

Applicant Submission

B&A Planning Group has been retained by QuadReal Property Group to manage this Land Use redesignation application for a vacant ~5.39ha (~13.32ac) parcel located at 5116 Richard Road SW in the Lincoln Park neighbourhood of southwest Calgary. To date, there have been several meetings with City Administration, an introductory meeting with the Rutland Park Community Association (RPCA), and 3 Pop-Up Engagement sessions in the community. A TIA has been prepared to address traffic issues.

The new vision for the site is to create a pedestrian and transit oriented mixed-use community hub and neighbourhood centre which would bridge the distinct surrounding areas, characterized by a mix of medium density residential opportunities, ground level retail along walkable streets, a cozy central green space, and opportunities for hotel and institutional uses. In order to achieve this vision, a policy amendment to the Currie Barracks CFB West Master Plan and a new land use is required. This land use would allow for a broad range of uses and contain criteria to achieve the vision while maintaining enough flexibility to be viable for current and future conditions. This vision is supported by various policies of the MDP, which classifies the site as a Major Activity Centre (MAC). MACs are intended “to provide a major mixed-use destination central to larger residential or business catchment areas” and “will have the highest density and building heights outside of Centre City, with the broadest range of land uses.”

The site is currently designated a “Business / Office Area” by the Master Plan, with a purpose “to accommodate a range of intensive, non-retail employment opportunities.” Policies note that “The predominant use of land within these areas shall be intensive, non-retail, employment-generating uses” which “may include office only or substantial offices with ancillary uses.” The market for offices has decreased significantly since the revised Master Plan was adopted in 2015, though these policies appear to be from the original 2000 Plan. The new proposed Master Plan site designation is a “Mixed Use Commercial Area.” The Master Plan notes that “Mixed land use and development are being officially promoted as essential to the creation and maintenance of attractive, liveable and sustainable urban environments” and “Mixed use commercial areas are often focal points because of the variety of activities and special character they usually offer to a community.” Various policies of the Mixed Use Commercial Area support the vision that is being sought. Based on these policies, a mixed-use development would better facilitate the implementation of the goals of the Master Plan.

The current land use designation for the subject site is DC District 46Z2004, which appears to be focused on a suburban office campus style development similar to WestMount Corporate Campus (WCC) to the north. The number of uses allowed as either Permitted or Discretionary other than offices is limited. Residential uses are not allowed. The proposed DC is based on the Mixed Use - General (MU-1) District, which allows for a wide variety of compatible uses and contains rules to help create a well-designed and attractive pedestrian and transit-oriented community. While most of the MU-1 purpose, uses, and rules will remain, the DC slightly modifies this District to better accommodate the site, including adding and removing several uses. Additionally, the Master Plan states that Direct Control Districts should be used in the Mixed Use Commercial Areas. Buildings up to 20m (6 storeys) in height will be allowed throughout the site, though the 32m height allowed along Mount Royal Gate under the current DC will remain.

Applicant Submission

The design concept illustrates how the site could accommodate a wide mix of medium density housing types, from 2-3 storey townhouses to 4-8 storey multi-residential buildings, ground-level retail, and opportunities for hotel and institutional development. Parking would primarily be located underground, though street parking would be available. In general, the site contains its highest intensity uses along the north and generally decreases to the south. The retail uses would be focused along the privately owned and maintained but publicly accessible streets. An open space is proposed in the heart of the development and would be similar to the “square-about” pocket parks found in WCC, Garrison Green, and Garrison Woods, surrounded on all four sides by narrow, slow-moving one-way streets and active retail uses such as cafés and local shops. The street network is proposed to connect to Mount Royal Gate and Richard Road with right-in / right-out access, and Peacekeepers Gate and Peacekeepers Drive with all-turns access.

We believe the proposed land use for the site would provide a significant contribution to the surrounding neighbourhoods by bridging several distinct surrounding areas, providing needed services to existing and future residents, creating a community hub, and allowing development to proceed much sooner than it could under the current restrictive DC. We look forward to Administration, Calgary Planning Commission, and Council support of our proposal in 2019.