

Applicant Submission

O2

On behalf of Canada Lands Company, O2 proposes to redesignate the parcel located at 4320 Quesnay Wood Drive SW within the CFB West Master Plan, from Direct Control District (DC) to a Direct Control District (DC) based on the Mixed Use – General (MU-1) District.

The subject site consisting of 0.184 hectares, is located at the northeast corner of Flanders Avenue SW and Quesnay Wood Drive SW adjacent to the provincially designated historic Currie Stables building. To the north of the subject area is the mews and a multi-residential development under construction, to the west is vacant land and the future main street, mixed use area, to the south is a Department of National Defence site.

The site's current DC District was created prior to the approval of the mixed use districts in bylaw 1P2007 to facilitate the development of Currie's mixed use high density main street area in alignment with the Currie Barracks CFB West Master Plan policies and guidelines. As such, the mix of uses allowed on the subject site is not identical to the current MU districts and the site currently has greater setback rules than the MU-1 District, in part to accommodate the swing in the bicycle lane onto the multi-use pathway on the west side of the site. The current setback rules on the site make it difficult to achieve an efficient mixed-use floor plate due to the small lot size.

In February 2021, this site was included in an application (LOC2021-0013) to redesignate the historic stables building and to reduce the setbacks on this parcel. The DTR had requested the applicant to further demonstrate that the proposed setbacks on this site could be reduced while maintaining the mobility network in the area. After receiving the DTR, this site was removed from the application to focus on the timely redesignation of the Stables building. In response to the City's DTR comments about setback reduction on the original application, O2 and Canada Lands has reviewed the current cycle lane location and proposed operation adjacent to the subject site and determined it would be beneficial to move the north bound cycle lane from the east side of Quesnay Wood Drive SW to a combined/ elevated cycle lane on the west side between Trasimeno Crescent SW to Bishop Drive SW. This would allow the creation of a two way cycle track along this stretch of Quesnay Wood Drive SW. Moving the cycle track/lane would be an improvement from the existing situation and would create a more effective cycling connection by removing conflicts with pedestrians adjacent to the subject site due to the BRT stop and ensuring there will be a contiguous connection on Quesnay Wood Drive by not being dependent and having to wait for the future redevelopment of the National Defence site to south of the intersection. The proposed cycle lane relocation would also align with the higher intensity development on the west side of Quesnay Wood Drive SW.

The goal of relocating the cycle lane is to create an enhanced public realm that relates directly to the future BRT stop, intersection plaza and activation at street level. The current site setbacks and cycle lane location on the multi-use pathway preclude the optimal redevelopment of Lot 2 by not allowing for the proper geometry of a parkade and floor plate to be built in the most efficient manner.

Removing bicycles from the multi-use path adjacent to the site then allows the setbacks to be decreased while still providing the necessary clearance and space for pedestrians between the BRT bus shelter and the west facing building wall. This will allow for the efficient development of the site. A drawing of the proposed realignment has been included in the land use amendment application package.

A DC district is being proposed due to the unique nature of the existing DC that the parcel is currently designated. The intent is to utilize the MU-1 District as the base and add in the variances from the original DC to accommodate the proposed development on this site. There is currently no land use district that accommodates all the proposed uses.