

**Land Use Amendment in Currie Barracks (Ward 8) at 4230 Quesnay Wood Drive SW, LOC2022-0151**

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**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report (CPC2023-0214) to the 2023 April 4 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares  $\pm$  (0.45 acres  $\pm$ ) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

**HIGHLIGHTS**

- This application seeks to redesignate the subject parcel to a DC District, based on the Mixed Use – General (MU-1) District, to revise the existing requirements to allow for efficient mixed-use development on this smaller parcel.
- The proposal aligns with the *Municipal Development Plan* and the *Currie Barracks CFB Master Plan*.
- What does this mean to Calgarians? This application would contribute to the redevelopment of Currie Barracks and create opportunities for housing and employment.
- Why does this matter? The proposal would provide more flexibility for the building setback and would enable street-oriented development.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

**DISCUSSION**

This application was submitted by O2 Planning and Design on behalf of the landowner, Canada Lands Company, on 2022 August 09. The 0.18 hectare  $\pm$  (0.45 acre  $\pm$ ) parcel is located in the southwest community of Currie Barracks at the northeast corner of Quesnay Wood Drive SW and Flanders Avenue SW. No development permit application has been submitted at this time.

The current DC District ([Bylaw 159D2016](#)) included development guidelines to facilitate the redevelopment of Currie Barracks. As indicated in the Applicant Submission (Attachment 3), the proposed DC District is required to reduce the setback requirements to enable efficient building design on this smaller site and add in the variances from the original DC to accommodate the proposed development.

The existing DC District is not based on any standard land use district, however most of the DC rules are similar to the MU-1 District. This application explored other standard land use districts and the proposed DC District, based on MU-1 District, is most appropriate as it would allow the flexibility of residential and commercial uses, but it does not restrict commercial uses at grade.

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The new DC District would modify the development guidelines from the existing DC District, revise the setback and building height requirements to accommodate proposed development on this site, and retain the uses from the existing DC District that are not listed in the MU-1 District.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit, to assess which level of outreach with relevant public groups and the Community Association (CA) was appropriate. In response, the applicant corresponded with the Rutland Park CA to discuss the application and answered questions. The Applicant Outreach Summary can be found in Attachment 4.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published online. Notification letters were also sent to adjacent landowners.

Administration received one letter of support which indicated that the revision of height is appropriate on this parcel, but had concerns about the reduced visibility with the revised setback.

The Rutland Park CA provided an email on 2022 August 10 and commented that they worked hard to establish DC District rules and would withhold further comments until they review the specific wording for the revisions. Administration followed up with additional information about the proposal and the CA has no further comments at this time. The proposed DC District maintains the intent of the original DC District to accommodate mixed-use development and the proposal provides flexibility to achieve a street-oriented building with efficient floor plate. Many of the original DC District rules are provided in the standard MU-1 District and are not duplicated in the proposed bylaw. The applicant also provided preliminary concepts to the revision of Quesnay Wood Drive SW and indicated commitments to continue to collaborate with The City on future changes. The applicant provided preliminary concepts to the revision of Quesnay Wood Drive SW and the landowner indicated commitments to continue to collaborate with The City on future changes as they continue to develop this area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, setbacks, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

**IMPLICATIONS**

**Social**

The proposed land use amendment would enable the development of this site, facilitate the redevelopment of Currie Barracks, contribute to the vibrancy of the area, and promote the use of nearby public transit and city bike paths.

**Environmental**

This application does not include any specific actions that address the objectives of the Climate Resilience Strategy. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

This proposal would provide opportunities to support local business and provide housing and employment opportunities within Currie Barracks.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform