

Planning and Development Services Report to
Calgary Planning Commission
2025 March 27

ISC: UNRESTRICTED
CPC2025-0330
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**Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW,
LOC2024-0224**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 110 Bishop Way SW (Portion of Plan 1612440, Block 5, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of health care service and retail drive through, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MARCH 27:

That Council give three readings to **Proposed Bylaw 79D2025** for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 110 Bishop Way SW (Portion of Plan 1612440, Block 5, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of health care service and retail drive through, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 March 27:

“Moved by Commissioner Hawryluk

That Attachment 2 be amended, as follows:

1. Amend Section 22 titled Motor Vehicle Parking Stall Requirements by amending subsection (1)(b) to read as follows:
“(1)(b) for each **Live Work Unit** is 0.1 **visitor parking stalls per unit.**”
2. Amend Section 22 titled Motor Vehicle Parking Stall Requirements by amending subsection (2)(c) to read as follows:
“(2)(c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls per unit.**”

For: (8): Director Vanderputten, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for additional complimentary uses in an existing approved assisted living development in 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* (Master Plan).

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- What does this mean to Calgarians? The proposed Direct Control (DC) District would provide land use rules that support the development of an assisted living complex with Health Care Service and Retail Drive Through uses to allow for a pickup window for the pharmacy.
- Why does this matter? The proposed DC District has additional uses that may contribute to the success of the development, it provides for further optimization of the existing infrastructure and contributes to Calgary's overall economic health.
- A development permit (DP2023-05035) for a new Assisted Living, Retail and Consumer Service, Office and Restaurant has been approved and the development is under construction. This new DC District would accommodate additional uses within the approved development.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the southwest community of Currie Barracks was submitted by GSA Consulting Inc, on behalf of the landowner, Currie Green By Statesman Inc., on 2024 September 6. No development permit for the additional uses has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a Development Permit to add Health Care Service and Retail Drive Through as uses to their approved development for an assisted living facility. The Retail Drive Through use is intended to compliment the Retail and Consumer Services use and can not be included with any other use on this site.

The 1.63 hectare (4.0 acre) parcel is located on Bishop Way SW. The proposed DC District affects only the northern portion of the parcel, which is located at the southwest corner of Dieppe Drive SW and Currie Lane SW. The proposed DC District is based on the existing DC District, which was written to allow for development that aligns with the Master Plan.

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

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 relevant community association was appropriate. The applicant determined no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for additional rationale.

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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.

Administration received one letter of opposition from the public. The letter of opposition included the following area of concern:

- traffic impact of a drive through.

The Rutland Park Community Association provided a response letter on 2024 December 23 (Attachment 5) identifying the following:

- supportive of maintaining the building height, building setbacks and parking requirements in the proposed DC District;
- concerned about hours of operations and traffic impacts of the drive through;
- concerned about other health care uses like addiction treatment or safe injection sites; and
- not supportive of the Retail Drive Through use.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The additional uses compliment the assisted living building under construction for the site. The modifications to the building to accommodate these uses 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 opportunity for a larger range of uses at this site. The Health Care Service and Retail Drive Through uses are supportive of the existing assisted living use on site.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

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

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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 79D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform