

Land Use Amendment in Currie Barracks (Ward 8) at multiple addresses, LOC2024-0184

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1290) to the 2025 January 14 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2).
3. Give three readings to the proposed bylaw for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).
4. Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 203 and 208 Calais Drive SW (Plan 2111941, Block 20, Lot 18 and Plan 2111945, Block 23, Lot 9) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 4).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 DECEMBER 12:**

That Council:

1. Give three readings to **Proposed Bylaw 15D2025** for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2);
2. Give three readings to **Proposed Bylaw 16D2025** for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3); and
3. Give three readings to **Proposed Bylaw 17D2025** for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 203 and 208 Calais Drive SW (Plan 2111941, Block 20, Lot 18 and Plan 2111945, Block 23, Lot 9) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 4).

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HIGHLIGHTS

- This application seeks to redesignate the subject sites to adjust the land use rules and allow for a range of residential and limited-scale support commercial building forms within the community of Currie Barracks.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan (MDP)* and the *Revised Currie Barracks CFB West Master Plan (the Master Plan)*.
- What does this mean to Calgarians? The proposal will provide land use rules that better support additional housing options and contribute to the approved development framework of the CFB.
- Why does this matter? Redevelopment of the subject sites with a mix of residential and commercial uses near amenities and infrastructure in the established area of the city will optimize existing infrastructure and contribute to Calgary's overall economic health.
- Development permit applications (DP2024-02974 and DP2024-02975) for two affordable housing projects, which will accommodate 62 dwelling units and 10 dwelling units respectively, were submitted on 2024 April 27 and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application in the southwest community of Currie Barracks, was submitted by B&A Studios, on behalf of Canada Lands Company CLC Limited on 2024 July 12 for municipal address 4255 Crowchild Trail SW. On 2024 October 18, the applicant amended the application to include municipal addresses 203 and 208 Calais Drive SW on behalf of Onward Homes Society. As noted in the Applicant Submission (Attachment 5), the intent of the application is to enable the efficiency of the building forms that could be developed on the subject sites through a reduction in the building setback requirements and minor changes to the building design rules.

The three subject sites are individual development blocks envisioned within the CFB and comprise a total of approximately 2.24 hectares (5.54 acres). The total land area to be redesignated also includes an approximately 0.07-hectare (0.18-acre) portion of undedicated road right-of-way on the north side of Site One. The road portion forms part of the site being redesignated in Attachment 3.

Administration believes the scope of the land use amendments being proposed in this land use application are minor in nature. Outline plan amendments to support the proposed land use changes are therefore not required at this time. Broader and more significant adjustments to elements of the community design are being assessed through a separate outline plan application (LOC2024-0272, submitted 2024 November 6).

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

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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 the public/interested parties and the Community Association was appropriate. In response, the applicant met with the Rutland Park Community Association (CA) to share the project information and obtain feedback. More details can be found in the Applicant Outreach Summary (Attachment 6).

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.

No public comments were received at the time of writing this report.

The Rutland Park CA provided response letters on 2024 September 7 and 2024 November 7 (Attachment 7) identifying the following concerns:

- reduction of the 5-metre setbacks would set precedent for other sites in the area and would impact the intended landscaped pedestrian-scale boulevards that connect people to the larger green spaces in the area; and
- a risk that the other proposed changes does not align with the original bylaw rules and the expectation set out in the Master Plan.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use change would enable the individual development blocks to develop to their full potential and a reduction in the minimum building setback area is not anticipated to negatively impact the streetscape or boulevard envisioned for the area. The building and site design, number of units, landscaping and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 would create the opportunity for a range of building forms which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of a more inclusive community.

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Environmental

The applicant has indicated that they plan to pursue specific measures as part of the current and future development permits which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program 9: Developing New Climate-Resilient Buildings).

Economic

The ability to moderately increase the development options on the individual development blocks would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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 Bylaw 15D2025**
3. **Proposed Bylaw 16D2025**
4. **Proposed Bylaw 17D2025**
5. Applicant Submission
6. Applicant Outreach Summary
7. Community Association Response
8. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform