

**LAND USE AMENDMENT
CURRIE BARRACKS (WARD 8)
EAST OF QUESNAY WOOD DRIVE SW, NORTH OF FLANDERS
AVENUE SW
BYLAW 9D2018**

MAP 6C

EXECUTIVE SUMMARY

Canada Lands is currently in the process of undertaking a land exchange (APPENDIX IV) with Clearwater Academy that will allow the Currie Barracks Outline Plan to be implemented and for Clearwater Academy to proceed with a planned expansion of their educational campus. As a result of the land exchange, the overall boundary of the Clearwater site is expanding.

The primary purpose of this application is to adjust the land use boundary of the Direct Control (DC) land use district that applies to the Clearwater site to match the new boundary. The proposed DC District is based on the Special Purpose – Community Institution (S-CI) District and maintains the current provisions for community and institutional (educational) uses, with a maximum height of 20.0 metres.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 November 02

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 9D2018; and

1. **ADOPT** the proposed redesignation of 2.83 hectares \pm (6.99 acres \pm) located at 2521 Dieppe Avenue SW, 3910 Quesnay Wood Drive SW, 4225 Crowchild Trail SW (Plan 1011197, Block 1, Lots 3, and 4; Plan 0914430, Block1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate School - Private, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 9D2018.

REASON(S) FOR RECOMMENDATION:

Administration supports this application due to alignment with the CFB West Master Plan and the provisions for continued community and institutional use for the Clearwater Academy site. Furthermore, the proposed DC district provides better alignment with the current land use bylaw (1P2007) than the existing DC district being replaced.

ATTACHMENT

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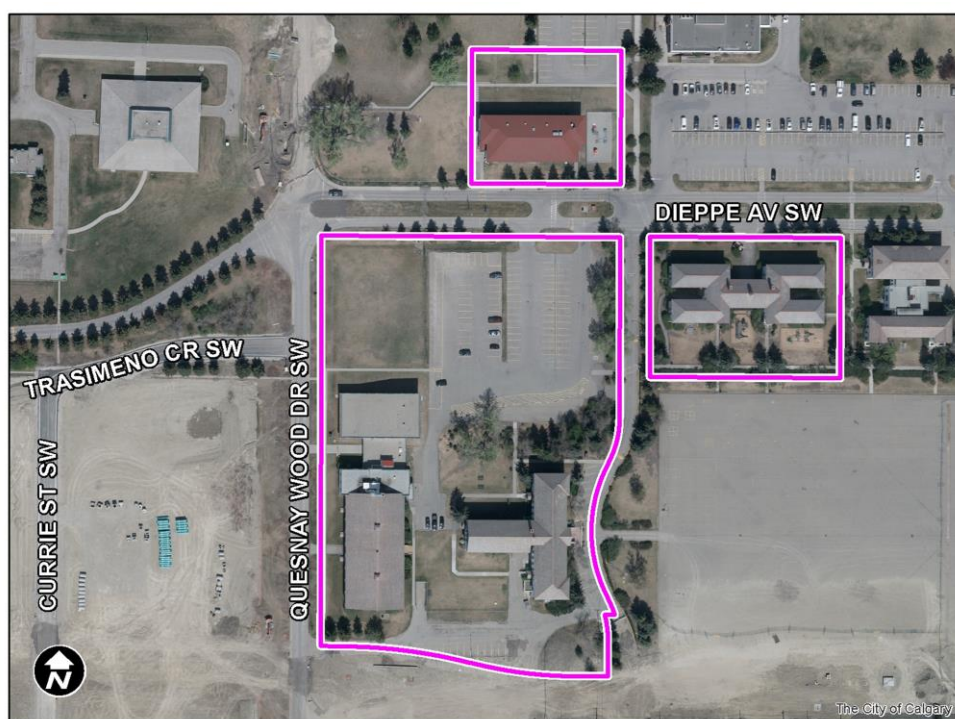
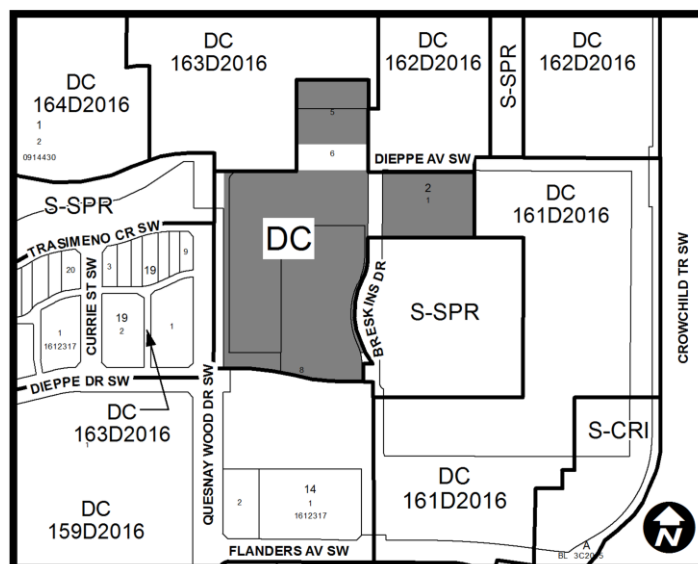
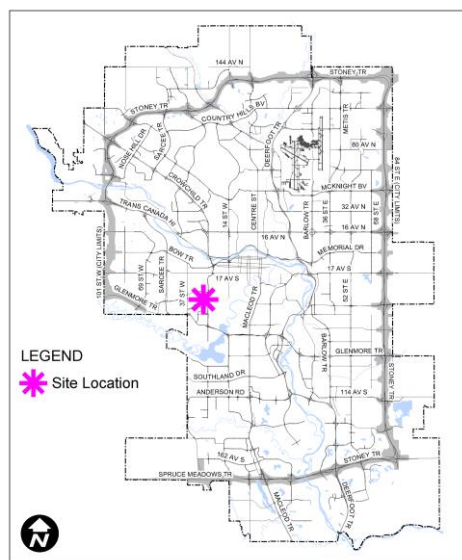
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1. Proposed Bylaw 9D2018

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.83 hectares \pm (6.99 acres \pm) located at 2521 Dieppe Avenue SW, 3910 Quesnay Wood Drive SW, 4225 Crowchild Trail SW (Plan 1011197, Block 1, Lots 3, and 4; Plan 0914430, Block1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate School - Private with guidelines (APPENDIX II).

Moved by: M. Foht

Carried: 6 – 0

Absent: Mr. Palmiere left the room
due to a pecuniary conflict
of interest and did not take
part in the discussion or voting.

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Applicant:

O2 Planning and Design

Landowner:

Canada Lands Company CLC Limited
Clear Water Academy Property Foundation

PLANNING EVALUATION

SITE CONTEXT

The subject site is in the centre of the former Canadian Forces Base (CFB) Currie, immediately to the west of the Parade Square. This area is currently undergoing comprehensive redevelopment in line with the CFB West Master Plan. Mid- and high-rise mixed-use development is planned to the south; mid-rise and ground-oriented development, as well as significant open space is planned to the west; mid-rise employment uses are planned to the east (across the retained western half of the Parade Square); and mid-rise multi-residential development is planned to the north.

The existing Clearwater Academy occupies several buildings on the site, including provincially protected heritage resources.

LAND USE DISTRICTS

The proposed DC District (APPENDIX II) represents a continuation of the existing DC provisions for the site, with updates to reflect the exchange of land between Clearwater Academy and Canada Lands, as well as alignment with the current land use bylaw (1P2007).

LEGISLATION & POLICY

By enabling the continued use (by Clearwater Academy) of the site for community and institutional purposes, the proposed DC district aligns with the relevant policies for the area.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan and Calgary Transportation Plan (MDP and CTP)

The subject site falls within the 'Established Community' MDP typology, in close proximity to a Major Activity Centre anchored by Mount-Royal University.

CFB West Master Plan

This application aligns with the CFB West Master Plan (with recent amendments adopted by Council in 2015), which calls for continued community and institutional uses at this site and

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compatibility with nearby open space and anticipated mid- and high-rise development.
TRANSPORTATION NETWORKS

The proposed DC District does not increase the potential intensity of Clearwater Academy relative to the existing DC District. Although the subject site is well served by transit (route 20 as well as the forthcoming Southwest Bus Rapid Transit route), Clearwater Academy draws students from across Calgary and as such does generate vehicle trips.

Clearwater Academy was included in transportation analysis supporting changes to the Currie Barracks outline plan and land uses approved by Council in 2015. Any proposed development representing an increase in the intensity of activity and trip generation at Clearwater Academy will be evaluated through the Development Permit process.

UTILITIES & SERVICING

The proposed DC District does not increase the potential intensity of Clearwater Academy relative to the existing DC District. Clearwater Academy was included in utility and servicing analysis supporting changes to the Currie Barracks outline plan and land uses approved by Council in 2015. Any proposed development representing an increase in the intensity of activity and utility demand at Clearwater Academy will be evaluated through the development permit process.

ENVIRONMENTAL ISSUES

No Environmental Site Assessment (ESA) was required at this stage and the proposed DC District does not raise any environmental issues. Any proposed development at Clearwater Academy will be evaluated through the development permit process, which may require an ESA.

ENVIRONMENTAL SUSTAINABILITY

The proposed DC district does not include any particular environmental sustainability initiatives; however it does enable the continued adaptive re-use of a provincial heritage resource for community and institutional purposes.

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time

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PUBLIC ENGAGEMENT

Community Association Comments

Administration met with the president of the Rutland Park Community Association, who indicated that the Rutland Park Community Association has indicated that they are supportive of the application (see APPENDIX III).

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Applicant's Submission

Canada Lands is currently in the process of undertaking a land exchange with Clearwater Academy that will allow the Currie Neighbourhood Outline Plan to be implemented and for Clearwater Academy to proceed with a planned expansion of their educational campus. As a result of the land exchange, the overall boundary of the Clearwater Site is expanding.

The primary purpose of this application is to adjust the land use boundary of the Direct Control (DC) land use district that applies to Clearwater to match the new Clearwater site boundary. The area that will be added to the existing land use district is 5,079 sq m.

The land exchange results in the requirement for adjustments to the land use boundary of Site 4 of DC 100z2006 that adds 5,079 sq m of additional area to Site 4 of the DC. Attachment #3 illustrates the current and proposed DC Site 4 area.

The application also proposes minor adjustments to Direct Control rules with the purpose of the clarifying the rules to provide greater certainty on the interpretation of the rule. The adjustments include revising the definition of height, adjusting landscape rules and clarifying parking rules.

The proposed changes are summarized as follow:

- a. Removed definitions that are not relevant to Site 4 (at request of City of Calgary Planning)
- b. Revised the definition of "Building Height" in the definitions section
- c. Added the definition of "Grade"
- d. Included "Ancillary Structures" in the definitions section and added "Bell Tower" to the definition
- e. Changed the maximum building height to 20m
- f. Struck out the requirement for irrigation in all soft landscaped areas
- g. Struck out the rule prohibiting parking in the minimum required yard
- h. Struck out public access easement as this is no longer required
- i. Struck out compatibility with adjacent properties as this is too broad and subjective given the permitted uses of the site
- j. Struck out Building Orientation and Design as this is too subjective for a land use bylaw and also is inconsistent with the vision for the development of the site by Canada Lands, Historic Resources and CWAPF

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for large scale culture, worship, education, health and treatment facilities;
 - (b) provide for a wide variety of **building** forms; and
 - (c) be sensitive to the context when located within residential areas.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:
- (a) “**ancillary structure**” means with reference to **building height**, an essential component, other than a **sign** or flag pole, that protrudes above the roof of a **building** and which is necessary for the functioning of a **building** including, but not limited to:
 - (i) an elevator housing;
 - (ii) a mechanical penthouse;
 - (iii) a chimney;
 - (iv) **solar collectors**;
 - (v) portions of a **building** or structure used to provide **screening** of mechanical systems or equipment located outside of a **building**;
 - (vi) an architectural feature commonly associated with a **Place of Worship**;

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(vii) a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2**; or

(viii) a bell tower.

Permitted Uses

5 The **permitted uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Community Recreation Facility;**
- (b) **Indoor Recreational Facility;**
- (c) **Market;**
- (d) **Outdoor Café; and**
- (e) **School Authority – School.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.

Landscaping

8 The rules for landscaping in **setback areas** and the additional landscaping requirements of section 1030 and section 1031 of the Special Purpose – School, Park and Community Reserve (S-SPR) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

9 The maximum **building height** is 20.0 metres.

Setback Areas

10 The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

Parking Relaxation Considerations

11 In addition to the rules in section 124 of Bylaw 1P2007, the **Development Authority** may consider:

- (a) a relaxation in the minimum required **motor vehicle parking stalls, pick-up and drop-off stalls**, and **bicycle parking** for a **School – Private** when:
 - (i) the proposed **development** is an addition to a **School – Private building**

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-
- existing on the effective date of passage of this Direct Control Bylaw; or
- (ii) the proposed ***development*** is a new **School – Private building** proposed on a ***parcel*** existing on the date of passage of this Direct Control Bylaw; and
 - (iii) in the opinion of the ***Development Authority***, it would be difficult to provide the required ***pick-up and drop-off stalls, motor vehicle parking stalls, and bicycle parking*** due to the ***parcel*** configuration, area of a ***parcel*** and ***frontage***.
- (b) the availability of on-street ***motor vehicle parking stalls*** immediately abutting the site in fulfilment of the requirement for ***pick-up and drop-off stalls***; and
 - (c) the geographic extent of the catchment area for any **School – Private** or **School Authority – School** in terms of anticipated demand for ***bicycle parking stalls***.

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APPENDIX III

LETTERS SUBMITTED

 Reply  Reply All  Forward  IM




Leanne Ellis <development@rutlandparkcommunity.com>

 Bliek, Desmond; + 1 ▾

8/9/2017

[EXT] Re: LOC2017-0206 - Circulation Package

 You replied to this message on 8/9/2017 4:05 PM.



I have met with the file manager with regards to this application, and discussed the questions we had with regards to the proposal. We have been assured that the changes will affect only site 4, and not the Currie Barracks playground. We have also been assured that the definitions which are being removed allow for the special purpose of a school and park area, and will have no negative impact on the surrounding area. Building height is being redefined in meters as it is with the new DC sites. While we are never happy about an increase in building height on a DC site, the change from 16 m to 20 m for this site is congruent with the proposed changes moving from a low density area with a gradual increase to higher density. While "compatibility with surrounding areas" is being removed from the DC site, very specific wording will be included which is specific to special purpose districts for schools, and this will restrict the development on the site.

Given the nature of the application and the assurances we have received, we are supportive of the application. Thank you for your time.

Regards,

Leanne Ellis

President Rutland Park Community Association

3130 40 AVENUE SW CALGARY AB T3E 6W9

development@rutlandparkcommunity.com | www.rutlandparkcommunity.com

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APPENDIX IV

Proposed Land Exchange between Canada Lands Corporation and Clearwater Academy

