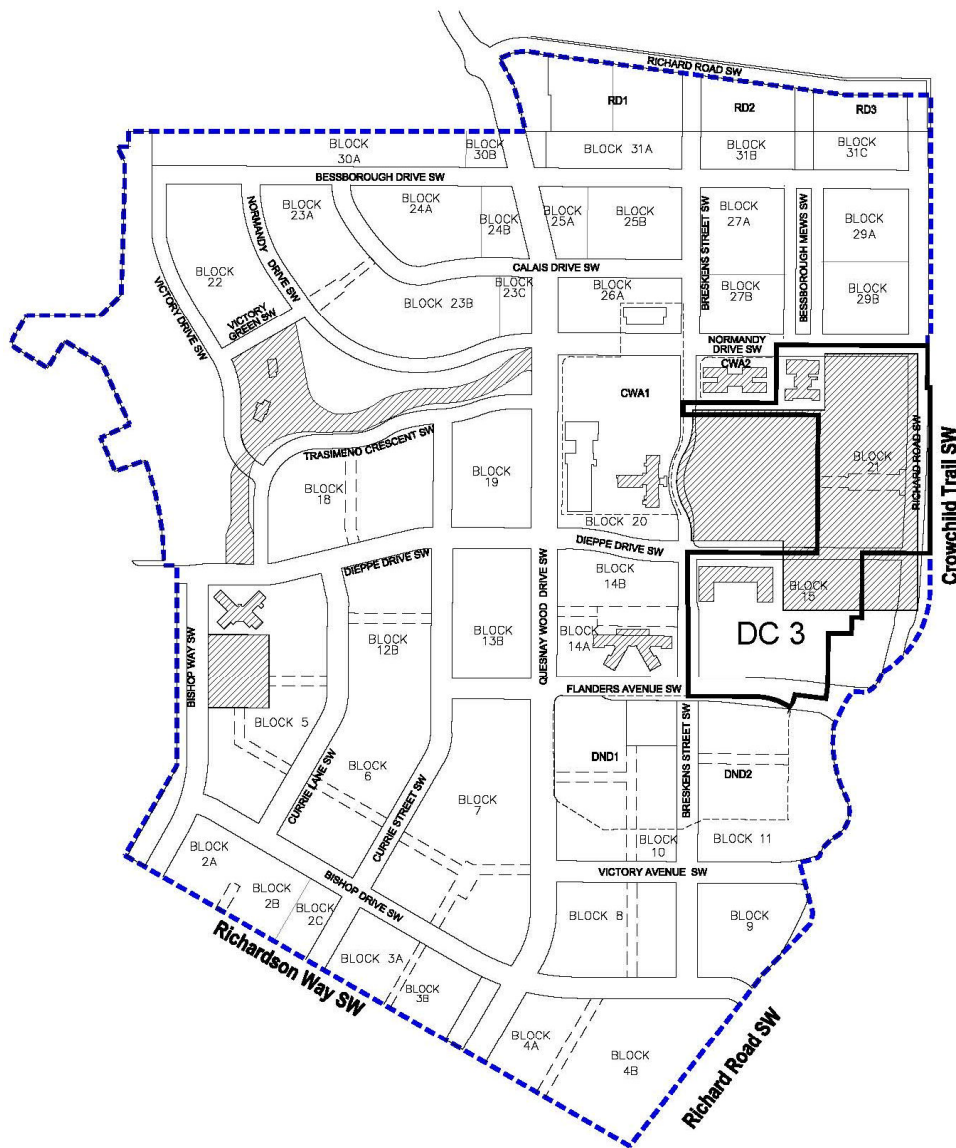
- 22 *Motor vehicle parking stalls* and *bicycle parking stalls* required for *uses* in this Direct Control District may be shared and supplied on any one *parcels* or combination of *parcels* in this Direct Control District.





POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
 AMENDMENT

CFB CURRIE (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
 66D2015, 67D2015 AND 68D2015

MAP 6C

DC SCHEDULE C MAP



- Legend:
-  DC Boundary
 -  Historic Resource
 -  Block
 -  Mews

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

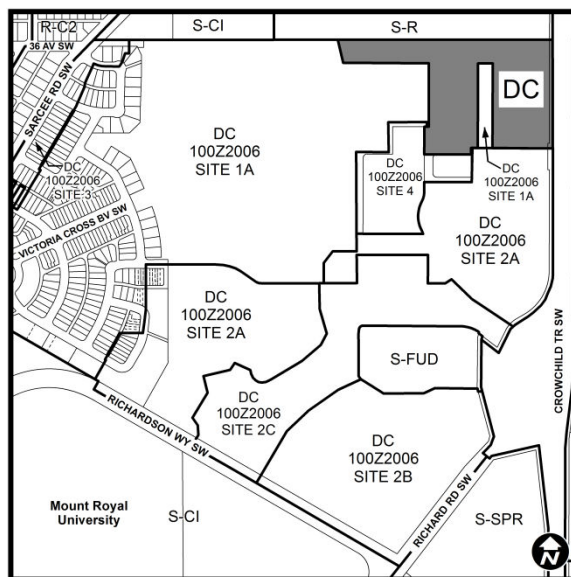
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,

66D2015, 67D2015 AND 68D2015

MAP 6C

(Bylaw 4): DC 4 (Medium Density Residential Mixed Use)

Site Area: 5.55 ha ±



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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

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**.

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**.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Discretionary Uses

8 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;**
- (i) **Custodial Care;**
- (j) **Duplex Dwelling;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Financial Institution;**
- (n) **Food Kiosk;**
- (o) **Live Work Unit;**
- (p) **Multi-Residential Development;**
- (q) **Parking lot – grade (temporary);**
- (r) **Place of Worship – Medium;**
- (s) **Place of Worship – Small;**
- (t) **Power Generation Facility – Small;**
- (u) **Residential Care;**
- (v) **Retail and Consumer Service;**
- (w) **Rowhouse Building;**
- (x) **Secondary Suite;**
- (y) **Semi-detached Dwelling;**
- (z) **Service Organization;**
- (aa) **Sign – Class B;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class D;**
- (dd) **Sign – Class E;**
- (ee) **Single Detached Dwelling;**
- (ff) **Special Care Facility;**
- (gg) **Temporary Residential Sales Centre;**
- (hh) **Townhouse; and**
- (ii) **Utility Building.**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Discretionary Uses

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

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**.

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**;

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (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 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

- 13** 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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (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

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**;
- (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 200.0 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 3.0 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.

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.

Building Height

- 20** (1) Unless otherwise referenced in subsection (3) the maximum **building height** is 42.0 metres.
- (2) The **building height** must be a minimum of 5.5 metres.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (3) The maximum **building height** for a **Multi-Residential Development** on Block 31C is 65.0 metres.

Building Design

- 21 (1) 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

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

Building Setback Area

- 23 (1) The **building setback area** must have a minimum depth of 3.0 metres for **parcels** located on Breskens Street SW.
- (2) The minimum **building setback area** 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

- 24 (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**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Living, Custodial Care, Dwelling Units or Residential Care.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (2) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 8 and 9 of this Direct Control Bylaw, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Units, Multi-Residential Development, and Residential Care.**

Landscaped Area Rules

- 25 (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

- 26 (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.**

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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

- 27 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

- 28 (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

- 29 (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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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**.
- (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

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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Garbage

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

Recycling Facilities

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

Motor Vehicle Parking Stall Requirements

- 33 (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** 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** 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**.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

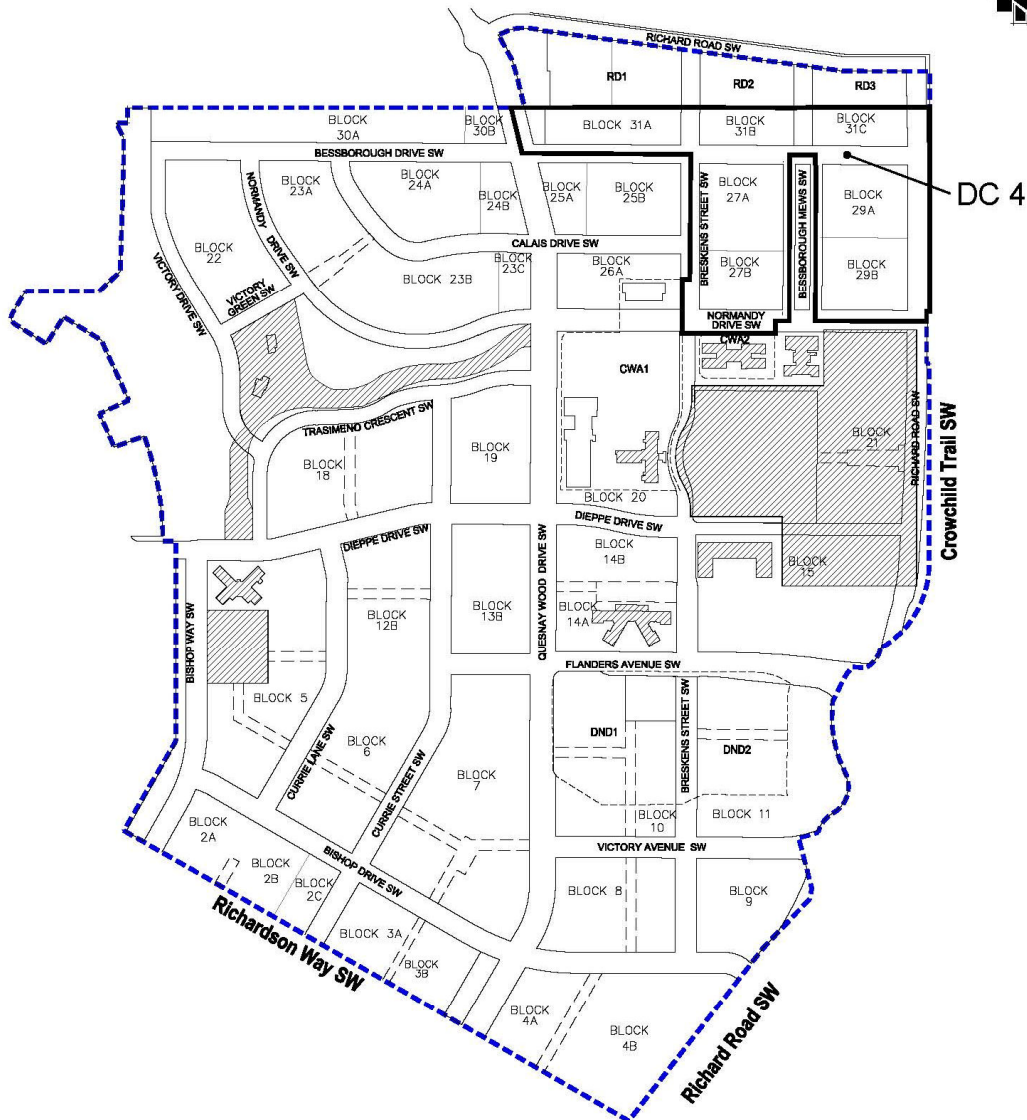
- (4) The maximum number of *motor vehicle parking stalls* for
- (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total *gross usable floor area*;
 - (b) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: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

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE AMENDMENT





**CFB CURRIE (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
 66D2015, 67D2015 AND 68D2015**

MAP 6C

DC SCHEDULE C MAP



Legend:

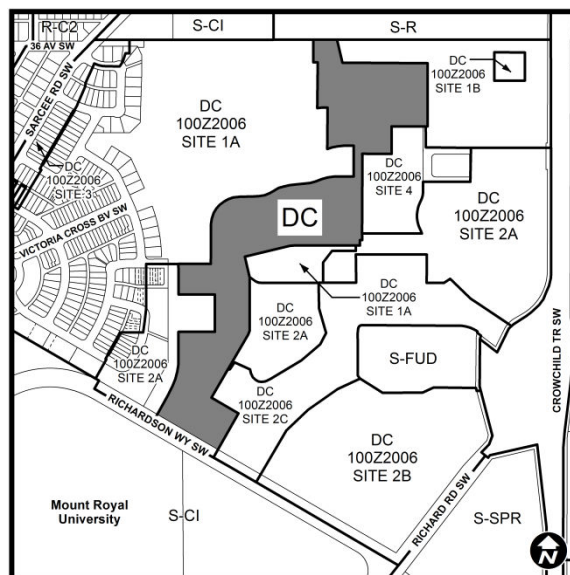
-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

(Bylaw 5): DC 5 (Residential Mixed Use)
Site Area: 10.82 ha ±



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;
 - (g) support a form of **development** that is sensitive to and respectful of the historic character of provincial historic resources; and

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (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**;

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**;

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (f) **Protective and Emergency Service;**
- (g) **Rowhouse Building;**
- (h) **Secondary Suite;**
- (i) **Semi-detached Dwelling;**
- (j) **Sign – Class A;**
- (k) **Single Detached Dwelling;**
- (l) **Townhouse; and**
- (m) **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) **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) **Information and Service Provider;**
- (n) **Live Work Unit;**
- (o) **Multi-Residential Development;**
- (p) **Office;**
- (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;**

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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.**

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) 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.
- (b) A **mews** must be provided at-**grade** between **buildings** in Block 18 to create a pedestrian connection Transimeno Crescent SW and Dieppe Drive SW.

Parcel Width

10 (1) 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

11 (1) 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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

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) Section (2) may be waived 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 meters.
- (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**;
- (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**.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

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.

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.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (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;
 - (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**.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

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:
- (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

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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**.

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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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

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**.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

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** 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
 - (c) for each **Dwelling Unit** is 0.15 *visitor parking stalls* per *unit*.
- (4) 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.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Centralized Motor Vehicle Parking Requirement

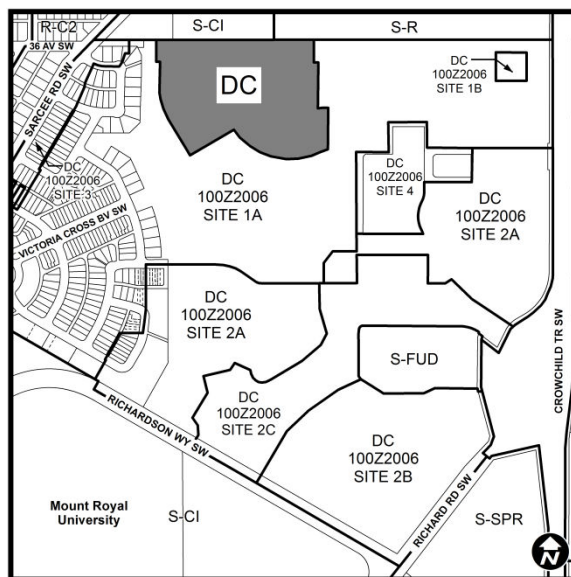
- 34** *Motor vehicle parking stalls* and *bicycle parking stalls* required for *uses* in this Direct Control District may be shared and supplied on any one *parcel* or combination of *parcels* in this Direct Control District.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**(Bylaw 6): DC 6 (Residential)
Site Area: 6.58 ha ±**



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.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

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:

“**Carriage House**” means a **Single Detached Dwelling** on a *carriage house parcel*.

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**
- (o) **Utilities.**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Discretionary Uses

8 The following *uses* are *discretionary uses* in 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) **Place of Worship – Small;**
- (g) **Office;**
- (h) **Parking Lot – grade (temporary);**
- (i) **Power Generation Facility – Small;**
- (j) **Secondary Suite;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class D;**
- (n) **Sign – Class E;**
- (o) **Temporary Residential Sales Centre; and**
- (p) **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 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**.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

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 an 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:

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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

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*.

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

- (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.
- (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 Units** or **Office** uses.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

Motor Vehicle Parking Stall Requirements

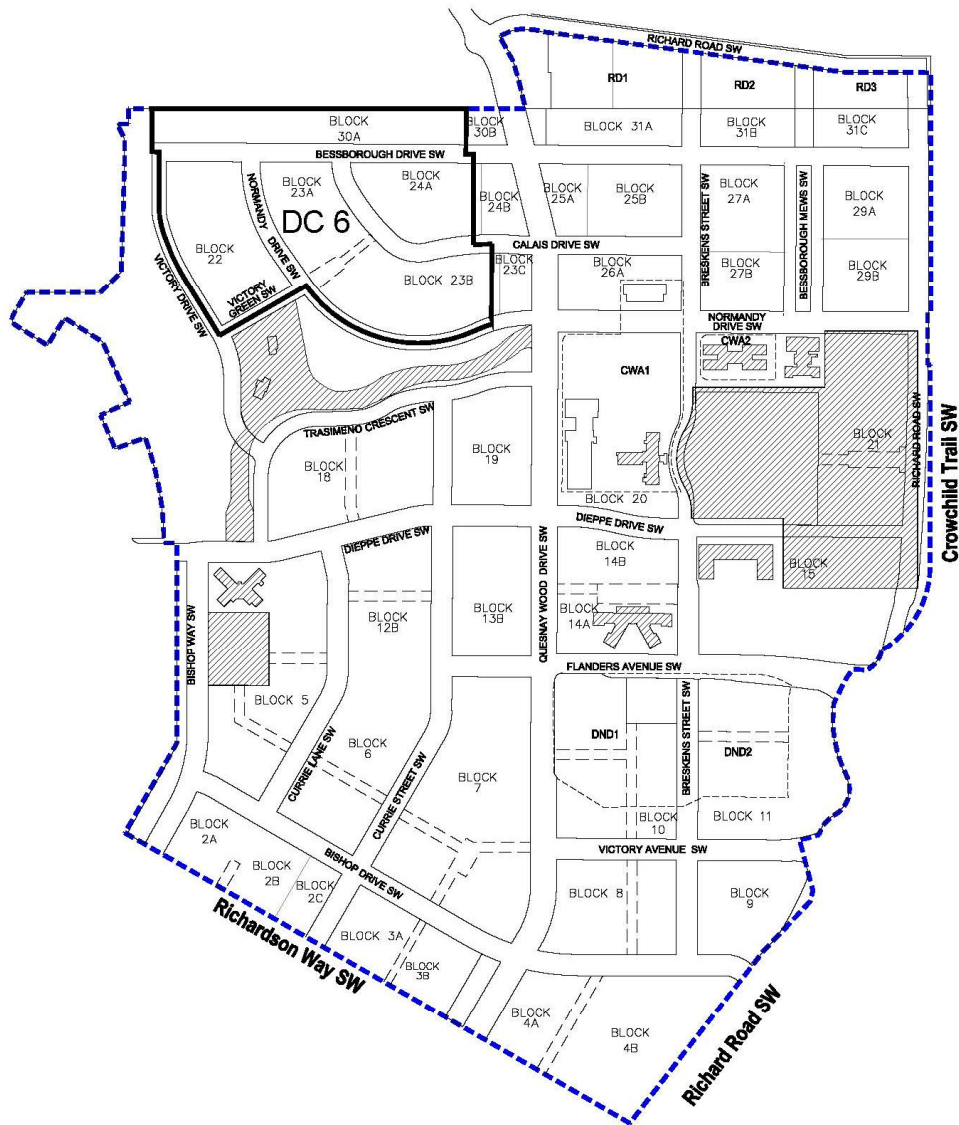
- 25 (1) For *development* containing **Dwelling Units**, the minimum *motor vehicle parking stall* requirement:
- (a) for each **Dwelling Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** is 0.1 *visitor parking stalls* per *unit*.
- (2) For *development* containing **Dwelling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

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
 AMENDMENT

CFB CURRIE (WARD 11)
 RICHARD ROAD SW AND RICHARDSON WAY SW
 BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
 66D2015, 67D2015 AND 68D2015

MAP 6C

DC SCHEDULE C MAP



- Legend:
- DC Boundary
 - Historic Resource
 - Block
 - Mews

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

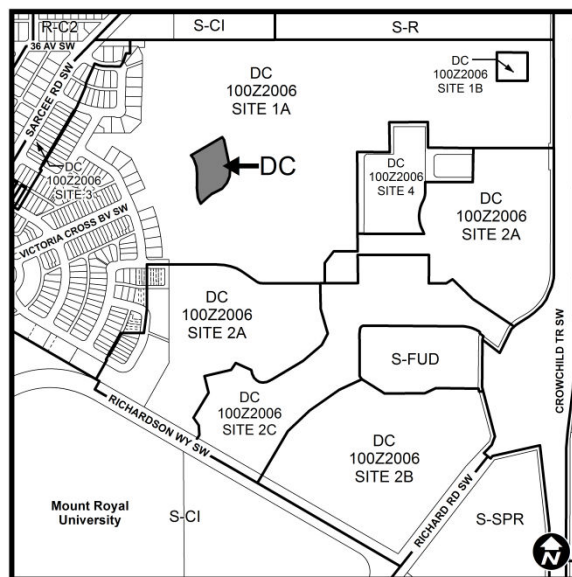
CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

**BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

**(Bylaw 7): DC 7 (Parks and Open Space)
Site Area: 0.61 ha ±**



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

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

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 District (S-R)** of Bylaw 1P2007 apply in this Direct Control District.

Permitted Uses

- 4 The *permitted uses* of the **Special Purpose – Recreation District (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 District (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) **Outdoor Café;**
- (j) **Parking lot – grade;**
- (k) **Recreational Equipment Rentals;**
- (l) **Restaurant: Licensed – Large;**
- (m) **Restaurant: Licensed – Medium;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Restaurant: Licensed – Small;**
- (p) **Seasonal Sales Area;**
- (q) **Sign – Class A;**
- (r) **Sign – Class B;**
- (s) **Sign – Class D;**
- (t) **Sign – Class E;**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

**BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- (u) Special Function – Class 1;**
- (v) Special Function – Class 2;**
- (w) Take Out Food Service; and**
- (x) Utility Building.**

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

APPENDIX V

AMENDMENTS TO THE CUSTOMIZED DESIGN CRITERIA

Please see bound copy of changes attached with this report.

Changes can also be found:

<http://www.calgary.ca/PDA/pd/Documents/pdf/currie-barracks/Customized-Design-Criteria.pdf>

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

APPENDIX VI

LETTERS RECEIVED



Rutland Park Community Association
3130 40 Avenue SW
Calgary AB T3E6W9

March 3, 2015

To: The Chair of the Calgary Planning Commission
Re: LOC2014-0109 Currie Barracks Proposed Amendment to the CFB West Master Plan

Canada Lands has invited us to participate in the planning process for Phase 3 of Currie Barracks. We have had both community and Board members on the Currie Barracks Advisory Group, and have had representation at each of the Advisory Group meetings. In addition, Craig Sklenar has made himself available for questions and feedback, and has always responded in a very timely fashion. We feel we have been given a voice as part of this process, and that our input has resulted in some revisions to the Currie Barracks proposal.

That being said, we still have a number of unaddressed concerns. We are still extremely concerned that the Crowchild/Glenmore corridor will be unable to handle the proposed increase in density that this application is intending. We are apprehensive that density calculations are being done in isolation, without any regard for the additional infrastructure and traffic impacts from either MRU (anticipating expansion to 20,000 students) or Lincoln Business Park (over 2,000,000 sq. ft. of commercial space to be added at the corner of Crowchild and Glenmore). While the proposed changes to the application will address some of the concerns with regard to built form, they do nothing to reduce the maximum allowable density.

We are also still extremely disappointed that the design plans CLC created for their Open Houses indicated that they were able to achieve their desired density with 90% of the building heights at 6 storeys or less and 10% of the building heights above 6 storeys. We feel that this would be much more in keeping with pedestrian scale and creating inviting, walkable, year round spaces. Even with the proposed restrictions that have been shared with the Advisory Group, the Currie Barracks application does not come anywhere near achieving that ratio.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C



We understand there will be a provision to reassess traffic impact and mitigate density (if needed) at 500,000 sq. ft. of commercial space. We would like to see this switched to 300,000 sq ft and factor in any housing units which have not been built. CLC would like to develop the commercial district sooner than later. There needs to be some provision in the plan to cap commercial development early, in the event that the traffic impact is extreme and CLC has not completed their residential component. If the commercial development gets capped because of its negative impact, CLC needs to build to its minimum residential standards in the other DC sites, as opposed to its maximum.

We would like to see a very clear statement of intent with regards to the Richmond Green Park and the Richmond Green Golf Course. These areas need to be preserved as green space. We are also concerned that proposed 18 storey towers overshadowing these areas will destroy the golf greens and create cold, uninviting spaces. Given that no public recreation facilities/fitness center have been mandated as part of the Currie Barracks development, we believe that the sale of the Roads Depot Land should be leveraged to make sure that such a facility is provided.

Public transit continues to be a concern. We would like to see the BRT route clearly defined and activated sooner than later, to encourage ridership from existing Currie residents and surrounding communities. Possibly CLC could subsidize the BRT route until final build out, and provide surface parking as a temporary measure, with the understanding that underground parking will be provided as retail and businesses are developed.

A Circle Bus route also needs to be established to connect existing communities (Marda Loop, Killarney, Rutland Park, Currie Barracks phase 1 and 2, and MRU) to the Westbrook LRT station. This would create a more transit-supported hub which would increase ridership.

The reality remains that this development is not on an LRT line, and that Calgarians are still very car dependent. As a result, we would like to see residential parking requirements set to a minimum of 1 stall per unit (not .7). We also need assurances that the 33 Ave SW access to Currie Barracks will be added as soon as possible, to minimize the impact on established communities. We would continue to support a traffic circle at that location.

We also want assurance that CLC won't make changes once the policy and amendments are in place. Developers will need to be very clear on restrictions, and that there will be zero tolerance for relaxations on permits for things such as height and setbacks, so that we don't waste volunteer time fighting something that should not have been submitted for consideration in the first place.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C



On pg. 97 of the original application, CLC included a clause which stipulated IF THE LEVEL OF DEVELOPMENT IS EXCEEDED....We do not see anything which declares that THE LEVEL OF DEVELOPMENT CANNOT BE EXCEEDED. The policy plan needs to include details of how this will be tracked (ie. a secure City spreadsheet which is updated regularly and includes a running total of floor area for commercial and retail space, and total housing units which have been approved, so that the maximums are not exceeded—this information should be available for public and Community Association review).

We have concerns around density and transportation, and their impact on the quality of life for current and future residents, not just with regards to the surrounding communities, but to the greater City as a whole. We trust that the Commission will weigh these concerns and add necessary policies and restrictions which will mitigate the negative impact. Thank you for your time and consideration.

Regards,

Leanne Ellis
RPCA VP Development and Traffic
development@rutlandparkcommunity.com

POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT

CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015

MAP 6C

APPENDIX VII

Sharon McIntyre
56 Victoria Cross Blvd. SW
Calgary, AB T3E 7V2

March 8, 2015

To: Calgary Planning Commission

Re: Currie Barracks Planning & Consultation Process (File: LOC2014-0109)

Please accept this letter as an expression of wholehearted support for the results of the planning and consultation process that has taken place with respect to my community, Currie Barracks.

I was one of the first people to purchase a home in Currie Barracks, lining up with others in front of the sales office on the first day to secure a spot on Victoria Cross Blvd. SW. After 12 happy years living nearby in Glamorgan, I am delighted to live in Currie Barracks.

I am sending this letter to compliment the many groups and people from public and private organizations who collaborated with me and my neighbours during the past 1.5 years of community consultation, discussion, design, and innovation.

My Victoria Cross Blvd. SW neighbours and I have been very impressed with the frank, open and thoughtful opportunities we have had to give input to the design and planning experts regarding many of the important details of our emerging community design. I've been to most of the community consultation evenings — whenever I wasn't out of town — and I have always been happy to see the next design and planning iteration on amenities, roads, parks, retail space, etc. that truly considered the community's ideas and feedback.

I chose to live in Currie Barracks because I want to be part of a dense, walkable, urban community that preserves some of Calgary's history, while infusing the latest in urban design, mixed use planning, environmental infrastructure, etc. etc.

In other words, I want to live in Calgary's most modern, livable, and forward-thinking community. (So do my neighbours!) I feel that the final Currie Barracks design that has emerged from this consultative process reflects this goal in so many ways. For example:

- a) Lots of retail space and office space to encourage community live/work lifestyles.
- b) I'm glad that the community design has remained as dense as possible so there are lots of people 24/7 to support the community's businesses and create vibrant, safe and active sidewalk activity throughout the year.
- c) There remains a diverse mix of building styles, from single family to apartments and from mixed-use live/work spaces to high-rise office towers. I've lived in a number of cities in Canada and abroad — I believe it's this mix of residents and workers from all walks of life that makes a community so inviting and livable.
- d) They've kept a transportation design that encourages biking and walking (even in winter months) and NOT deferring to car traffic and parking to do the basics of

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

daily life. I am looking forward to a future BRT that will encourage even more neighbours to take public transit downtown and to the LRT station.

- e) We got a dog park and a tot park within the green spaces! So fantastic that each of these were asked for by Currie Barracks residents and they ended up in the community design. Just great for more opportunities to build community ties among residents.

I was even delighted to hear the President of the Rutland Park Community Association on CBC Radio after the last community consultation evening. She said that, overall, the community association was happy with the design and that their next goal was to ensure there was a big enough community meeting space for the residents to meet up and build those importation social ties! Great news.

As always, there are some Calgarians who haven't enjoyed the benefits of living in a dense, well-designed, walkable neighbourhood and they have lingering concerns. I have listened to a few of these people at the various consultation sessions. They still have fears about traffic and parking levels. Concerns about high rise buildings near parks. They wonder if people will want to live so close to their neighbours. And they worry about property values in older adjacent neighbourhoods. They are afraid of change. And they don't know that these are the exact kind of communities with high ratings for livability, healthy property values, a diverse array of amenities within walking distance, green spaces that become neighbourhood meeting spaces, etc.

Well, please include me in the "Yes In My Backyard" #yimby category of resident that is embracing change for Calgary's urban design future. We are open to working with the City and developers to create interesting and modern new neighbourhoods. We want to rely less on cars and more on community amenities that we can get to by foot and bike. We also know — when a community like Currie Barracks is designed with such a high level of collaboration with residents — that together we've co-created a great place to live, work and call home.

Again, please extend my personal thanks and congratulations to all the people and organizations that cared enough about this community over the past 1.5 years to help us finalize a blueprint for Calgary's Currie Barracks that, I believe, should be a case study in how to manage a successful urban planning and consultation process. Calgary should be proud.

Best regards,



Sharon McIntyre, M.Ed., DSocSci (c)

Adjunct Professor, Mount Royal University (Bissett School of Business)
Chief Social Scientist, Chaordix Inc.
Founder & Principal Consultant, ShelfLife Communications & Design Inc.

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

From: [Erik Queenan](#)
To: [Stanley, Rollin](#); [Logan, Malcolm](#); [Carra, Gian-Carlo S.](#); [Keating, Shane](#); [Honsberger, Robb](#); [Wright, Roy](#);
[Gondek, Jvoti](#); [Friesen, Colin](#); [Wade, MariAnna](#); [Morrow, Gregory](#); [Holberton, Kimberly](#); [Cope, Ian](#); [Sklenar, Craig D.](#)
Subject: Currie Barracks Community Advisory Group Feedback
Date: Monday, March 09, 2015 1:11:45 PM

Hello All,

Below is my feedback from experience in the advisory group. Unfortunately I was only able to attend one meeting throughout the whole process and cannot offer as much as I suspect you would like.

From a student perspective the development offers a large amount of space that will be affected by the number of people who are going to MRU. In 10-15 years when Currie is fully developed there will be close to 20,000 students attending MRU. The students will have an impact on Currie and keeping that in mind as the development continues is important. There will be students living, shopping, working, and travelling through Currie. There will be a student presence in this community and it is important to make sure that it is a positive and welcomed presence.

From a personal perspective the new development is very exciting. It will be interesting to see what this area looks like as the Acto lands are developed as well. The one meeting I attended was very well run and informative. There is nothing else that I feel that I can offer at the moment.

I hope this is useful.

Regards,

Erik Queenan
President
Students' Association of Mount Royal University

T - (403) 440-6993

F - (403) 440-8909



4825 Mount Royal Gate S.W., Calgary, AB T3E 6K6
Phone: (403) 440-6401 | Website: www.samru.ca

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

From: [Sean Halliday](#)
To: [Stanley Rollin](#); [Logan Malcolm](#); [Carra Gian-Carlo S.](#); [Keating, Shane](#); [Honsberger, Robb](#); [Wright, Roy](#); [Gondek, Jyoti](#); [Friesen, Colin](#); marianne.wade@brookfieldrp.com; [Morrow, Gregory](#); [Holberton, Kimberly](#); [Cope, Ian](#); [Sklenar, Craig D.](#)
Subject: Support for file number LOC2014-0109 - Currie Barracks
Date: Monday, March 09, 2015 7:49:37 AM
Attachments: [image001.png](#)
[image002.png](#)

March 9, 2015

To: Members of the City of Calgary Planning Committee

I'm writing in support of the application by Canada Lands Company for the master plan of the Currie Barracks community (file number LOC2014-0109). I sat as a member of the Currie Barracks Advisory Committee, am a current resident of Currie Barracks (since Feb 2012) and have previously ran a business out of Building B6 on the Currie Barracks (1998 – 2004). As a native Calgarian, and a long time resident of the area (Mount Royal, Mission, Altadore, Bankview, Garrison Woods & Currie), I'm extremely familiar with, and care very deeply for, this area.

Any area plan the size of the Currie Barracks application will obviously draw letters of concern. To cut to the chase, I too have some concerns about traffic and density – no one wants to get this wrong! Building heights, city transit routes, build out timing and parking ratios – all important considerations. All of this stuff matters.

But now that the decision is before you, I'm writing to support the application and plan that's been built. I base my recommendation heavily on the process that I've just attended / witnessed. I believe in, and trust, the process that just took place. Over the past 18 months, I've sat through numerous meetings discussing the creation of the application. I've listened to concerned citizens voice their opinions and I've watched changes being made based directly on that feedback. There's been no ramming ideas and wants through (on anyone's part) and I believe many balanced compromises have been made. I've heard many experts explain the thinking that's gone into the creation of the plan. I've watched professionals ply their trade, and I support the work they've done. It's been really quite impressive to be honest.

The traffic analysis, the building shadow study, the parking and density ratios and calculations, the retail scientists...all of these professional trades have (in my opinion) brought forward today's best thinking & understanding and applied it to the vision of what is to be Currie Barracks. I listened hard for made up facts and I read the references people listed when citing 'best practices or fact'...I have no extra skills or data to challenge the plans assembled and so I won't let unsubstantiated concerns block this process. I believe this is a very good plan, and is worthy of your approval.

I support the fact that there are 'ranges' with this plan. No 20 year plan stands a chance if market conditions – especially in Calgary – can't change dramatically while still allowing the development to move forward. For this city to move forward with any development larger than 10 suites, there must be flexibility to allow for size and density variations... the builders / developers must be able to reasonably respond to market conditions (positive and negative). I believe this plan gives the

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

flexibility needed, while still providing both assurances (of maximums) and a clear statement around the spirit of what is to be built.

I understand that the city's plans with respect to a community centre (or a pool or a recreation centre) are plans that will be formed outside of this process. I'll leave comment on that to another day, however I do believe the city and Currie Barracks community would be well advised to look at this opportunity and get the ball rolling early – given the long time-lines associated with capital projects of this nature...there will be enough people to justify it and the whole 'active' theme of the community supports it.

Thank you for your work and commitment to leading Calgary forward. Developments like Currie Barracks will be landmark projects in the city, creating a new urban life so many of us envision. Yes, there will be change. Yes, this change will challenge us along the way. But lets go! We're Calgarians and we're a city on the move. Lets build the next great Calgary community in Currie Barracks.

Sincerely,

Sean Halliday
3 Beny Sur Mer Road SW
Calgary, Alberta T3E 6Z9
Founder, NeoStream Technologies Inc.

Sean Halliday | Founder
NeoStream Technologies Inc. | <http://www.neostreamtech.com>
600 – 800 6 Avenue SW Calgary, AB T2P 3G3 | Main: (403) 245-6625
EA: Dawn Lutz – dawn.lutz@neostreamtech.com or (403) 444-5656



**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Valerie McIntyre-Baird and William Baird
30 Victoria Cross Blvd. SW, Calgary, AB, T3E 7V2

March 9, 2015

To: Calgary Planning Commission

**Regarding: (File: LOC2014-0109) Currie Barracks
Planning & Consultation Process**

Please accept this letter as our expression of full support for the results of the planning and consultation process for Currie Barracks.

We chose to move to Calgary from the UK after seeing the Currie Barracks neighbourhood and future plans for it while visiting in 2013. It took us 48 hours from seeing a Currie Barracks show home to signing the papers for our house upon landing at Heathrow.

We have loved every moment of living in our home, 30 Victoria Cross Blvd, since March 2014. We firmly believe that this is the most appealing neighbourhood in Calgary - and it has been the best urban planning experience we have participated in.

We have attended all but one of the Currie Barracks Open Houses. The transparency, active listening, clear maps/posters and informed hosts have made every session an energizing and positive experience. At every stage, we were consistently delighted to find elements of our requests and suggestions for our community included in the revised

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

plans.

After living in the UK for 8 years, it was not our intention to move back to Calgary. It was important to us that we lived in a diverse community that was close to the city, had mixed use planning, had sustainable building practices, was within walking distance to schools and shopping and included outdoor public spaces which encouraged neighbours to meet. We thought we could only have this in London - until we found Currie Barracks.

We are grateful to be living in a progressive urban community which reflects our values and lifestyle. After living in some of London's most beautiful boroughs, we grew to appreciate the benefits of a dense and diverse neighbourhood. Translating that lifestyle into our life in Currie Barracks, we appreciate the following elements:

1. Office and retail space that we can walk/cycle to - living our daily lives within our community
2. Sustainable building practices
3. Urban-sized park spaces to meet members of our community, let our children play, enjoy Nature and walk our dogs
4. Parks that honour the history and culture of Currie Barracks
5. Density and diversity of building types
6. Variety in housing options, allowing people of all economic positions to live in our community together

On some occasions, at Open Houses, we have spoken with residents from surrounding neighbourhoods who have expressed concerns about the increase in density from

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Currie Barracks. Some seemed concerned about traffic, others about density and tall buildings - and some simply adverse to change. In our opinion, the opportunity to live and work within our own community, the increased tendency for people to work from home (we both do for 50% of our work week), access to public transportation (15 minutes by bus to the city centre) and the traffic management plans presented in the last Open House address any concerns. Hopefully, the increase in surrounding home values, access to an abundance of retail and services and the vitality of our community will convince them to embrace the changes and enjoy what is to come. We are excited about the future of Currie Barracks!

Thank you to everyone involved who has contributed to the design and future plans of Currie Barracks. The level of integrity, empathy, professionalism and inclusiveness is something that every person should be proud of. We love our home, our community and the plans for the future.

Warm regards,

Valerie McIntyre-Baird and William Baird
403.477.4483
403.354.2412

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Audrey Hallson
19 Beny-Sur-Mer-Road SW
Calgary, AB
T3E 6Z9

hallsona@me.com

March 10, 2015

Dear Members of the Calgary Planning Commission:

Re: Currie Barracks, file # LOC2014-0109

I would like to introduce myself as a resident of Currie Barracks. My family and I have lived in Currie Barracks for one year. I expressed interest to Canada Lands and was invited to be a member of the Community Advisory Group. As a member of this group, my role was to provide feedback regarding the proposed plan from the perspective of a Currie Barracks resident. My questions were answered and my comments were taken into account. At no time did I feel my contributions were not being taken seriously, quite the opposite. I support the proposed plan for Currie Barracks and at this time I want to express to each member of the Calgary Planning Commission my thoughts on the proposed development of my community.

Our family decided in 2012 that we wanted to live in this new community of Currie Barracks. Since it is considered to be inner city, the move suited us well as we moved from another inner city location. The one attribute that most appeals to us is the close proximity to local services and retail. If we so desire we can be downtown in 10 minutes. However, it is the ability to access services in our own community which has drawn us to live in Currie Barracks. We want a strong and thriving retail component which will allow us to shop our own neighbourhood. For this to happen, we need higher density. Since we moved from another inner city location, we are comfortable with increased density. Most who move to Currie Barracks are familiar with and come to expect higher density. It makes sense for higher density to be located in inner city communities since so much of the infrastructure is already present. With this higher density comes more opportunity to have increased office space which only helps to support retail and entertainment possibilities. It is my desire for Currie Barracks to become a destination for Calgarians just like Marda Loop, 4th Street, Kensington, Inglewood, 17th Avenue, etc. Mixed higher density is what all these communities have in common. In respect to the planned building heights, I believe they are in the right location, will have excellent access to bus routes and I have no concerns.

I am in favor of mixed use residential. By having a wide variety of housing types, the area will attract people from every walk of life. For example, there are rental units for students and people just starting their careers, first-time home buyers can find something here, as well as families needing larger homes. I particularly like the idea

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

of empty-nesters wanting a smaller, low maintenance home. As people age, seniors could move into assisted living facilities in Currie Barracks. In fact, people could live their whole life in Currie Barracks. With such a diversity of community members, the community would never get stale. For example, suburban neighbourhoods start out comprised of mostly young families. As the families grow up and move away, the community changes and perhaps they lose their school and other services. With the age of the community members staying relatively the same over a long period of time, the loss of services, retail, office, restaurants, etc. should be minimized. This gives the businesses the stability they need and the community will remain vibrant. This environment also allows the community association to remain strong, provide programming and, provide active representation on behalf of the residents. I want Currie Barracks to remain vibrant and current for years to come.

After spending considerable time reviewing the plans, I'm confident that the roads in and surrounding Currie Barracks will be able to support the increased traffic. The new bus routes will go through the heart of Currie and Mount Royal University and have access to Westbrook and Heritage LRT stations. Car traffic will have several access points from the north and east and will be directed to the heart of Currie Barracks. Pedestrians and bicycles will have numerous routes that will go through green spaces and retail areas. I do not believe neighbouring communities will bear the brunt of increased or cut through traffic since there is good access from Crowchild Trail. Once Glenmore Trail is widened and the ring road is complete, access can only get better. I see the ring road as very positive for Currie Barracks. Not only will it allow more cars in, it will allow excellent access out of the community and city. I look forward to the day when I can exit Currie Barracks and the city in a timely fashion and travel in any direction. Our backyard mountain playground will be so much closer.

The amount of green space and the locations is well integrated for pedestrian and bicycle use. The spaces can be used as a means of getting from point A to point B as well as for recreational purposes. This network of parks in conjunction with the numerous mews and pathways, makes for a very accessible community. I can see Currie Barracks being a means by which neighbouring communities access each other. It is very possible for people to walk or bicycle from Rutland Park, through Currie Barracks, and on to Marda Loop or Mount Royal University.

Since I am a resident of Currie Barracks, I have a vested interest in this project and have put considerable time and thought into this development plan. My family and I would never have moved to Currie Barracks if we did not already agree with the general idea of this community. It is our desire to walk or bicycle to services and entertainment in our own community, enjoy the green spaces and have access to the ring road when we need to use our vehicles and exit the city. I am in support of the currently proposed plan for Currie Barracks.

Regards,
Audrey Hallson

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

CFB CURRIE (WARD 11)

RICHARD ROAD SW AND RICHARDSON WAY SW

**BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

From: [Doug Roberts](#)
To: [Stanley Rollin](#); [Carra Gian-Carlo S.](#); [Honsberger, Robb](#); [Gondek, Jyoti](#); [Wade, MariAnna](#); [Holberton, Kimberly](#);
[Logan, Malcolm](#); [Keating, Shane](#); [Wright, Roy](#); [Friesen, Colin](#); [Morrow, Gregory](#); [Cope, Ian](#)
Cc: [Sklenar, Craig D.](#); [Laura Slater](#); [Ryan Doherty](#); [Chris Elke](#); [Gary Pooni](#); [Dennis Cant](#); [Joan Faulk](#); [Dana Hill](#);
[Nancy Miller](#); president@richmondknobhill.ca
Subject: Proposed Revisions to CFB West/Currie Barracks Outline Plan -- LOC2014-0109
Date: Tuesday, March 10, 2015 12:42:27 PM

Calgary Planning Commission

I act as Chair of the Development Committee for the Richmond/Knob Hill Community Association (RKHCA), and in that role I have also acted as the RKHCA's representative on the Currie Barracks Community Advisory Group over the past 18 months.

As our community of Richmond/Knob Hill is located immediately to the north and east of Currie Barracks, and therefore lies between Currie Barracks and Centre City, our primary concerns relating to the proposed revisions to the CFB West/Currie Barracks Outline Plan have included:

- 1) that the number of car trips in and out of Currie Barracks, and therefore the added pressure on the area roads, be minimized by, among other things:
 - (a) developing Currie Barracks as a "complete community", such that most of its residents' day-to-day needs can be met within the community; and
 - (b) making transit the most convenient method for both Currie Barracks residents to travel to and from Centre City, and for workers who reside elsewhere to commute to and from work in Currie Barracks; and
- 2) that any vehicle access from Currie Barracks to 33rd Avenue SW be designed (and the adjacent Crowchild Trail/33rd Avenue SW interchange be redesigned as needed) so as to:
 - (a) be very much a secondary, low speed access route;
 - (b) minimize any adverse impact on the Richmond Green green space and recreational amenities, including the golf course, ball diamonds, tennis courts and playground;
 - (c) make the pedestrian crossing at the NW corner of the Crowchild Trail/33rd Avenue SW interchange safer than it currently is, rather than even more dangerous; and
 - (d) discourage vehicle traffic from cutting through Richmond/Knob Hill during the rush hours or at other times when Crowchild Trail S backs up.

Based on our review of the revised Outline Plan and the information that has been provided to us through the Community Advisory Group, we:

- 1) are satisfied that the revised Outline Plan provides for Currie Barracks to be developed as a "complete community", and look forward to our residents being able to take advantage of some of the added employment, shopping and other opportunities that will be available nearby once Currie Barracks is built out;
- 2) are pleased to see that a BRT route is proposed to run between Centre City and Currie Barracks (and beyond), but remain concerned that the BRT route:
 - (a) may not be implemented, or operate at a sufficiently high frequency, as early in the development process as it should to avoid having the initial residents and workers of

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

- Currie Barracks getting into the habit of driving, which habit may prove difficult to subsequently break; and
- (b) may end up bypassing the Marda Loop BRZ and the entire community of Richmond/Knob Hill, as no information has been provided regarding where the BRT will stop between Centre City and Currie Barracks, if at all;
- 3) remain concerned regarding the contemplated vehicle access to 33rd Avenue SW and its potential impact on Richmond Green and the rest of our community, as the revised Outline Plan does not address this issue in any detail.

Although our concerns regarding the proposed revisions to the CFB West/Currie Barracks Outline Plan have not been entirely addressed, at least not yet, we would like to commend the Canada Lands Company and their consultants for the public engagement process in relation to this project. Through the Community Advisory Group and the public open houses we and our residents have had considerable opportunity to both obtain information and provide feedback on this project. Most importantly, it has been clear throughout that Canada Lands has taken the public consultation process seriously and has been listening to the feedback they have received, and was not simply "going through the motions".

Thank you.

Doug Roberts
Chair, Development Committee
Richmond/Knob Hill Community Association
403-252-8924
development@richmondknobhill.ca

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

From: [Bill McKenzie](#)
To: [Stanley, Rollin](#); [Logan, Malcolm](#); [Carra, Gian-Carlo S.](#); [Keating, Shane](#); [Honsberger, Robb](#); [Wright, Roy](#); [Gondek, Jyoti](#); [Friesen, Colin](#); [Wade, MariAnna](#); [Morrow, Gregory](#); [Holberton, Kimberly](#); [Cope, Ian](#); [Sklenar, Craig D.](#)
Subject: Wild Rose Brewery - Currie Barracks
Date: Wednesday, March 11, 2015 8:49:25 AM
Attachments: [PastedGraphic-2.tiff](#)

Hello

I am writing to the city planning committee in regards to the Currie Barracks (LOC2014-0109) development program that is currently under review. As many of you are aware, Wild Rose Brewery has been operating out of its Currie Barracks location since 2006. Over the past two years we have been working with the Canada Lands Company to develop a long-term plan for Wild Rose to continue operations within the neighbourhood.

In 2014 we opened a new production facility in the southeast industrial park, this new brewery allows Wild Rose the capacity needed to grow its business while the Currie Barracks location will allow the brewery a space to operate its Taproom and Innovation brewery. The Currie location is important to Wild Rose as it allows the brewery a place to develop new brands while showcasing its existing portfolio through the very busy Taproom. Once our current location is no longer available our plans are to develop a new and improved Taproom and Innovation centre within the Currie community. Wild Rose has become somewhat of a town hall for the community and we intend to continue building relationships through our active community involvement. We feel that the proposed development plan will be positive for the city and equally positive for the residential and corporate residents of the area. On behalf of all employees and stakeholders of Wild Rose, I hope that the planning committee supports this proposal.

If there any questions or concerns regarding Wild Rose's plans within the area please do not hesitate to connect with me directly.

Regards,

Bill McKenzie
President / CEO - Wild Rose Brewery
Calgary, Alberta
bmckenzie@wildrosebrewery.com
403.993.4457
www.wildrosebrewery.com

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Lindsay Luhnau
3320 36 Ave SW
Calgary, AB
T3E 1C1

March 11, 2015

RE: March 12th, 2015 CPC Consideration of LOC2014-0109

Dear: Members of Calgary Planning Commission;

I am writing to you in my capacity as the community member from Rutland Park who participated on the Advisory Group for CLC as they moved through the revised Outline Plan process over the past 18 months or so. I was able to attend all of the meetings with the exception of the last meeting due to a scheduling conflict. I assure you however that I followed up with CLC representatives for further information and that I have had a chance to review the CPC submission. CLC has always been available to answer any questions or provide points of clarification as we'll as remaining open to suggestions and critique.

As a strong proponent of inner city development/redevelopment for a variety of reasons including creating more walkable communities and public space, reducing reliance on vehicles, and helping to ease my property tax burden, I am personally very excited about the changes coming to former barracks site. I am pleased to see the majority of the high rise building being kept closer to Crowchild and Mount Royal University. I look forward to the DPs coming forward for each of the sites and hope to have tools and policy in place to adequately address concerns from community members moving forward. In addition, I welcome the proposed commercial and office space additions compared to the former plan as they will help make the area a live/work environment.

I understand and have heard concerns related to traffic and congestion around this development however I question whether we need to continue to build to the vehicle at all times and wonder when we will start building for people. I would like to be able to walk or ride my bike from my home to the many expected amenities coming to the site. Calgarians are car focused now but without thoughtfully planned developments and support for reduced parking requirements, it is hard to see how attitudes and behaviors will shift.

Overall, I am very supportive of the proposed plan before you on March 12, 2015. I believe it is a chance for our community to work closely with the CLC and others developing on the site to maximize the benefit for the community. Ideally, I would like to see some provisions made for indoor community or recreation space as the development goes forward.

It should also be noted that I was not consulted on the letter submitted by my community association (until earlier today, at least a week after it was submitted) even though there was recognition of community members as part of the Advisory Group mentioned. In addition, I have volunteered many times to be part of our community's redevelopment committee but have yet to be invited to a meeting. At this time, I do not feel that my community association's Development Committee is functioning democratically and therefore it cannot claim to be representative of the views of those from our neighborhood.

C. Sklenar

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

I do not pretend to be a planning expert and I am sure you will thoroughly review the item before you. While you do, please keep in mind that some of us in Rutland Park are very much looking forward to the increase in density and, perhaps most importantly, to having a complete community.

Sincerely,

Lindsay Luhnau
Currie Barracks Advisory Group Member from Rutland Park

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Darin Olson
35 Hong Kong Road SW
Calgary, AB, T3E 7A7

March 11, 2015

To: The Calgary Planning Commission
Cc: rollin.stanley@calgary.ca; malcolm.logan@calgary.ca; gian-carlo.carra@calgary.ca; shane.keating@calgary.ca; rhonsberger@shaw.ca; roanconsulting@shaw.ca; pkgondek@ucalgary.ca; cepfriesen@gmail.com; marianne.wade@brookfieldrp.com; gmmorrow@ucalgary.ca; kimberly.holberton@calgary.ca; ian.cope@calgary.ca; craig.sklenar@calgary.ca

Re: LOC2014-0109 Currie Barracks Amendment to the CFB West Master Plan

I am a resident of Currie Barracks and was invited by Canada Lands Corporation ("CLC") to sit on the Currie Barracks Advisory Group ("CBAG"). I was happy to be part of the process and share my personal views, along with the views of others in the community that I associate with. I have been very impressed with the commitment and resources that CLC has dedicated to the urban planning process. I have found CLC to be open and honest about the process and I recognize that every project of this magnitude is subject to iterations based on massaging variables such as population density, traffic impact assessments, public transit options, and economic return requirements. I also appreciate the efforts made by the City of Calgary to participate in the process, particularly Craig Sklenar, who was very helpful in helping me understand the process and some of the challenges that need to be addressed in a project of this scale. It has been a true learning experience for me and I have thoroughly enjoyed the process.

Like every other project of this magnitude, I'm sure that you've fielded some calls and received some letters from the vocal minority who are opposed to this project on the basis of the "not in my backyard" mentality. They probably quote traffic or density as a perceived fatal flaw and demand changes to a plan that has already encapsulated the dreams of a much larger (but much more silent) majority.

I expect that other people have pointed to, and demanded immediate resolution of, specific issues and finite details of the project that cannot be fully resolved at this point in time. I have operated under the assumption that the Planning Commission will always be better at stickhandling through those particular issues to ensure that all codes, bylaws, traffic and safety issues etc. will be addressed in a reasonable and thoughtful manner, and that the interests of the public at large are preserved through your involvement.

My interest and enthusiasm has always been to extrapolate forward and think about what it will feel like to live, work and "be" in and around Currie Barracks when all the dust

C. Sklenar

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

has (literally) settled. If you look at the most vibrant places to live around the world, I believe they share at least three things in common; diversity, density, and access to amenities. I view this kind of like a tripod; Each leg is critical in supporting the other two. Without any one of the legs the tripod falls to the ground. In my mind, CLC's development plan is congruent with this philosophy and I believe it will be an exciting and transformational development for the City of Calgary, acting as a model for others to emulate.

At the end of the day I know that it won't look exactly like the plastic model in the show suites. I know that there will be some challenges and frustrations along the way. I even know that I may not live there by the time it's all done. I suspect that the city needs to dial back on urban sprawl and the crippling investment in infrastructure it requires, and this is a great way to take one of those early steps forward in that regard. I really do believe that this project solves many more problems than it creates and I cannot be more supportive of the development plan that has been put forward. My hope is that you agree with this (usual) member of the silent majority.

Respectfully,



Darin Olson

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

Loran Davis, Member, Currie Barracks Advisory Group
26 Murmansk Way SW
T3E 7R8

To: The Chair of the Calgary Planning Commission
Re: LOC2014-0109 Currie Barracks Proposed Amendment to the CFB West Master Plan

I am a current resident of Currie Barracks and have lived in this community since September 2011. Prior to that I lived very close by in Richmond Knobhill for 15 years. I have had the opportunity to be a part of the Currie Barracks Advisory Group since its inception. As a member of the Currie Barracks Community Advisory Group I feel that Canada Lands Corporation have worked hard to address the groups concerns and issues through 4 committee meetings and 3 wider public engagement sessions.

As a resident I cannot pretend that all potential issues have been anticipated. However, I am confident that the professionals with expertise's will be working on these issues and propose the best possible solutions. History has proven that Canada Lands have developed great communities in Calgary. I am happy to be a resident in one of those communities.

In closing, my experience with being a member of the Currie Barracks Community Advisory Group has created trust with Canada Lands. I believe CLC will act in the best interest of the further development for residents of Currie Barracks.

Regards,

Loran Davis

**POLICY AMENDMENT, ROAD CLOSURE AND LAND USE
AMENDMENT**

**CFB CURRIE (WARD 11)
RICHARD ROAD SW AND RICHARDSON WAY SW
BYLAWS 3C2015, 62D2015, 63D2015, 64D2015, 65D2015,
66D2015, 67D2015 AND 68D2015**

MAP 6C

From: [Tara Drobot](#)
To: [Stanley, Rollin](#); [Logan, Malcolm](#); [Carra, Gian-Carlo S.](#); [Keating, Shane](#); [Honsberger, Robb](#); [Wright, Roy](#);
[Gondek, Jyoti](#); [Friesen, Colin](#); [Wardle, MariAnna](#); [Morrow, Gregory](#); [Holberton, Kimberly](#); [Cope, Ian](#)
Subject: Planning Committee Consideration Regarding The Currie Barracks
Date: Thursday, March 12, 2015 9:23:31 AM

March 12, 2015

Dear Planning Committee Members,

I would just like to submit my comments as a resident of the Currie Barracks. We are very appreciative that the playground has been included in the future plans and we are really hoping that construction will commence in time for our kids to enjoy this amenity this summer. I would also like to add that Gary Pooni has been such an asset to this project. He has been an excellent Liaison for the residents and has helped to shape many great things in this neighbourhood. I sincerely hope that he is involved in planning for the future.

In addition, as a resident, I must say that we are eager for future development plans to commence. We are really lacking in amenities for our children and for ourselves. This neighbourhood is meant to be a live, work and play community, but we are really missing the play and work components. Construction of the commercial components would help to round out the vision of the community.

Thanks for your consideration in this matter and sorry for the late submission,

Tara Drobot
Currie Barracks Playground Committee Head