

## Proposed Amendments to Currie Barracks CFB West Master Plan

1. The Currie Barracks CFB West Master Plan is hereby further amended as follows:

(a) Create a new section 9.4 titled 'Mixed Use Residential Design Criteria' as follows:

### **"9.4 Mixed Use Residential Design Criteria**

#### **9.4.1 Purpose**

The following policies apply to the mixed use commercial areas shown on Figure 10 if proposed development provides a residential component.

#### **9.4.2 Site Design**

1. New development that provides a residential component should establish a permeable street network and incorporate a pedestrian focused neighbourhood centre area featured by:
  - a) a centrally located, publicly accessible shared amenity space with a minimum size of 0.1 hectare (ha);
  - b) on-street parking; and
  - c) identified active frontage areas that have at least one building frontage facing onto the shared amenity space.
2. If a publicly accessible, shared amenity space is proposed with a development it should:
  - a) be located and designed for appropriate access to sunlight;
  - b) be animated and framed by appropriate building massing, building frontages and active uses;
  - c) be configured in a manner which provides enough space for a variety of uses such as play equipment, seating, etc.;
  - d) be well connected to existing open spaces and adjacent pedestrian routes and have safe crossings at all adjacent intersections, where feasible;
  - e) be well landscaped to provide appropriate interface adjacent to auto traffic and shaded areas for year-round use;
  - f) include space and soil depth to support trees and include them in the planting plan;
  - g) be finished with comfortable yet durable high-quality furnishings (seating, etc.);
  - h) be well lit for safety and comfort; and

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- i) be designed to add to the character and provide a memorable focal point to the development.
3. New development should not cast shadow on any adjacent parks (directly adjacent or across a street or lane), beyond 20 metres past the park site's property line, on March 21 and on September 21 between 10:00 a.m. and 4:00 p.m. Mountain Daylight Time.
4. New development should accommodate other types of publicly accessible amenity spaces (e.g. courtyards, forecourts, plazas, small urban gardens) to be located within a building site and connected to surrounding streets and places.
5. Active uses should be strategically located at the street corners and open space frontages.
6. A 3.0m setback should be applied for street-oriented residential units to accommodate landscaping elements.

### 9.4.3 Built Form

1. New development should provide varied building heights depending on adjacent context. Proper transition to adjacent uses and maximizing sunlight access to surrounding public realm (including active frontage areas, shared amenity spaces) should be the main determinants when distributing site density and determining building heights and massing.
  2. Building massing should be broken down vertically and horizontally to create recognizable building forms (e.g. bays, bases, tops of buildings). Vertical breaks should be applied to the façades of building frontages that exceed 60.0m in length.
  3. A greater degree of façade articulation should be applied to ensure active frontages for any larger commercial development where the façade width exceeds 15.0m.”
- (b) Delete the existing Figure 4 entitled “General Development Concept” and replace with the revised Figure 4 entitled “General Development Concept”, attached hereto as Schedule “A”.
- (c) Delete the existing Figure 10 entitled “Mixed Use Commercial Policy Areas” and replace with the revised Figure 10 entitled “Mixed Use Commercial Policy Areas”, attached hereto as Schedule “B”.
- (d) Delete the existing Figure 11 entitled “Business / Office Policy Areas” and replace with the revised Figure 11 entitled “Business / Office Policy Areas”, attached hereto as Schedule “C”.

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**SCHEDULE A**

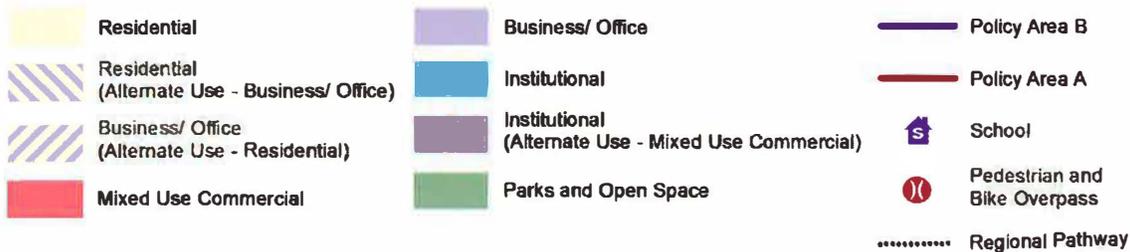
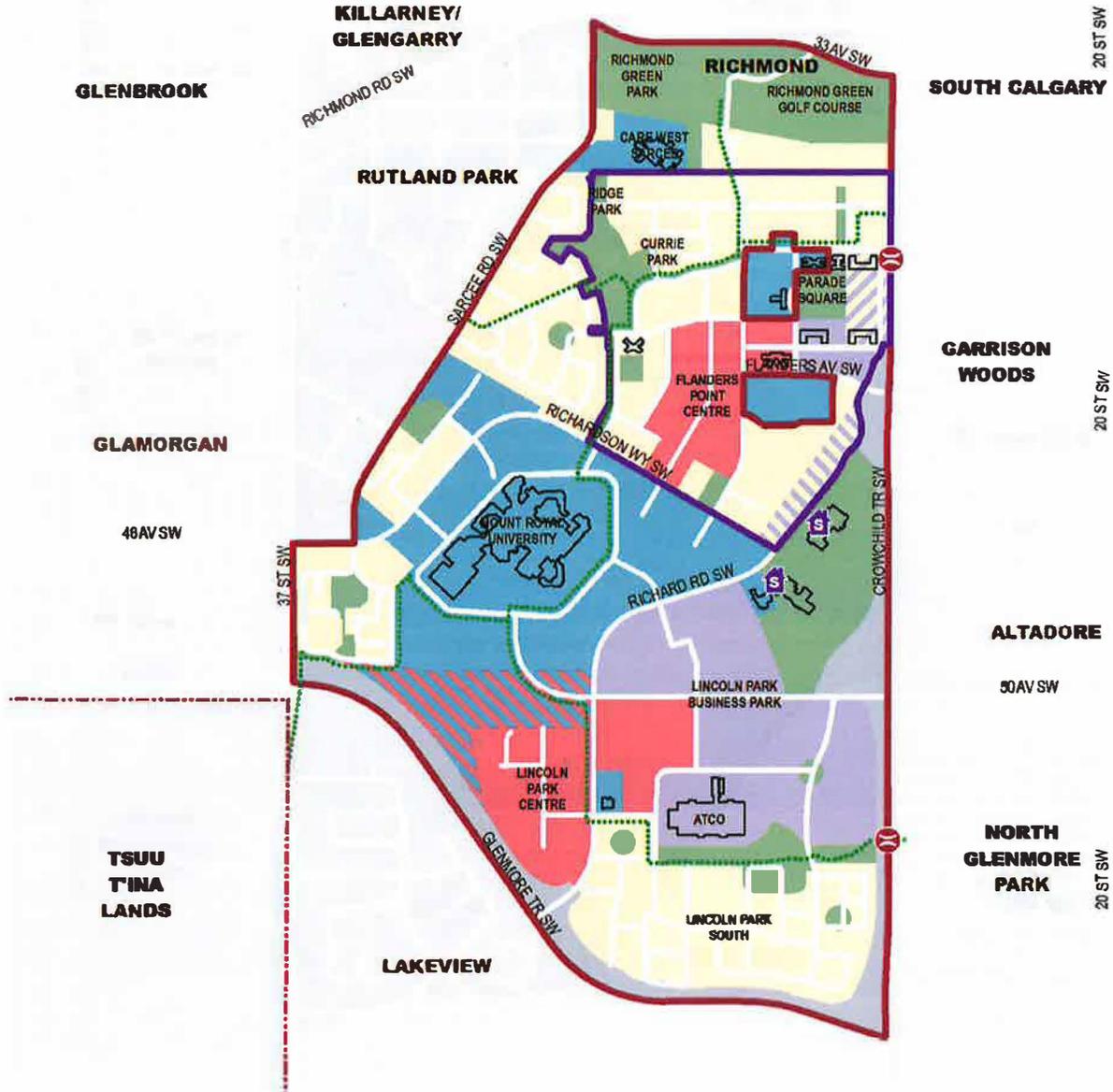


Figure 4 General Development Concept

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#### SCHEDULE B

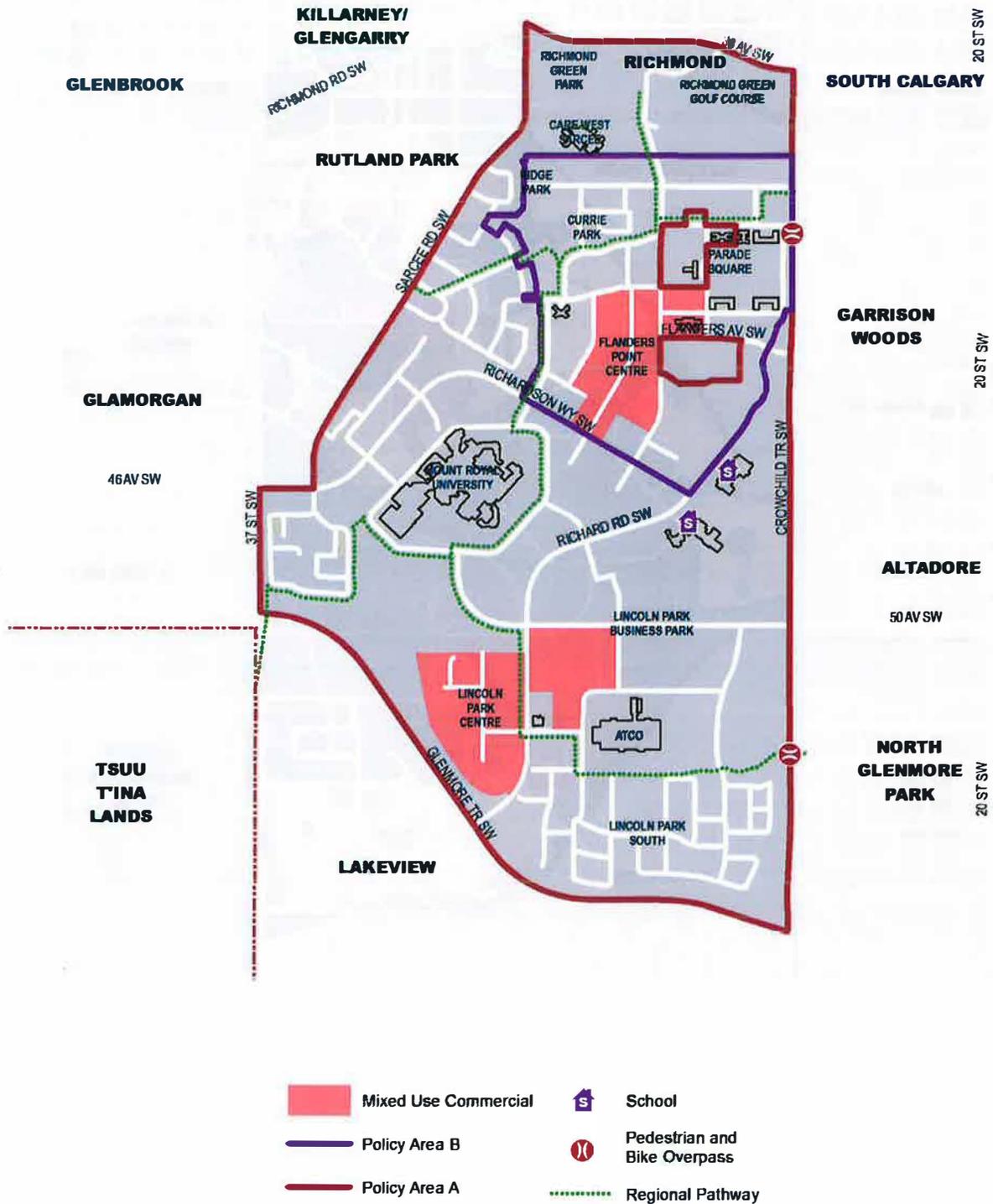


Figure 10 Mixed Use Commercial Policy Areas

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**SCHEDULE C**

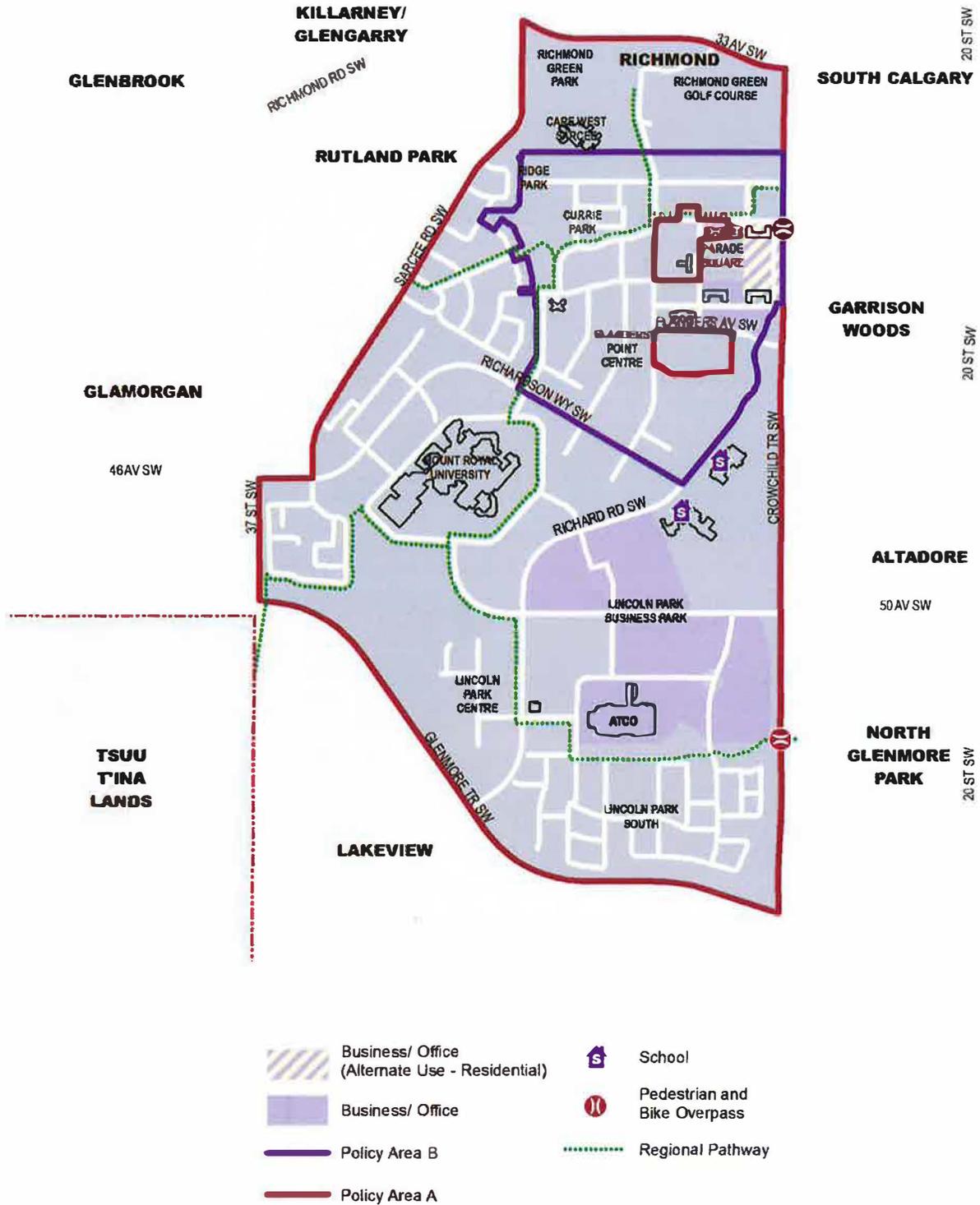


Figure 11 Business / Office Policy Areas

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