

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,
LOC2017-0289, Bylaw 183D2018**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by O2 Designs on 2017 October 11 on behalf of Canada Lands Company CLC Limited and CCH Currie GP. The proposed land use redesignation is intended to provide clearer guidance for the development of ground-oriented residential development including single detached, semi-detached, and rowhouses in the community of Currie Barracks. The current DC Direct Control land use district provides insufficient guidance for such forms of development and includes setback requirements and other rules that hinder the realisation of housing similar to the earlier phases of Currie Barracks as called for in the approved outline plan (2015). The proposed redesignation provides clearer guidance for ground-oriented development and continuity with previous phases.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 8.81 hectares \pm (21.77 acres \pm) located at 9, 13, 17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 81, 85, 89, 93, 97, 101, and 105 Trasimeno Crescent SW, 171 and 193 Dieppe Drive SW, 33 and 34 Currie Street SW, 3971 Quesnay Wood Drive SW, and 4225 Crowchild Trail SW (Plan 1612317, Block 18, Lots 1 to 20; Plan 1612317, Block 19, Lots 1 to 9; and portion of Plan 914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate ground-oriented residential development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

Moved by: E. Woolley

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.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 183D2018; and

1. **ADOPT** the proposed redesignation of 8.81 hectares \pm (21.77 acres \pm) located at 9, 13, 17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 81, 85, 89, 93, 97, 101, and 105 Trasimeno Crescent SW, 171 and 193 Dieppe Drive SW, 33 and 34 Currie Street SW, 3971 Quesnay Wood Drive SW, and 4225 Crowchild Trail SW (Plan 1612317, Block 18, Lots 1 to 20; Plan 1612317, Block 19, Lots 1 to 9; and portion of Plan 914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate ground-oriented residential development, in accordance with Administration's recommendation; and

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2. Give three readings to the proposed Bylaw 183D2018.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

In 2015 Council approved a revised concept for the redevelopment of the former Canadian Forces Base (CFB) Currie, including amendments to the CFB West Master Plan and new Direct Control land use districts. At that time, the intent was for ground-oriented development of single and semi-detached homes and rowhouses in the northwest quarter of the site to be regulated and proceed in a way similar to earlier phases of Currie Barracks west of Ridge Park and east of Sarcee Road SW.

In 2017, the landowner and a residential builder began development of ground-oriented single-detached homes along the south side of Trasimeno Crescent SW. Through the application process for this development, a number of challenges arising from the current Direct Control land use district were identified.

In particular, insufficient guidance with respect to front and side setbacks and building height were raised as issues in need of resolution in order to allow for these forms of development to be designed and regulated efficiently. This includes excessive front and side setbacks that make several parcels undevelopable, as well as maximum heights that reflect the mixed-use and multi-residential portions of the current Direct Control land use district instead of the ground-oriented forms of development that are called for in the approved outline plan (2015).

While the existing Direct Control land use district that applies to other nearby previously completed phases of Currie Barracks (Bylaw 100Z2006) contained specific guidance to enable more compact forms of single detached, semi-detached, and rowhouse development, the current Direct Control district that applies to the subject site (Bylaw 163D2016 and Bylaw 164D2016) does not adequately continue these provisions and as a result has proven challenging for the evaluation of building permit applications.

At this stage, only three homes have begun construction, while the approved outline plan (2015) calls for approximately 130 – 175 new homes in the area covered by this proposed amendment, with the exact number still subject to ongoing and future subdivision applications and the precise mix of single detached, semi-detached, and rowhouse dwelling units. The proposed Direct Control land use district does not change the number of dwelling units or the density anticipated for this site.

The proposed new Direct Control land use district addresses these issues by correcting the front and side setback regulations and aligning regulations with the Direct Control land use

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Public Hearing Meeting of Council
2018 June 11**

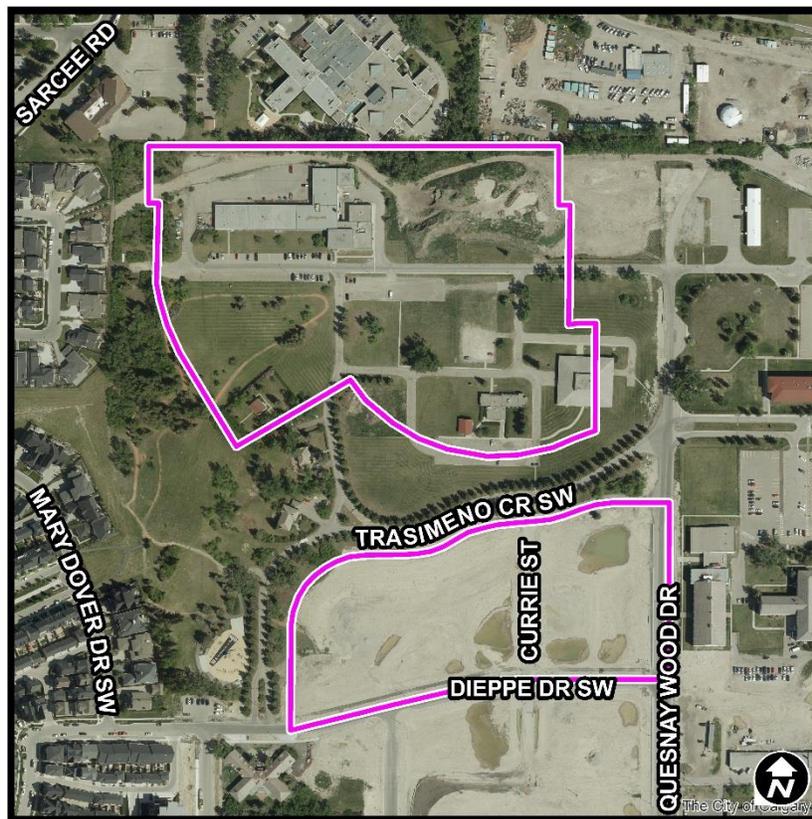
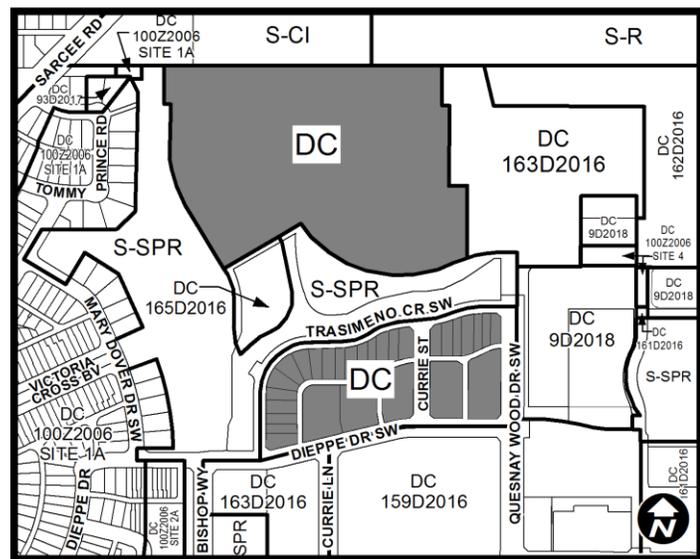
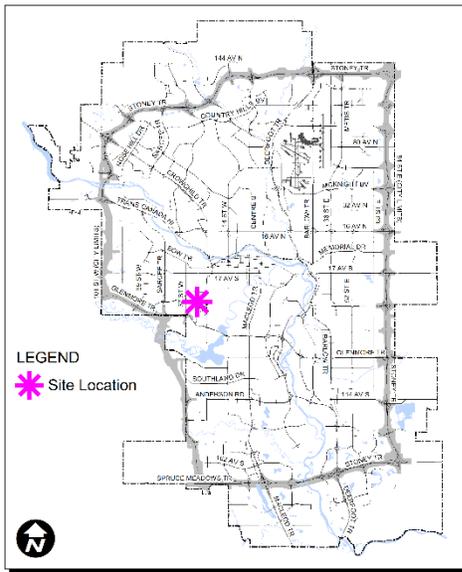
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district in effect in the already complete portion of Currie Barracks to the west. The proposed redesignation respects the intent of the amended CFB West Master Plan, approved outline plan, and land use redesignation approved by Council in 2015, and provides greater certainty and efficiency for ground-oriented development in the northwest quarter of the Currie Barracks redevelopment site.

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Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed Direct Control land use district provides guidance for ground-oriented residential development and allows for an approach to development that is consistent with previous phases of the Currie Barracks redevelopment while aligning with the current CFB West Master Plan and Land Use Bylaw 1P2007. The proposed Direct Control land use district adjusts the boundaries of the existing Direct Control land use districts in order to apply only to ground-oriented residential development in the northwest portion of the former CFB Currie.

The application does not contemplate an increase in density or a change in use. As such, there are no impacts relating to transportation, or servicing infrastructure. The primary impact of the proposed Direct Control land use district consists of reductions in required front and street side setback areas as well as greater flexibility for backyard suites, balconies, and decks, to align with the standards used in previous phases of the Currie Barracks redevelopment. Administration is satisfied that the approved outline plan (2015) adequately provides for public street trees, soft landscaping, and stormwater management.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Engagement

Administration and the landowner met with representatives of the Rutland Park Community Association, which includes the completed portions of Currie Barracks in order to review the proposed Direct Control land use district. Comments in support of the proposed land use redesignation from the Rutland Park Community Association are included in Attachment 3.

The applicant, landowner, and active residential builder all collaborated with Administration in order to ensure that the proposed Direct Control land use district aligned with the CFB West Master Plan and approved outline plan (2015), as well as to confirm that current and future Development Permit and Building Permit applications would comply.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

CFB West Master Plan (Non-Statutory)

The site is located within Policy Area B of the *CFB West Master Plan*, which provides guidance for development of the remaining former military lands. Within this area, the site falls into the 'North Central Currie Residential Area' which is intended to accommodate a variety of housing types and to facilitate development that is responsive to the outstanding natural and cultural features present in the area. The proposed Direct Control land use district enables development in alignment with these policies and provides more detailed guidance for the ground-oriented forms of development anticipated in the outline plan approved in 2015 for this area.

Social, Environmental, Economic (External)

The proposed Direct Control land use district aligns with the *CFB West Master Plan* and facilitates a full range of housing choices. The adjusted regulations allow for a compact and efficient approach to ground-oriented housing forms, which can provide benefits in terms of walkability, affordability, and reduced environmental impacts stemming from motorized transportation and land consumption.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

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

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed Direct Control land use district aligns with the vision and concept for redevelopment of the former CFB Currie lands, as set out in the *CFB West Master Plan*. The proposal conforms to relevant policies of the *Municipal Development Plan* and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's submission
2. Proposed Direct Control guidelines
3. Community Association Letter
4. Proposed Bylaw 183D2018