

Applicant Submission



Suite 205, 10132 – 105 ST NW, Edmonton, AB
t. 780.409.1763 c. 780.710.0035
GSA Consulting Inc.
www.greenspacealliance.com

March 13, 2025

Kait Bahl
Planner, Community Planning
Planning & Development Services
City of Calgary
800 Macleod Trail SE, Calgary, AB T2P 2M5

Re: Application to redesignate the property at 110 Bishops Way SW, Currie Barracks, to add two additional uses, 'Health Care Service' and 'Retail Drive Through', to the current (DC 163D2016) Direct Control District.

Dear Kait,

Green Space Alliance (GSA Consulting Inc.) has been retained by Mr. Garth Mann of the Statesman Group of Companies (the "Client"), owner of the property legally described as Lot 3, Block 5, Plan 1612440 (the "Site"), to prepare and submit a land use redesignation application. The property is located at 110 Bishops Way, Currie Barracks, Calgary.

The following documents have been uploaded to the City's application website:

1. Completed Application Form,
2. Certificate of Title,
3. Current Copies of Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats,
4. Letter of Authorization,
5. Fee,
6. Colour Photographs,
7. Site Contamination Statement,
8. Abandoned Well Declaration Form,
9. Climate Resilience Inventory,
10. Applicant Outreach Summary,
11. This Applicant Submission Letter,
12. Site Plan, and
13. DC Direct Control District Intent Statement.

Site Location

Formerly a Canadian Forces Base, the Currie Barracks area has undergone several planning phases since its closure as a base in 1998. Most recently, the Currie Barracks Neighbourhood Land Use Plan was prepared to guide the remaining stages of the Currie Barracks development to better account for Calgary's current real estate market.

The Site comprises one large lot totalling 1.627 hectares in the Currie Barracks neighbourhood. The Site is located in the developing area of Currie Barracks and is currently surrounded by vacant land on the



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south, west, and northwest. Directly west of the Site is a hotel, the Inn on Officers Garden. Further west, the Site's neighbouring residential development varies from single detached housing to apartments.

The Site is bounded by Currie Lane SW, Bishop Drive SW, Bishop Way SW and Dieppe Drive SW. The South Portion of the Site is currently under construction by the Statesman Group of Companies to develop a retirement complex. The north portion of the Site currently has a Development Permit under review for the development of an assisted living facility. The Development Permit number is DP2023-05035.

The north and south portions of the Site are within one parcel. While this redesignation will apply to the entire parcel, it is intended that the additional uses added to the Direct Control District will only apply to the assisted living facility on the north portion of the Site.

Redesignation Rationale

Purpose

The Client wishes to redesignate the Site to amend the current (DC) Direct Control District to include two additional uses; 'Health Care Service' and 'Retail Drive Through'. It is proposed that the remainder of the regulations in the current Direct Control District be maintained. While 'Health Care Service' is an existing use within the Land Use Bylaw, 'Retail Drive Through' does not fit within an existing use definition.

Therefore, a new Direct Control District is required to proceed with the proposed uses. This process necessitates the submission of a Land Use Amendment for a new Direct Control District.

Existing Zone – (DC 163D2016) Direct Control District

The current Direct Control District is intended to allow for the redevelopment of the Site following the CFB West Master Plan, act as a transition between the higher density mixed-use commercial area and lower density residential neighbourhoods and allow for a limited range of support commercial and multi-residential uses. The building form within the district is intended to be street-oriented at grade and pedestrian-oriented.

Proposed Additional Uses:

To proceed with the Retail Drive Through, a new Direct Control District with specific regulations for its design and operation is required. This necessitates the submission of a Land Use Amendment for a new Direct Control district. The following is a description of both of the proposed additional uses:

- **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



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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.

Planning Framework

Municipal Development Plan

Key Directions:

The proposed land use redesignation aligns with the City of Calgary's Municipal Development Plan Key Direction #2 to provide more choices within complete communities. The proposed redesignation would enhance the services available within the Currie Barracks area while providing easily accessible healthcare-related services that benefit the residents of the development on Site as well as the greater community.

The New Economy:

The proposed land use redesignation is in alignment with the 'Place' growth driver, which "intentionally support[s] diversity and inclusion". The uses proposed in this land use redesignation contribute toward creating easily accessible healthcare uses. The Retail Drive Through in particular contributes to fostering inclusion, by providing opportunities for individuals with limited mobility to access healthcare services.

Creating a City Attractive to People:

Section 2.1.1 'Creating a City Attractive to People' states that the development should "provide safe and healthy communities with a variety of housing choices, **employment opportunities, local retail and services and mobility options.**"

The proposed land use redesignation contributes toward creating employment opportunities and local healthcare services with alternative mobility options. Both the Health Care Service and Retail Drive Through would contribute employment opportunities and local services to the Currie Barracks area. The Retail Drive Through would also contribute to creating mobility options for receiving healthcare services.

Creating a City Attractive to Business:

Section 2.1.2 'Creating a City Attractive to Business' states that the development should "provide a land use framework that helps **attract highly specialized businesses in the areas of healthcare**, education and research and development" and "**support and promote the location of new healthcare and learning institutions in areas served by the existing Primary Transit Network.**"

The proposed land use redesignation aligns with attracting highly specialized businesses in the area of healthcare. Both the Health Care Service and Retail Drive Through uses would align with this policy as highly specialized healthcare businesses. The Site is also close to the Primary Transit Network with Crowchild Trail SW to the east of the Site, Richmond Road north of the Site, 37 Street east of the Site, and Mount Royal University to the south of the Site. In addition, the Site is near the Mount Royal University Primary Transit Hub. Therefore, the proposed land use redesignation aligns with promoting new healthcare uses in areas served by the existing Primary Transit Network.



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Currie Barracks – A Neighbourhood Land Use Plan

The Ten Guiding Principles:

The proposed land use redesignation aligns with Guiding Principle #6 which states that the City should, “provide for mixed-use and high density development while ensuring neighbourhood livability & strategically directing intensification.” This application supports mixed-use development in conjunction with high density development. Providing healthcare services as part of a mixed-use development will contribute to the livability of the Currie Barracks neighbourhood.

Flanders Point Centre:

The Site is located in the Flanders Point Centre which is described as the “Heart” of the Currie Barracks community. The Neighbourhood Land Use Plan describes this area as the “commercial and residential centre [that] will serve the residents of Currie barracks, student and faculty of Mount Royal University, office employees from the Parade Square, Westmount, and the ATCO site business park areas along with residents from surrounding Garrison Woods, Rutland Park and Knob Hill/Bankview neighbourhoods.”

The additional healthcare uses proposed as part of this application are appropriate uses to be included in the Flanders Point Centre given the above description of the sub-area. The central position of the Site along with the mixed-use nature of the area contributes to these healthcare-related uses fitting within the context of the Flanders Point Centre area.

DND Essential Elements:

The Neighbourhood Land Use Plan describes the Flanders Point Centre as benefiting from being a “prominent site at the entry of the community and [with] great exposure to Crowchild Trail SW.” This connectivity further justifies the proposed healthcare related uses onsite, given their accessibility and connectivity to existing major transportation routes.

Assisted Living Residential Use:

The Neighbourhood Land Use Plan specifies that the “Officers’ Mess and Formal Garden area will support an assisted living residential use that is well-connected into the urban residential and retail structure of the centre.” This application complements the existing development permit application for an assisted living facility on-site. The proposed land use redesignation would further support the intent of the Neighbourhood Land Use Plan in connecting residents on Site with relevant services in their immediate context.

Summation

A key objective of the City of Calgary’s Municipal Development Plan is to provide choice within complete communities. Development that supports a mix of uses contributes towards meeting this goal by ensuring that residents’ needs can be met in proximity to where they live. In the context of this application, the additional uses proposed would contribute towards ensuring that onsite residents of the assisted living facility, and residents of the greater community have access to healthcare services.

In addition, this application contributes towards the goals set out in the Municipal Development Plan to work toward “creating a city attractive to people” and “creating a city attractive to business.” This application would contribute to creating new healthcare services, employment opportunities in



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specialized healthcare businesses, local services with alternative mobility options, and healthcare services in an area well serviced by the existing Primary Transit Network.

The proposed Health Care Service and Retail Drive Through uses align with the intended character and use described in the Currie Barracks Neighbourhood Land Use Plan for the Flanders Point Centre area. As part of the “Heart”, and “commercial and residential centre” of the Currie Barracks community, the healthcare uses proposed in this application would be appropriately located to serve a wide catchment of residents while benefiting from “great exposure” to major transportation routes.

This application complements the existing development permit application for an assisted living facility on-site. The proposed land use redesignation would further support the intent of the Currie Barracks Neighbourhood Land Use Plan in connecting residents on-site with relevant services in their immediate context.

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