

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Currie Barracks, at the southwest corner of Dieppe Drive SW and Currie Lane SW. The site consists of the northern portion of the parcel at 110 Bishop Way SW and is 0.52 hectares (1.28 acres) in size.

The community of Currie Barracks is currently experiencing significant redevelopment. The community is expected to develop into a dense mixed-use neighbourhood with a variety of housing types, rich with historic resources and supporting amenities. Development surrounding the subject site is characterized by a mix of commercial and residential buildings, including multi-residential development on the south side of the subject site. To the north of the site is low density residential and Alexandria Park; to the west of the site is the Inn on Officers Garden, a historic hotel and restaurant. The subject site currently has a six storey Assisted Living development under construction.

## Community Peak Population Table

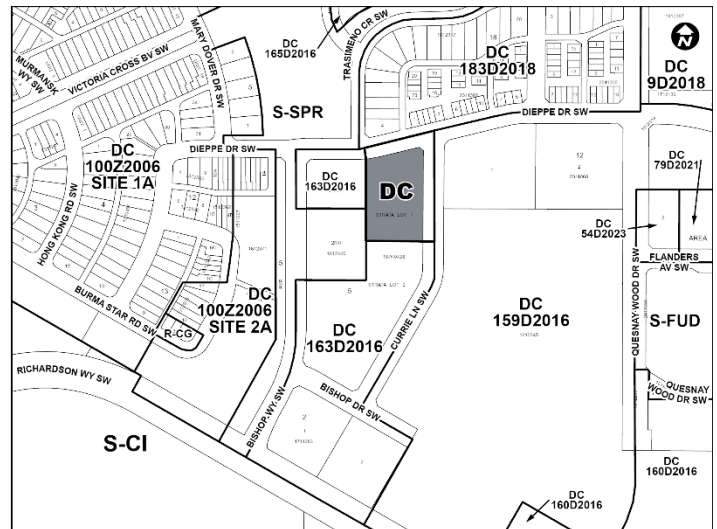
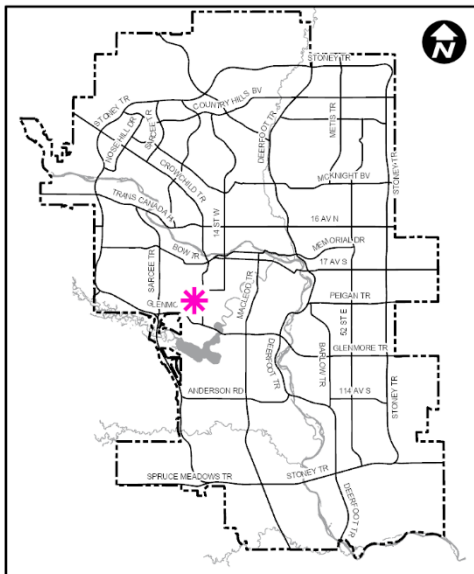
As identified below, the community of Currie Barracks reached its peak population in 2019.

<b>Currie Barracks</b>	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Currie Barracks Community Profile](#).

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Direct Control (DC) District ([Bylaw 163D2016](#)) primarily allows for redevelopment to occur in accordance with the *Revised Currie Barracks CFB West Master Plan*, which envisions a mix of residential, commercial and institutional uses in various forms. The DC District allows a minimum building setback area of 3.0 metres and a maximum building height of 30.0 metres.

The proposed DC District is intended to maintain the relevant rules and entitlement of the existing DC District but includes the following changes:

- deletion of all low-density residential uses and associated rules;
- deletion of the centralized motor vehicle parking rules, which are no longer required;
- deletion of the minimum building height rule;
- deletion of interim uses, which are no longer required;
- list of uses updated to align with updates made to the Land Use Bylaw 1P2007;
- addition of custom “Retail Drive Through” use; and
- addition of Health Care Service use.

This land use application is intended to allow for the additional uses of Health Care Service and Retail Drive Through at the subject site. Retail Drive Through is a custom use that is intended to allow for a pharmacy to have a service window. This allows for more flexibility in how the

business can service its customers with mobility issues or who wish to limit interaction due to illness. The Retail Drive Through is restricted in how it operates when compared to a regular Drive Through. Retail Drive Through can only be approved in conjunction with Retail and Consumer Service, must not have an order speaker, must only have one window and only allows for a maximum of three stacking motor vehicle stalls. These additional uses compliment the Assisted Living facility.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development as Retail Drive Through is a unique use that does not exist in the Land Use Bylaw. As well, the proposal is innovative as it provides flexibility for a development design that can accommodate the applicant's intended development plans while maintaining the policy aims and urban design vision of the Master Plan. The same result could not be achieved with a standard land use district in the Land Use Bylaw.

The proposed DC District also includes a rule that allows the Development Authority to grant relaxations to sections 7 through 11 and 13 through 22 of the DC District Bylaw. Although there is no base district in the DC District Bylaw, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The relaxation rule is unavailable in the existing DC. The addition of a relaxation rule in the proposed DC District Bylaw will align with the Master Plan. The Master Plan supports relaxation considerations where a policy guide is not feasible.

### **Development and Site Design**

If this redesignation is approved by Council, the rules of the proposed DC District will allow for additional uses to be added while maintaining the development and site design rules of building height, building setbacks and parking requirements from the existing DC to the development that is currently occurring on the site. The use rules for Retail Drive Through consider the following:

- interface with the street;
- relationship with adjacent residential uses; and
- pedestrian safety.

### **Transportation**

Pedestrian Access to the site is available from existing and future sidewalks along the adjacent streets. The Calgary Transit bus Route 9 (Dalhousie Station/Chinook Station) is available within 350 metres (a six-minute walk) south of the subject site, with a bus stop located adjacent to Richardson Way SW. Direct vehicular access to the subject site is from Currie Lane SW. There are currently no parking restrictions on the adjacent streets.

A Transportation Impact Assessment or parking study was not required for the proposed land use amendments.

### **Environmental Site Considerations**

There are no environmental concerns with the proposed land use amendment application.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available to service the site from the adjacent streets. Site servicing was reviewed with the previously approved development permit application.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developed Residential – Established Area Land use typology as identified on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposed land use amendment aligns with the relevant policies of the MDP by allowing for the more efficient use of existing infrastructure

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objective of the [Calgary Climate Strategy – Pathways to 2050](#).

### **Revised Currie Barracks CFB West Master Plan (Non-Statutory – 2015)**

The [Revised Currie Barracks CFB West Master Plan](#) identifies the subject site as being part of the Residential Area and Policy Area B land use classification (Figure 4: General Development Concept). The applicable Master Plan policies indicate that this area will accommodate low, medium and high-density residential developments, including accessory uses which are compatible with and supportive of the local residential community. A limited range of neighbourhood supporting commercial uses are also anticipated to be integrated within the area such as services, professional offices, food and beverage uses. The proposed land use amendment is in alignment with the applicable policies in the Master Plan by allowing for uses that are supportive of the existing approved Assisted Living facility.