



Rutland Park Community Association
3130 40 Avenue SW
Calgary AB T3E 6W9

March 18, 2015

To: Calgary City Council Regarding LOC 2014-0109 Currie Barracks Proposed Amendment to the CFB West Master Plan

As part of the engagement process for the Currie Barracks Proposed Amendment to the CFB West Master Plan, we provided a letter (dated March 3, 2015), in which we described our participation in the engagement process and outlined our unaddressed concerns. Unfortunately, the engagement process, as good as it was, did not allow for an opportunity for the community association to review the final amendment application before it was presented to the Calgary Planning Commission. Consequently, we did not have the assurance that our feedback was incorporated, so our initial letter of March 3rd, 2015 outlined what were potentially still unaddressed concerns.

On March 11, 2015, we received access to the final version of the amendment application. Upon a thorough review of the amended documents, it has become apparent that, in fact, many of our concerns have not only been considered, they have actually been addressed—thus resulting in the need for this follow up letter commending Canada Lands and the City on the amended CFB West Master Plan development documents that have been submitted to the Calgary Planning Commission.

Community concerns in the March 3, 2015 letter focused on density, building heights, traffic impact, maintaining green space in Richmond Park and Richmond Green, public transit and accountability in terms of development guidelines. All of these concerns have been addressed in one form or another in the amended documents.

While the impact of the proposed density increase will not truly be known until such time as the development is well underway, the Administrative Report to the Calgary Planning Commission, the Currie Barracks Proposed Amendment to the CFB West Master Plan and the Customized Design Criteria (when combined to provide a framework for the development of Currie Barracks Phase 3) provide reassurances around building heights, specific areas of more intense density, and a proposal to address traffic impact (and potentially cap residential density if need be) as part of the build out. We are further reassured by the inclusion of these statements in the Administrative Report:

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.

The developer will enter into a Special Development Agreement for the transportation analysis prior to Council's third reading of the proposed Land Use Amendment.

In addition, we feel that the height specific details provided in the DC Sites address many of the concerns around creating pedestrian-oriented and inviting spaces, and we are very appreciative of their inclusion.

The amended plans also promote Richmond Green and Richmond Park as "special places" and by all indications look to maintaining them as green spaces and limiting the impact of the 33 Avenue SW vehicular access point throughout both the design and the construction stages. We are also pleased to note, the "design and implementation of the Queensway Wood Dr SW connection to 33rd Avenue SW shall be finalized, and construction shall commence prior to any development permit approvals for DC sites 2 and 4."

We are further reassured of the viability of the proposed development by the detailed plans that have been included with regards to public transit. While this is not typically addressed from a developer's standpoint, we appreciate that it has been embedded in the application and that:

The proposed plan ensures that all dwelling units are located within less than 400 metres from a transit stop.

The amended documents also provide assurance of City monitoring of development applications to make sure they fit within the DC site guidelines, alleviating some of the concerns around accountability:

Under customized design the municipality has to check that the proposed design meets performance criteria.

In addition to addressing the concerns noted in the March 3, 2015 letter we submitted, we would also like to point out that a lot of other feedback was considered and addressed as part of the Currie Barracks Advisory Group meetings and Public Open Houses. This includes, but is not limited to, provisions for the following: a public school, a playground, expanded green spaces, only 1 direct connection phase 3 and Sarcee Road, a dog park, connected pathways, and

underground parking for commercial and retail spaces. Other concerns have been duly noted in the policy document as well:

The current Community Association services as well as the lack of recreation services in the immediate area are of concern and should be further studied by Administration and Council to ensure that services are provided or augmented in these infill areas

Furthermore, we are delighted by many of the features contained within the Currie Barracks Customized Design Criteria, and are particularly supportive of the Tree Inventory Plan, and that the, "Officers Mess building and rose garden is envisioned to support an assisted living residential uses surrounding."

We are thankful for the engagement opportunity Canada Lands provided, as well as the participation of all of the members of the Currie Barracks Advisory Group, who have helped create this vision. We feel that Canada Lands and (Calgary's senior planner) Craig Sklenar and his team have created amended documents which not only consider, but also address the concerns raised by our community residents. Accordingly, we commend them on the work they have done to mitigate the effect of increased density on surrounding communities and create a whole community which is vibrant, inviting and walkable. It has, no doubt, been a monumental task, but one very much worth undertaking. Congratulations on a job well done.

Regards,

Leanne Ellis
Rutland Park Community Association VP Development and Traffic

Smith, Theresa L.

From: Mark Hawkins [markrosshawkins@gmail.com]
Sent: Wednesday, April 29, 2015 12:40 PM
To: Albrecht, Linda
Subject: Support of the Currie Barracks Redevelopment

To whom it may concern,

I would like to officially show my support for the Currie Barracks project. I have attended an open house and as such understand the plans for redevelopment.

I have resided in Marda Loop for the past 10 years and currently live at 2020 50th Ave SW. I also own various other properties in the Marda Loop area and have also owned properties in Killarney and Glenbrook which are in close proximity to the development.

I am a big supporter of the plans to re purpose under utilized lands with a mix of low to high density residential and commercial. I strongly believe the master plan approach is very wise to guide the development of this site.

I also think they have partner with strong reputable builders that will ensure the developments get built properly. There are too many 'developers/builders' that don't have the require knowledge and skill set to be in business. I can speak on this from person experience with some of the builders that I have seen develop properties in the Marda Loop area.

As a result of this and the detailed planning and public input I am a strong supporter of the Currie Barracks project. I am excited to see it fully developed into a great inner city neighbourhood that provides much need residences and a showcase for proud Calgarians to call home.

If you have any question or comments please don't hesitate to contact me.

MH

Regards,

Mark Hawkins
403.615.7477

RECEIVED
2015 APR 29 PM 12:43
THE CITY OF CALGARY
CITY CLERK'S

Smith, Theresa L.

From: Sharon McIntyre [shazzmack@gmail.com]
Sent: Friday, April 24, 2015 1:45 PM
To: Albrecht, Linda
Subject: Letter of Support - Land Use Redesignation, CFB Currie, BYLAW 62D2015
Attachments: Support Letter for Currie Barracks Plan 2015 Sharon McIntyre.pdf

Please accept the attached document as a letter of support for the Land Use Redesignation mentioned above.

I am a homeowner in Currie Barracks.

As you'll find in my attached letter, originally sent to the Calgary Planning Commission in support of the Planning Consultation Process, I am FULLY IN SUPPORT of the overall process, resulting plans, land use redesignation recommendations and overall design for this emerging community.

- I have simply been DELIGHTED at the planning and consultation process.
- The resulting plans are an excellent example FORWARD THINKING and MODERN urban planning/design.
- And the Land Use Redesignation plans have been prepared with much THOUGHT and INPUT from the community and experts.

Please accept this email and the attached letter of support in anticipation of the Monday May 11, 2015 Public Hearing regarding this matter,

regards and thanks,

Sharon McIntyre

Sharon M. McIntyre, M.Ed., DSocSci (candidate)
ShelfLife Communications & Design Inc.

Mobile: +1.403.819.4393 Email: shazzmack@gmail.com
Twitter: @shazzmack Skype: shazzmack
LinkedIn: <http://ca.linkedin.com/in/sharonmcintyre>
Website: <http://www.shazzmack.com>

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2015 APR 24 PM 1:41
THE CITY OF CALGARY
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----- Forwarded message -----

From: Sharon McIntyre <shazzmack@gmail.com>
Date: Sun, Mar 8, 2015 at 9:24 PM
Subject: Letter of Support - Currie Barracks Planning & Consultation Process (File: LOC2014-0109)
To: gian-carlo.carra@calgary.ca, malcolm.logan@calgary.ca, rollin.stanley@calgary.ca, rhonsberger@shaw.ca, roanconsulting@shaw.ca, pkgondek@ucalgary.ca, cepfriesen@gmail.com, marianne.wade@brookfieldrp.com, kimberly.holberton@calgary.ca, ian.cope@calgary.ca, craig.sklenar@calgary.ca, gmorrow@ucalgary.ca, shane.keating@calgary.ca

To: Calgary Planning Commission

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.

(PDF of letter attached)

My thanks,

Sharon

Sharon M. McIntyre, M.Ed., DSocSci (c)
ShelfLife Communications & Design Inc.

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Website: <http://www.shazzmack.com>

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

March 8, 2015

RECEIVED
2015 APR 24 PM 1:41
THE CITY OF CALGARY
CITY CLERK'S

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

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.



3130 40 Avenue SW
Calgary, AB T3E 6W9

April 29th, 2015

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, AB, Canada T2P 2M5

RECEIVED
2015 APR 30 AM 8:05
THE CITY OF CALGARY
CITY CLERKS

Dear Honourable Mayor Nenshi and Councillors:

RE: AMMENDMENT TO LAND USE DESIGNATION FOR CFB CURRIE

Our Community Association represents the diverse neighbourhoods of Rutland Park, Lincoln Park, and Currie Barracks. **Our vision is to be a diverse, vibrant, and inclusive community focused on providing a safe, family-friendly environment that promotes quality of life for people of all ages.** We also believe that healthy communities nurture healthy and resilient people. The proposed area for development within CFB Currie is within our community association's boundary, and this letter is being written on behalf of the residents in our community.

We are very appreciative of the engagement conducted by Canada Lands Company (CLC) regarding the proposed development activities and amendment to the land use designation for CFB Currie. We would also like to acknowledge CLC for addressing many of our concerns regarding needed amenities to enhance the social fabric of the community including provisions for a public school, a playground, expanded green spaces, a dog park, and connected pathways to our adjacent green spaces and neighbourhoods. As such, we commend CLC on the work they have done to ensure our residents, present and future, will enjoy a vibrant, inviting, and walkable community and support the amendment.



Though we are supportive of the proposed amendment, we are concerned about the lack of recreation services and lack of community space, their absence which are also noted in the Administrative Report to the Calgary Planning Commission. We recognize that additional community space will be needed to provide the anticipated programming and services for our future residents, essential to bring together the residents in our diverse neighbourhoods and create a feeling of belonging.

Our current community hall is approximately 45 years old, was built to meet the needs of the Rutland Park neighbourhood and has served its purpose. Its current utilization rate is 75%. With CFB Currie development expected to triple the numbers of residents we currently have, from approximately 5,000 to 15,000, we cannot fathom how the current hall can meet the community's future needs.

CLC did provide a financial contribution (\$100,000) to the community association several years ago to accommodate our growing community's need for additional community space and we are very appreciative. However this falls far short of what is required. In comparison, the renovation of our upper hall 5 years ago cost approximately \$400,000, and the renovation of our skate shack could be comparable in costs.

In a meeting on April 1, 2015, CLC did state that it would be willing to have future conversations with us regarding community space in CFB Currie. While this pleases us, we feel the need to seek certainty and assurance. Therefore, **we respectfully request Council to ensure that there is adequate community space and opportunity for recreation provided for CFB Currie (Currie Barracks).**

Thank you for your time and consideration.

Sincerely,

Meera Nathwani-Crowe
President

RECEIVED

April, 29, 2015

City Clerk, #8007, The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

2015 APR 30 AM 9:46

THE CITY OF CALGARY
CITY CLERK'S

Re: Public Hearing of Council on Currie Barracks Proposed Redevelopment

We would like to voice our support for the proposed redevelopment of Currie Barracks. As current residents of the surrounding community, we have attended various public engagement sessions and have been impressed with the project.

Not only has The City and Canada Lands representatives been friendly and forthcoming with information, the concept itself is quite exciting for Calgary. We have lived in this city in various communities over the last 26 years and have witnessed and experienced a lot of different developments. Calgary is a wonderful city and we have so many eclectic, vibrant "communities within communities" and this is part of what makes our city so interesting.

The mix of residential, retail, office and open space will create an opportunity for a live/work/play inner city community and revitalize a space that has long needed it. The proposal for the east side of Currie Barracks to allow for a medium density mix of retail, office and residential space will accomplish this and adds to the already approved concept.

The concept of the Currie Barracks redevelopment is something for this city to be proud of and hold up as a great example of what can be done with a rare piece of developable inner city land that brings together business, residents, and history, and creates a community that people want to be a part of. Whether it means living in the midst of it, in the periphery, or looking forward to being a visitor, this is a space that will be truly amazing.

We look forward to seeing this project continue take shape.

Sincerely,

Susan and Donna Sinclair

Smith, Theresa L.

From: William Tang Kong [vwtk@shaw.ca]
Sent: Thursday, April 30, 2015 6:23 AM
To: Albrecht, Linda
Subject: CFB Currie Redevelopment Plan

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2015 APR 30 AM 8:06
THE CITY OF CALGARY
CITY CLERK'S

To:
Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Re:
Notice of Public Hearing on Planning Matters
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

To the Members of City Council

Dear Sirs/Madames,

This submission is in response to the Notice of Public Hearing on Planning Matters in regard to the proposed CFB Currie Redevelopment Plan as put forward by Canada Lands Company (CLC). As the owner of an adjacent property, I am seriously concerned with the scale and intensity of the change in the 2015 redevelopment plan as compared to the original 2007 development plan. The increase in the number of residences from 3,200 to 5,200; retail space from 225,000 to 245,000 square feet; and commercial office space from 300,000 to 750,000 square feet raises many problems which I do not believe have been adequately addressed by both CLC and the City of Calgary Planning Commission. In their zeal to fit as many people into as restricted a space as possible, they have failed to take into account the attendant problems of traffic, parking, the height of the proposed high rise residential buildings, the collateral impact and shadowing on existing communities, insufficient public transit, and already overwhelmed major road conduits such as Crowchild Trail and Glenmore Trail.

I sincerely ask that City Council return the Redevelopment Plan to CLC for a more manageable proposal which will enhance the quality of living for CFB Currie and the surrounding communities and not simply serve as a future model for the ghettoization of inner city neighbourhoods.

Thank you for your consideration in this matter.

Regards,
William Tang Kong
Resident of Currie Barracks
vwtk@shaw.ca