

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 110 Bishops Way SW, Currie Barracks

Did you conduct community outreach on your application? ☐ YES or ☒ NO

If no, please provide your rationale for why you did not conduct outreach.

Please see the attached cover letter

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with.
(Please do not include individual names)

calgary.ca/planningoutreach



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Rationale for Community Outreach Exemption

Introduction

The proposed redesignation application for the site at Currie Barracks seeks to amend the existing Direct Control (DC) District to include two additional uses: "Health Care Service" and "Retail Drive Through." This rationale outlines the specific factors that justify an exemption from the community outreach requirement, highlighting the unique context of the site, the existing support from a key stakeholder, and the nature of the proposed changes.

1. Site Context and Historical Background

The site in question is located within the Currie Barracks neighbourhood, a former Canadian Forces Base with a long history of phased development since its closure in 1998. The site's historical significance and the meticulous planning already undertaken set a foundation that aligns with the broader vision for the area.

The 1.627-hectare site is part of a developing area within Currie Barracks, currently bordered by vacant land to the south, west, and northwest. Given the site's strategic location within a transitioning neighbourhood, it is clear that the development context is evolving. The proposed redesignation aims to further enhance the site's role in serving the community's healthcare needs while remaining consistent with the broader goals of the Currie Barracks development.

2. Stakeholder Support

A significant factor in this rationale is the letter of support received from Canada Lands, a federal government entity. Canada Lands has been a key stakeholder in the redevelopment of Currie Barracks since its inception. Their support underscores the alignment of the proposed redesignation with the broader vision for the area, which has been carefully crafted over the years in collaboration with various levels of government and the community.

Canada Lands' endorsement of the proposed redesignation provides a strong foundation for the City to consider the application favourably. It also indicates that the proposed additional uses are consistent with the long-term objectives for the site and the surrounding area, as envisioned by a key public stakeholder with deep ties to the site's history and future.

3. Nature of the Proposed Redesignation

The redesignation application seeks to amend the existing Direct Control District (DC 163D2016) to allow for two additional uses: "Health Care Service" and "Retail Drive Through." These uses are intended to complement the existing and planned healthcare-related facilities on the site, specifically the retirement complex and the proposed assisted living facility.



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Health Care Service: This use is defined in the Land Use Bylaw as a use that provides physical and mental health services on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling in nature. The intended use on site is a day surgery. We propose that 'Health Care Service' be included as a permitted use in the new Direct Control district.

Retail Drive Through: This use would resemble a pharmacy drive-through; however, it would include some key differences to be tailored to provide healthcare services while adhering to health safety protocols. The key intention for the Retail Drive Through use is to ensure health services can be provided with minimal person-to-person contact to reduce the spread of communicable diseases. To proceed with the proposed Retail Drive Through, a new Direct Control District with specific regulations for its design and operation is required.

The proposed redesignation does not seek to alter the fundamental character of the site or the surrounding area. Instead, it aims to enhance the range of healthcare services available to residents and visitors, consistent with the site's evolving role as a hub for healthcare-related development. The proposed uses are carefully tailored to meet the needs of the community while adhering to the principles of good urban design, as reflected in the existing Direct Control District regulations.

4. Community Outreach Considerations

While community outreach is an important component of the redesignation process, several factors in this case support an exemption:

- Existing Support from a Key Stakeholder: The support from Canada Lands, a federal government entity, indicates that the proposed redesignation is in alignment with the broader goals for the Currie Barracks area. This endorsement reflects a high level of stakeholder engagement and consensus-building that has already occurred over the years.

- Site Context and Transitional Nature: The site is located in an area that is currently under development, with surrounding lands either vacant or under construction. The transitional nature of the neighbourhood, coupled with the site's strategic location within the larger Currie Barracks development, reduces the potential for significant opposition to the proposed redesignation. The uses being proposed are consistent with the area's planned evolution into a mixed-use, healthcare-oriented hub.

- Minimal Impact on Surrounding Community: The proposed additional uses are healthcare-related and are designed to serve the needs of the existing and future residents of the area. These uses are not expected to generate significant traffic, noise, or other impacts that would necessitate extensive community consultation. Instead, they are likely to be viewed as beneficial additions to the neighbourhood.

- Alignment with Existing Plans and Policies: The proposed redesignation is consistent with the objectives of the Currie Barracks Neighbourhood Land Use Plan and the CFB West Master Plan,



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both of which have been developed through extensive stakeholder engagement processes. The addition of healthcare-related uses supports the vision for the area as a mixed-use, pedestrian-friendly community with a range of services and amenities.

Conclusion

In light of the factors outlined above, we believe that an exemption from the community outreach requirement is justified for this redesignation application. The proposed changes are minor in nature, consistent with the site's evolving role within the Currie Barracks development, and supported by a key stakeholder, Canada Lands. We respectfully request that the City accept this rationale and accept the redesignation application without the need for further community outreach.

Thank you for your time in considering this application. We will arrange for payment as soon as the invoice is prepared. In the meantime, should you have any questions or require further information, please do not hesitate to contact me at 780.860.3053 or email marcelo@greenspacealliance.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Marcelo Figueira', is written over a light blue rectangular background.

Marcelo Figueira, MEDES, RPP, MCIP
Associate Principal
GSA Consulting Inc.

Cc: Dnyanesh Deshpande, Principal, GSA Consulting Inc