

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Currie Barracks on the northeast corner of Quesnay Wood Drive SW and Flanders Avenue SW. The site is approximately 0.18 hectares (0.45 acres) in size, with dimensions of approximately 31 metres wide and 60 metres deep. The parcel is currently undeveloped and is used as a surface parking lot.

To the north of the subject site is Battleford Avenue SW which is a private mews and a multi-residential development under construction. To the east is the provincially designated historic Currie Stables building. To the west is vacant land intended for mixed-use development. To the south is the Department of National Defense site. The subject site is adjacent to a future planned Bus Rapid Transit (BRT) bus stop on Quesnay Wood Drive SW.

The site's current Direct Control (DC) District ([Bylaw 159D2016](#)) was created to facilitate the redevelopment of Currie Barracks. The DC District was created prior to the approval of the mixed-use districts in Land Use Bylaw 1P2007. To facilitate the vision of the *Currie Barracks CFB West Master Plan*, the existing DC District provides specific rules to support the redevelopment of this area.

A new DC District is being proposed to revise the existing guidelines while maintaining the intent and the allowable uses of the original DC District. The current setback rules restrict the opportunity to achieve a street-oriented building with an efficient floor plate. The new DC District would enable a more efficient mixed-use development for this smaller parcel.

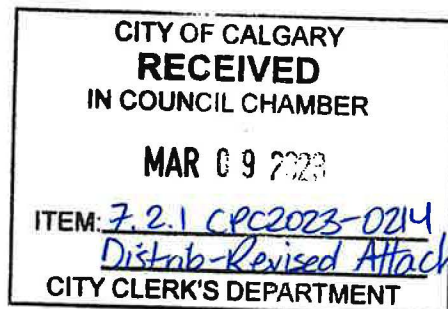
Community Peak Population Table

As identified below, the community of Currie Barracks reached its peak population in 2019.

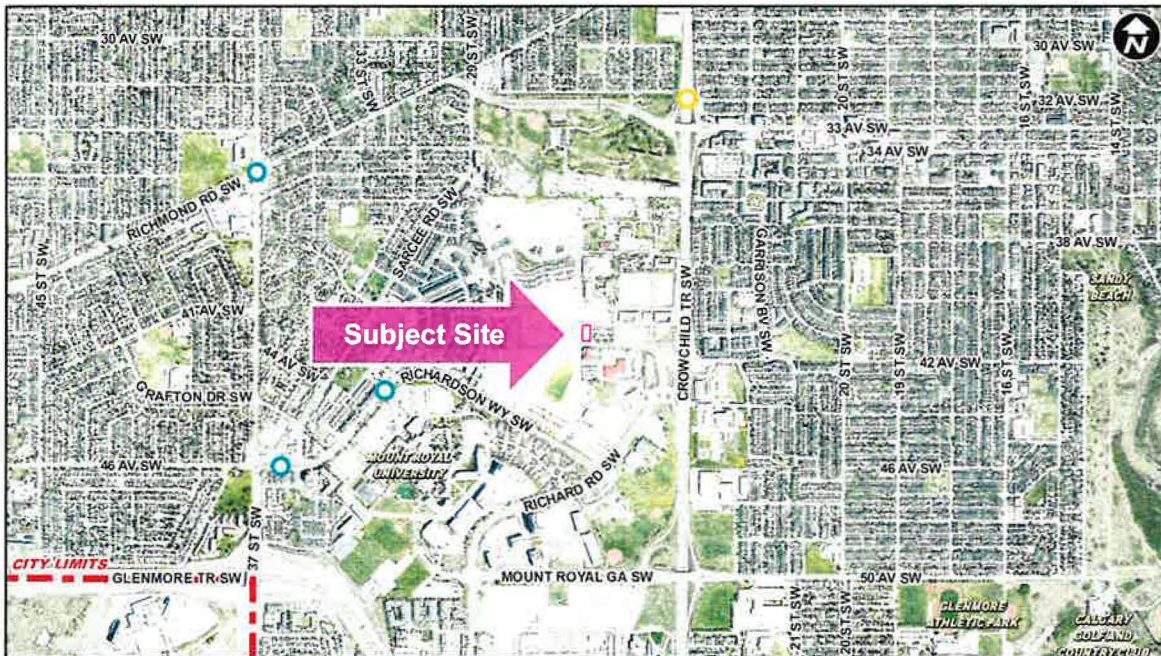
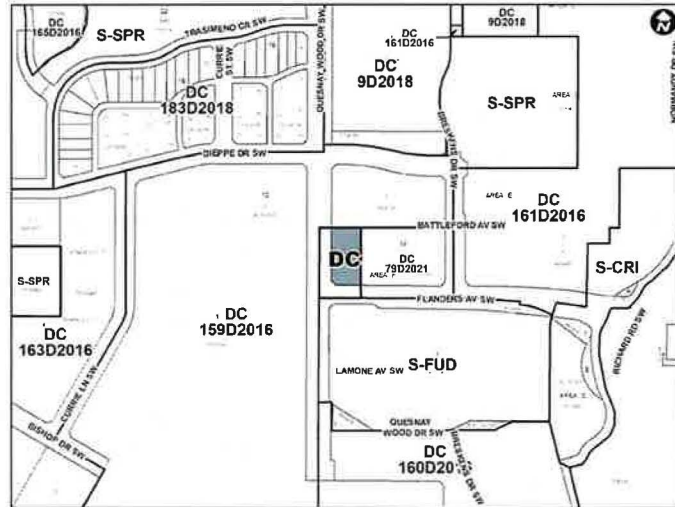
Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	0
Difference in Population (Percent)	0%

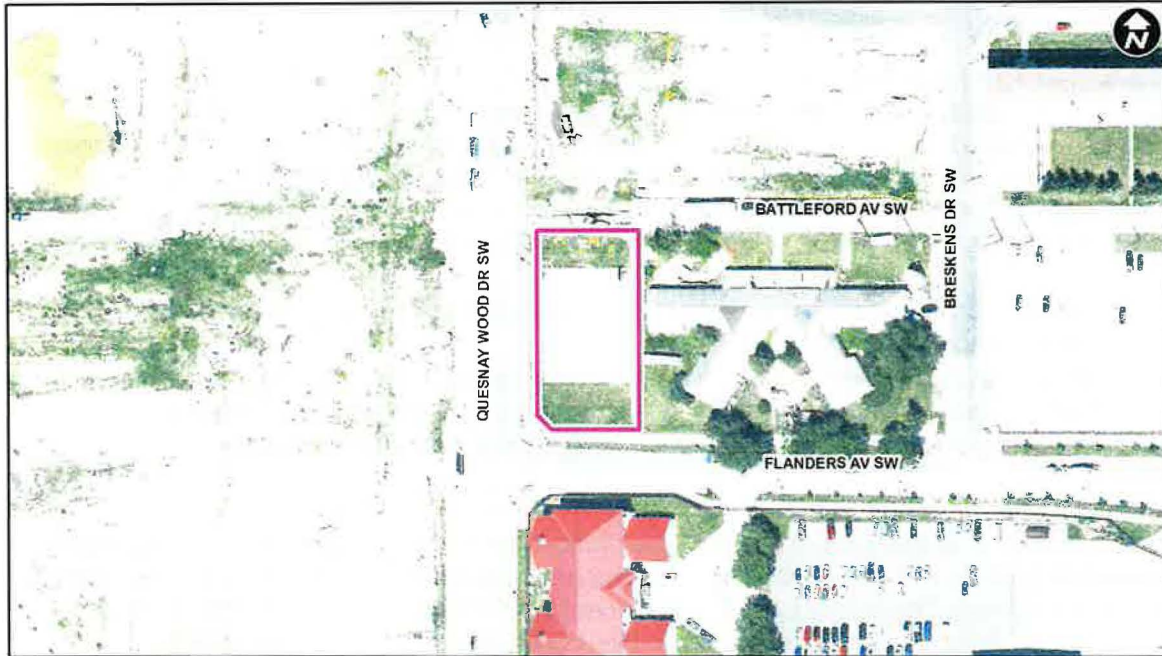
Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Currie Barracks Community Profile](#).



Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 159D2016](#)) is not based on any standard land use district as the DC District was created prior to the approval of the mixed-use districts in Land Use Bylaw 1P2007. The existing DC District accommodates mixed-use developments, it allows for a range of commercial, compatible light industrial, and residential uses, and it has design guidelines and wider setback requirements to create pedestrian-oriented public realm. The existing DC District applies to a large area within Currie Barracks and has minimum floor area ratio of 0.6 with no maximum floor area ratio, and the minimum building height requirement is 5.5 metres, with a maximum building height of 65.0 metres.

The proposed DC District is based on the Mixed Use – General (MU-1) District. The base MU-1 District was chosen as it allows for street-oriented development and it provides flexibility for residential and commercial uses in the same building but does not restrict commercial uses to be provided at-grade. The building height is being revised to a maximum of 26.0 metres to be in keeping with the Master Plan and there is no floor area ratio modifier to provide flexibility for future development. Due to the site's smaller parcel size, the proposed DC District revised the setback requirements to achieve a street-oriented building with efficient floor plate and it includes a rule that allows the Development Authority to relax several sections of the DC District. The intent of this rule is to ensure that rules regulating aspects of development may be relaxed in the same way that they would be in a standard district. This will allow the Development Authority to consider minor relaxations to these rules in the DC District. The

proposed DC District carries forward the unique uses from the original DC District but removes duplicated rules that are already in the standard MU-1 District.

Development and Site Design

If approved by Council, the rules of the proposed DC District would provide development guidance for the future site. The overall distribution of buildings, building design, mix, location and size of uses and site layout details such as parking, landscaping and site access will be further reviewed at the development permit stage. Additional items that will be considered through the development permit process include, but are not limited to:

- Specific considerations given to the interface of the site with the future Quesnay Wood Drive Corridor Study;
- Integration and activation between the private development and the public realms along the Private Mews, Quesnay Wood Drive SW and Flanders Avenue SW; and,
- Transition of building scale to mitigate building massing and shadowing.

Transportation

Pedestrian access to the subject site is available from an existing local pathway along Flanders Avenue SW and future sidewalks along both Quesnay Wood Drive SW and Battleford Avenue SW (Private Mews). The subject site is well-served by cycling infrastructure, with an approved uni-directional cycletrack on Quesnay Wood Drive SW. Administration is working with the Applicant to amend the cross-section along Quesnay Wood Drive SW to include a two-way off-street cycling facility on the west side of the road, connecting 33 Avenue SW and Richmond Green with Richardson Way SW. There is an existing 3.0 metres local pathway adjacent to the site along Flanders Avenue SW. This pathway provides a key network connection to the Flanders Interchange, which provides active modes connection to Altadore across Crowchild Trail SW. The site is located directly adjacent to a future Calgary Transit BRT stop on Quesnay Wood Drive SW, which will provide access to the Max Yellow. Existing Transit service is provided along Crowchild Trail SW, bus stop ID#5700 is located approximately 400 metres away or eight-minute walking distance, which provides access to Route #20 and it is classified as a high frequency service. Direct vehicular access to the subject parcel shall be via Battleford Avenue SW. Parking for the subject site will be evaluated at the development permit stage.

Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site or Proposal at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Established Developed Residential Area of the [Municipal Development Plan](#) (MDP). Established Areas are expected to intensify in a sensitive manner compatible with the existing character of the neighbourhoods. The MDP supports greening the city and creating a more compact urban form that provides more local, sustainable travel choice. This proposal aligns with applicable city wide policies and provides additional uses and services for the local community.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Currie Barracks CFB West Master Plan (Revised) (Non-Statutory – 2000)

[The Currie Barracks CFB West Master Plan](#) identifies this site as part of a Mixed Use Commercial area (Figure 4: General Development concept). The purpose of the Mixed Use commercial area is to provide opportunities within the community for a fine-grained mix of residential, retail, office, institutional and other services. This proposal is in keeping with the intent of the plan and enables uses that will contribute to the vibrancy of this area.