

WELCOME



THANK YOU FOR JOINING US TONIGHT TO DISCUSS THE FUTURE OF CURRIE BARRACKS. YOUR FEEDBACK IS IMPORTANT TO US. PLEASE FILL OUT A COMMENT FORM BEFORE YOU LEAVE.

Currie Barracks has a long connection to the City of Calgary. Canada Lands Company and its project team are looking at the future of the site, which is currently home to a diverse residential community. As we look to the next phase of Currie Barracks we want to create a comprehensive vision and new urban master plan for the site, with the help and input of the community.

PROJECT TEAM

Canada Lands Company has assembled an experienced team to help plan Currie Barracks.

Canada Lands Company

Canada Lands Company Limited (CLC) manages, redevelops and / or sells surplus strategic Government of Canada Properties across Canada. The company's core values are Innovation, Value, Legacy; the company continually strives to create projects that reflect these values.

The real estate division's areas of expertise include sale and development of properties; environmental remediation; build-to-suit properties and property management. The properties that CLC develops range from residential, to retail, to commercial.

Embassy BOSA

Embassy BOSA has joined the team as a joint venture partner for the retail development and a portion of the multi-family residential development on the Currie lands. Established in 2003, Embassy is founded on building world-class projects throughout Canada and the United States. The group brings extensive experience in building and developing high quality mixed-use urban communities, and plays an active role in supporting the vision for Currie Barracks.

Urban Design Associates

Urban Design Associates (UDA) is led by principals who design. UDA, founded in 1964, is a multi-disciplined urban design and architecture practice headquartered in Pittsburgh, Pennsylvania and is the lead urban design team for the Currie lands. In partnership with the CLC team and your feedback, UDA will be developing the vision for our master plan.

OTHER CONSULTATION GROUPS



HISTORY OF THE SITE

Currie Barracks has a rich history and connection to the City of Calgary. The approved 2001 plans for Currie Barracks reflected on this history, while creating a new mixed-use community.

In 1995, the Federal Government announced plans to close CFB Calgary by 1998 which resulted in the commencement of a planning process for the reuse of CFB Calgary in 1996. In order to ensure a comprehensive approach to planning the lands, the CFB West Master Plan area was defined to include Currie Barracks lands along with the surrounding lands of Lincoln Park Permanent Married Quarters (now Garrison Green), Mount Royal College, Westmount, and ATCO lands. At the time, these lands represented one of the largest underdeveloped areas in the urban core of Calgary.

The Currie Barracks lands were first used for military purposes in 1911-1914. At the time, the area surrounding Currie Barracks was undeveloped so the lands east of Crowchild Trail were acquired for the construction of Currie Married Quarters housing between 1948 and 1952. By the 1960's suburban residential and commercial land uses were established adjacent to the Base. The military history and buildings remain a strong part of the uniqueness of the redevelopment of Currie Barracks as very few changes had taken place to CFB Calgary since the 1960's. Since that time, the area has evolved with the successful redevelopment of Garrison Woods (east of Crowchild Trail), Garrison Green (south of Currie Barracks) and early phases of Currie Barracks.



APPROVED PLANS

Calgary has grown and changed over the last 13 years since the approval of the CFB West Master Plan. While the new Currie Barracks plan will be consistent with the spirit of the original plans, our team is considering ways to make the plan relevant to Calgary today.

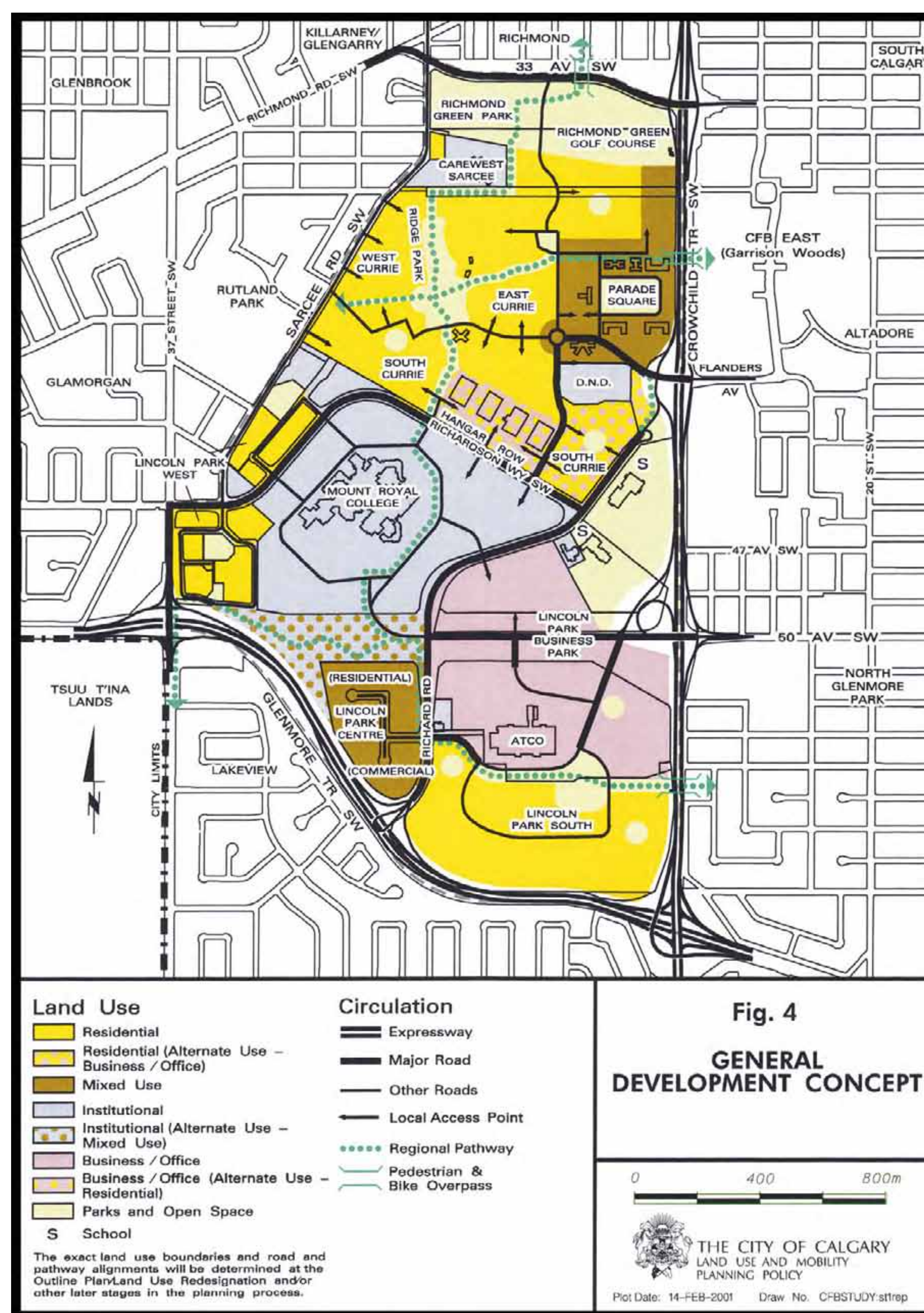
Under the current CFB West Master Plan, approved by Council in 2001, Currie Barracks was envisioned as a vibrant, mixed-use, sustainable community on the edge of the inner city where people can live, learn, work and play.

Currie Barracks was originally designed to accommodate a variety of uses including residential, retail and office in a series of unique districts or neighbourhoods throughout the site.

The approved Land Use and Outline Plan achieved the vision of the CFB West Master Plan and consisted of:

- approximately 3,200 housing units;
- up to 225,000 square feet of retail development in a mixed-use “High Street” format; and
- 300,000 square feet of commercial office space.

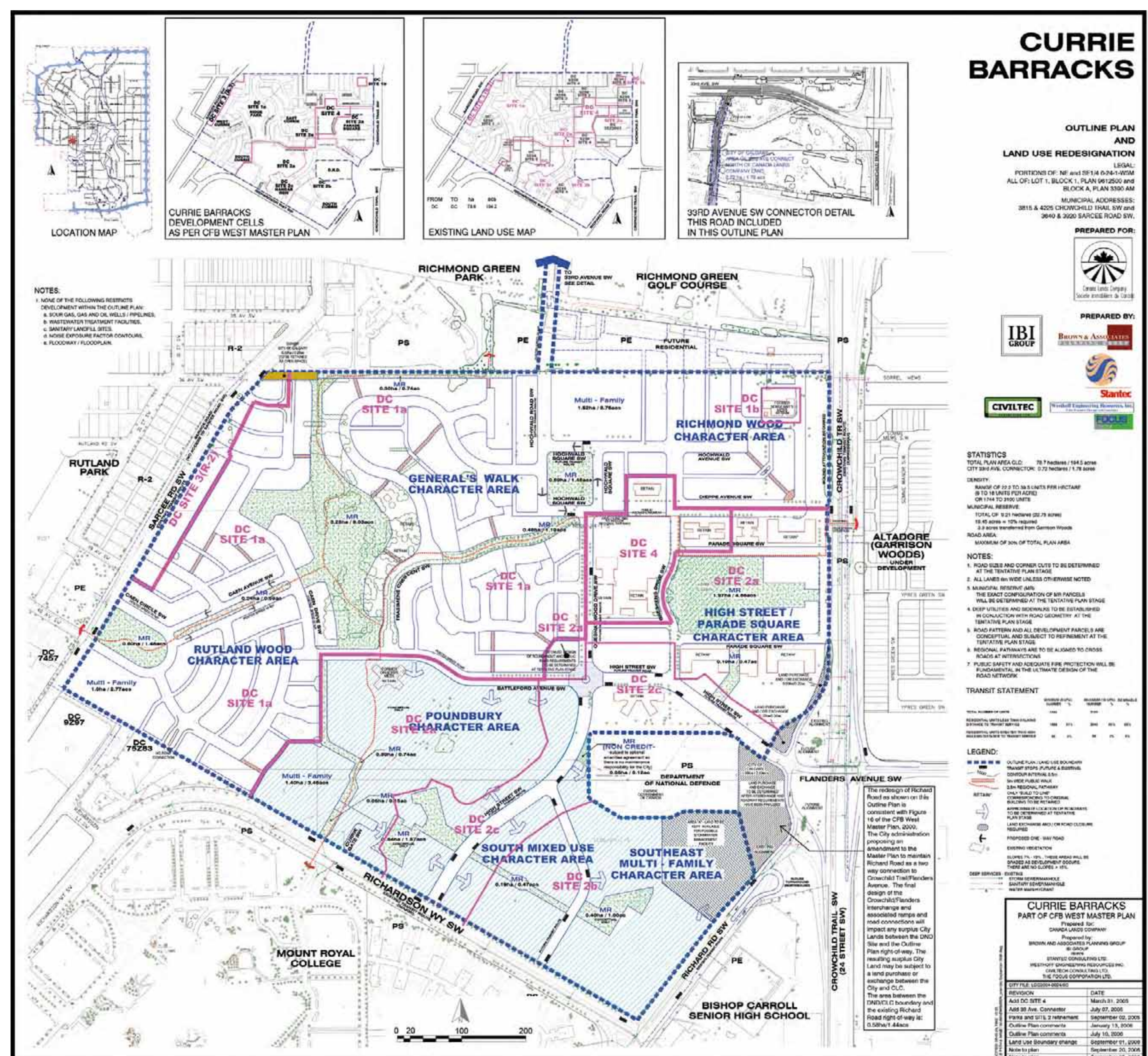
We are re-thinking the CFB West Master Plan and Land Use/Outline Plan. Over the last 13 years, we have learned a great deal about implementing vibrant urban master plans and are working with one of the most experienced developers and urban design teams to make the new Currie Barracks one of the most unique and vibrant neighbourhoods in Calgary.



BUILDING UPON THE APPROVED PLAN

Canada Lands Company and the City of Calgary undertook a public planning study of Currie Barracks, which resulted in the approval of the Land Use Amendment and Outline Plan.

Based on approval of the Land Use Amendment and Outline Plan in 2007, Canada Lands Company is in the process of developing Phases 1 & 2 in Currie Barracks. This includes the character area of Rutland Wood, a comprehensively planned low and medium density residential district with housing types ranging from single, semi-detached, to three and four-storey walk-up apartments. Architectural styles and community development are similar to Garrison Woods and include community parks and pathways along with sidewalk connections to surrounding and future development areas.



The remaining Currie lands were initially planned with a mix of character areas. These areas provided for a mix of building types and styles, including high density residential, retail space, and commercial office space.

Our current approved plan aligns with the City's Municipal Development Plan in several ways.

We offer:

- A mix of residential housing types;
- A mix of uses on the lands in the form of residential, commercial, office, institutional, and open space;
- The preservation and re-use of historic resources/buildings and areas;
- A mix of density and heights; and
- A vibrant, unique urban mixed community.



WHY UPDATE THE PLAN?

We want to make Currie Barracks a neighbourhood that will be successful, exciting, and urban. This requires us to reassess our thinking of the current plans.

The city is evolving and we are expanding our thinking about mixed-use developments.

Since the CFB West Masterplan and Land Use/Outline approvals, development patterns have evolved throughout the City and the CFB West area. Given this shift, Canada Lands Company is revisiting the approved Land Use/Outline Plan.

City of Calgary

Over the next 50 to 60 years, Calgary is forecast to grow by another 1.3 million people. The City is looking to the future and more sustainable ways to accommodate this growth and build a better Calgary. One of the approaches the City is encouraging is a more compact city and more efficient use of infill development.

Our Neighbourhood

In recent years a number of changes have occurred in and around Currie Barracks and are having a profound impact on the next phases of development.

- The completion of the Westmount office complex;
- The emergence of the ATCO site as a second employment hub;
- The build-out of neighbourhoods of Garrison Woods and Garrison Green; and
- The ongoing expansion of Mt. Royal University

We think Phase 3 of Currie Barracks should reflect these changes and seek a sustainable urban future by:

- Improving housing diversity and choice;
- Providing more amenities and day to day services;
- Providing more options to work close to home;
- Creating vibrant public spaces;
- Growing in a compact and efficient way that shows a commitment to sustainability; and
- Promoting a range of mobility choices.

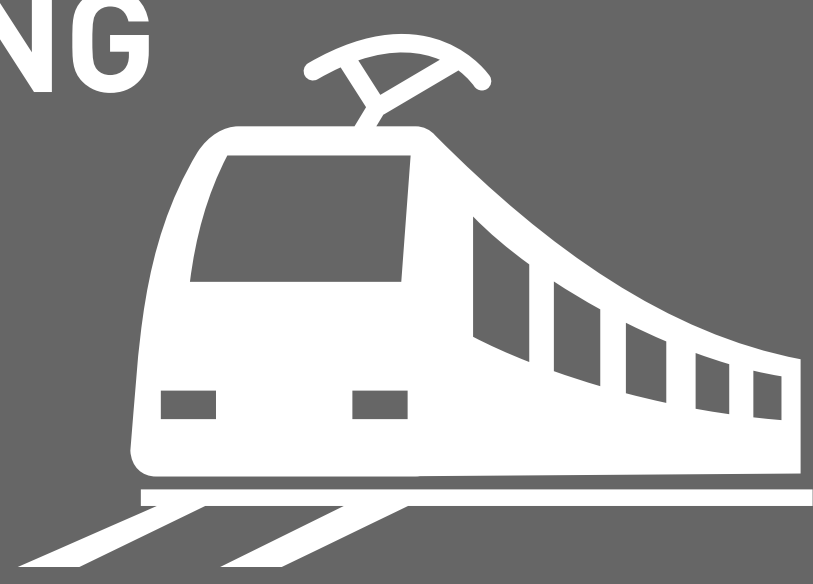


POLICY CONTEXT

Calgary's vision and master plans for new neighbourhoods have changed since the approval of the Municipal Development Plan in 2009. We want to make plans for Currie Barracks consistent with new city-wide policies and goals.

In 2005, Currie Barracks was designated as an "Innovation Area" by the Calgary City Council, allowing an innovative approach to development. Complementary to this, the City of Calgary's Municipal Development Plan puts forward the vision for long-term growth over the next 60 years and provides goals to guide city-wide development. The policies contained in the Calgary Transportation Plan are also directly linked to the Municipal Development Plan underscoring the importance of an integrated approach to land use and transportation planning.

CONNECTING THE CITY



Connecting communities, protecting the natural environment and supporting a competitive economy through an integrated, multi-nodal transportation system is a priority and has a significant impact on the urban form.

GREENING THE CITY



Protecting environmentally sensitive areas, promoting renewable energy sources, energy efficiency, low-impact design for stormwater management, green buildings, facilitating cycling and walking, all work together to enable the city to be more environmentally friendly.

GREAT COMMUNITIES

Great communities are places with quality living and working environments, housing diversity and choices, quality public amenities and spaces, and distinct character that are adaptable to the needs of current and future residents.



PROSPEROUS ECONOMY



Long-term sustainability of the local economy ensures current and future generations are resilient and adaptable to economic cycles and change.

COMPACT CITY



A compact city allows for complete communities, range of housing choices, high quality transit and mobility choices and vibrant thriving communities through a mix of new and developed areas.

MANAGING GROWTH AND CHANGE



Balancing social, environmental and economic goals is the key to managing growth sustainably.

GOOD URBAN DESIGN



Good urban design creates a legacy of quality for future generations through city-wide planning considerations and attention to Calgary's unique character and physical environment.

PROCESS

Canada Lands Company has been developing plans for the former Canadian Forces Base since 1998.



VISION

Currie Barracks has always been envisioned as a wonderful mixed-use community where people can live, work, play, and shop.

We are updating our vision for Currie Barracks to make the plan more relevant to today's Calgary. While our initial inspiration for Currie is still the same, the following boards introduce our new ideas, which we have developed with our project team, new City policies, and your feedback.

Earlier boards spoke to changes in the City of Calgary over the last decade, but our excitement for Currie Barracks has remained the same. CLC wants Currie to become a vibrant urban village – building upon our success at award-winning Garrison Woods.

We have been using the experience of our development partner Embassy-Bosa and our project team to envision how Currie could become a successful neighbourhood. New City policies and changes in the growth of Calgary illustrate the importance of a compact, sustainable city, with complete neighbourhoods and an efficient use of land and infrastructure. We are also pleased that our initial contact with the community shows that you are excited by the prospect of a thriving urban village at Currie Barracks, and that its success partly depends on creating a “critical mass” of people and jobs that will support a retail and community heart.

We are continuing to work on these ideas, and felt now was an opportune time to discuss some of these initial ideas with you.



WHAT WE HEARD

Some of you were able to attend our initial meetings with Currie Barracks residents and shared your thoughts with us.

Initial Open Houses were held to gather first thoughts and ideas from Currie Barracks residents. Here is what you told us:

Retail

- i. Desire for a vibrant retail environment
- ii. A walkable shopping area in the community, "don't want to leave our neighbourhood to shop"
- iii. Want retail to be developed as soon as possible

History

- i. Respect history and legacy of the site and existing buildings
- ii. History of the site should be celebrated and honoured

Employment

- i. Need an alternative to working downtown or other areas of the City
- ii. Want to explore the ability to work in our community

Housing Types

- i. Understand the need to have densities to support the retail desire in the community and areas for single-family housing
- ii. Don't make the whole area multi-family
- iii. Will consider higher densities and taller buildings as long as they are in appropriate locations and will help to support the retail areas

Parks and Open Space

- i. Ensure there is a connection to parks and open spaces in any future plans
- ii. Residents would like to see playgrounds and tot lots within close proximity to Phase 1 & 2 homes in Currie Barracks



OUR INITIAL VISION

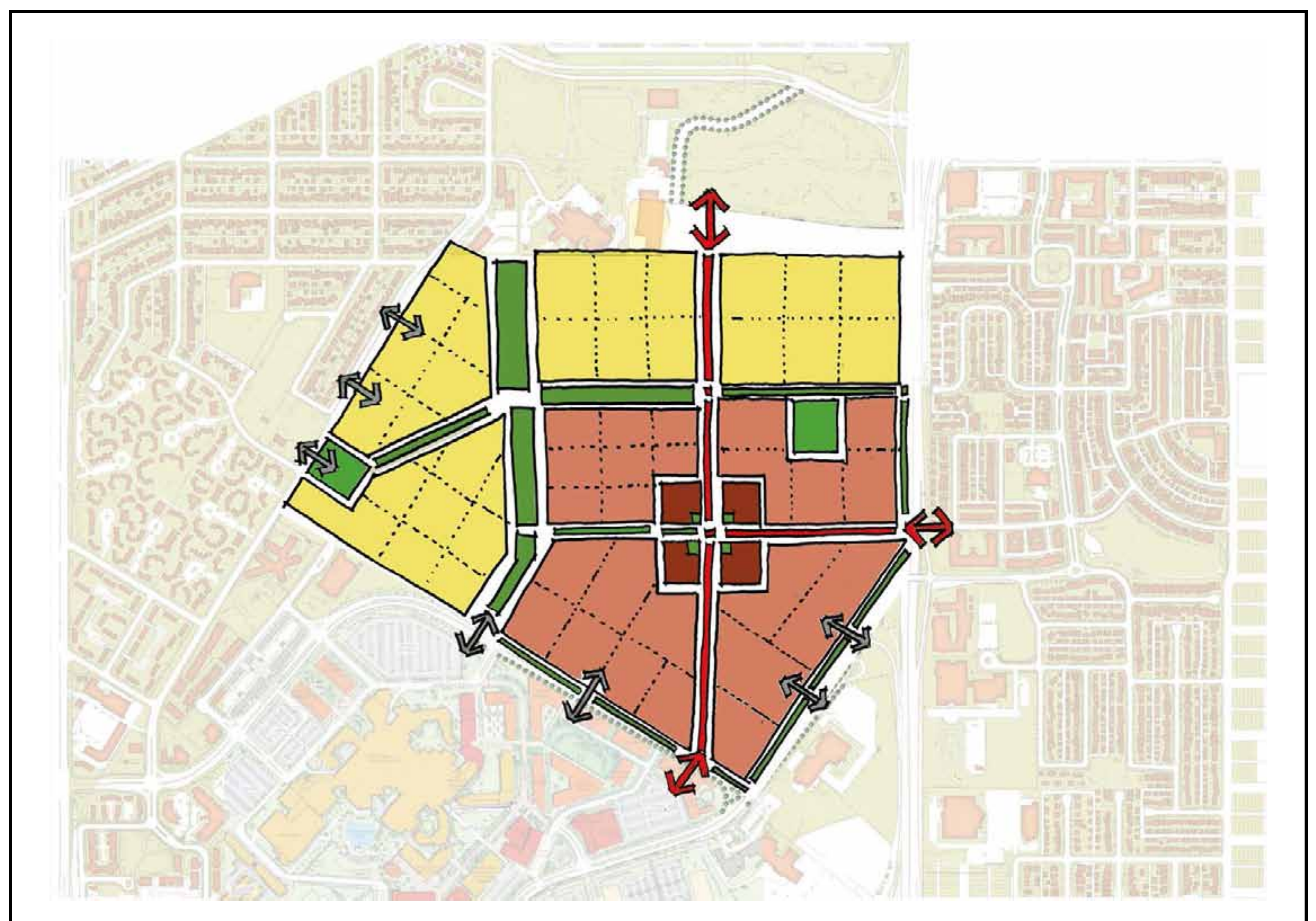
We have developed five distinct “places” as part of the plan for Currie Barracks as a response to what we heard from you.

Urban Design Vision

The vision for the future of Currie Barracks includes balancing development across the entire site and integrating uses in a flexible, interconnected pattern of blocks and public spaces.

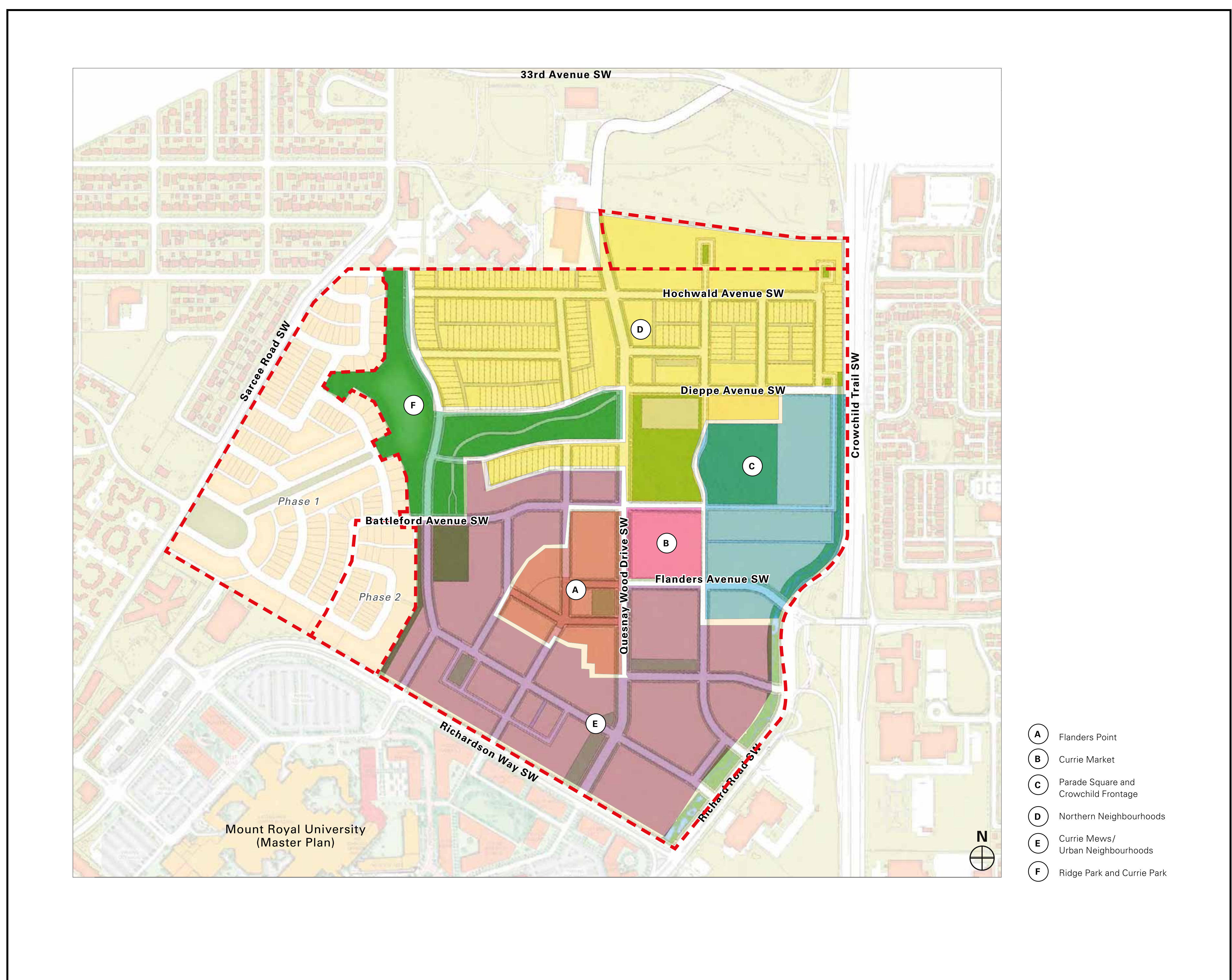
Key objectives include:

- Develop a critical mass of uses that are sustainable over the long term;
- Complement the surrounding land using patterns versus duplicating them;
- Develop a robust internal network of streets and pedestrian connections to better distribute vehicular trips and better link land uses that allow for access through a variety of transportation options;
- Balance work and housing opportunities within the site and in close proximity;
- Better utilize public transit options;
- Provide broader diversity of options for employment, residential and retail uses; and
- Revise the urban patterns to better reflect the City’s commitment to efficient and sustainable growth models.



PLACES IN THE PLAN

As part of the visioning process a series of “Places in the Plan” have been developed to further articulate vision objectives as well as community feedback received to date.



FLANDER'S POINT

RETAIL HEART

What we heard: Residents want a vibrant, walkable heart in their community. There is a desire to see retail on site as soon as possible so residents don't need to leave their community to shop.

Our initial vision for Flander's Point is:

"Flander's Point is a public space that works as the retail centre for Currie Barracks. It will provide opportunity for street front shopping, terrace dining and seasonal venues. "The Point" also accommodates special events and seasonal uses such as ice skating in the winter and performances in the summer."

"The space is designed to minimize walking distances in the winter months. Adjacent parking provides easy access for the public and the central location ensures a walkable environment for surrounding neighborhoods and businesses."



CURRIE MARKET

CELEBRATING CURRIE BARRACKS

What we heard: Residents are proud of the history and legacy of Currie Barracks and want to see this celebrated and honoured in any future plans.

Our initial vision for this area is:

“The historic stables and adjacent buildings become a seasonal market for local food providers, artists, flower and plant vendors, craft breweries, and small specialty food-related shops.”

“Currie Market will serve as a destination experience for residents and surrounding communities and act as a seasonal anchor for the adjacent retail at Flander’s Point. There is potential for the site around the stables to gradually fill in with additional mixed-use buildings as the community matures.”



PARADE SQUARE AND CROWCHILD FRONTAGE ECONOMIC HUB

What we heard: Residents in the area and surrounding community would like the option of working closer to home as an alternative to working downtown or other areas of the City.

Our initial vision for this area is:

“Parade Square will become the signature address for a new office centre focused on technology innovation in the natural resources and applied sciences. The robust regional market for support industries serving the multi-national oil and gas companies provides a strong context for the emerging technology sector in Calgary.”

“Parade Square can provide a unique campus address with a blend of academic, office and lab space surrounding the parade grounds now repurposed for active and passive recreation.”

“A multi-purpose trail and park space running the length of Richard Road is designed to provide a compelling setting for the expanded office and lab uses along the eastern perimeter as well as a functional storm water resource for the community.”



NORTHERN NEIGHBOURHOODS

SINGLE FAMILY HOUSING OPPORTUNITIES

What we heard: Residents want some areas in the plan reserved for single-family housing.

Our initial vision for this area is:

“New single-family neighborhoods will be in the northeast quadrant of the site and will be linked directly to the planned central park space with frontage along a new east-west extension of the park that preserves the historic landscape and officers’ mess.”

“These neighborhoods are envisioned to have a mix of attached and detached housing as well as smaller multi-family buildings.”



CURRIE MEWS/URBAN NEIGHBOURHOODS

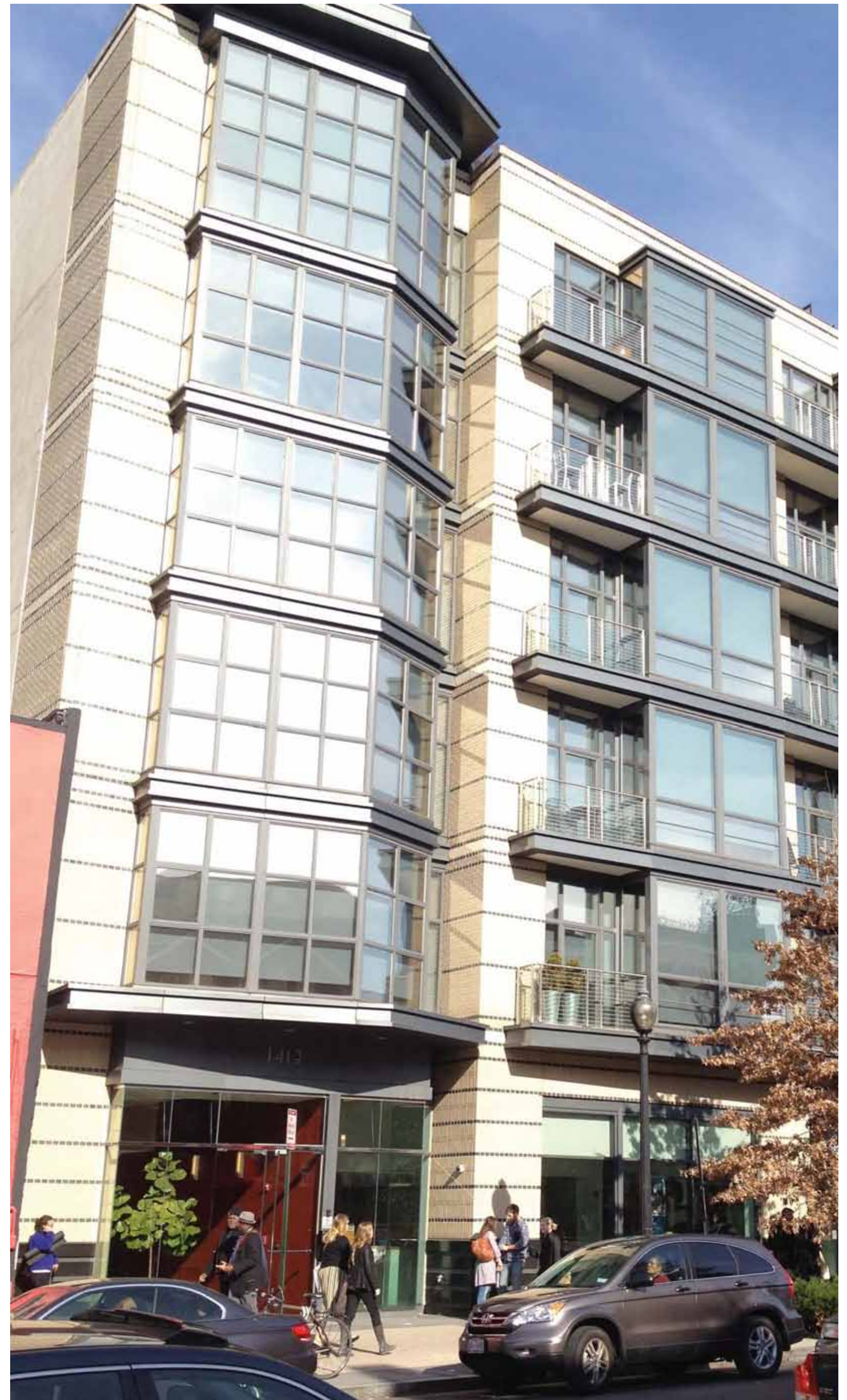
WITH A RANGE OF MULTIPLE-FAMILY DENSITY

What we heard: Residents understand that there is a level of density required to support the retail they want in their community - taller buildings need to be appropriately positioned.

Our initial vision for this area is:

"The neighbourhoods surrounding Flander's Point and extending to the south and east to Richardson Way and Richard Road will be more urban in character and scale. The area is envisioned as a series of mews addresses oriented to pedestrians. These are linked to parks, the retail amenities, and employment centers throughout."

"Location for taller buildings will be determined in such a way that will minimize any potential impacts on adjacent buildings and public spaces while at the same time providing sufficient housing to support planned retail."



RIDGE PARK AND CURRIE PARK OPEN SPACE SYSTEM

What we heard: Residents would like to see an open space network that can be anchored by one major park space that we envision becoming a community-wide amenity.

Our initial vision for this area is:

“The planned park adjacent to the Phase One neighbourhoods is intended to create a community wide amenity. It is envisioned that this concept plan extends the park south to create a continuous park edge for the full community once all phases are complete. The preservation of existing trees, historic drives and the historic buildings creates a setting that will feel mature from day one.”

“The proposed east-west leg of the park, known as Currie Park, will create an amenity for the residential neighbourhoods and link directly to Parade Square.”



OPEN SPACE NETWORK

What we heard: Residents would like to see comprehensive and well-connected open space network as part of future plans.

Our initial vision for a comprehensive open space network is:

“Use the open space network to create a varied and distinct amenity for everyone who lives, works and visits Currie Barracks. It is envisioned to consist of dedicated municipal reserve as well as special street landscaping, pedestrian mews and court components, multi-use pathways as well as naturalized areas for stormwater management.”



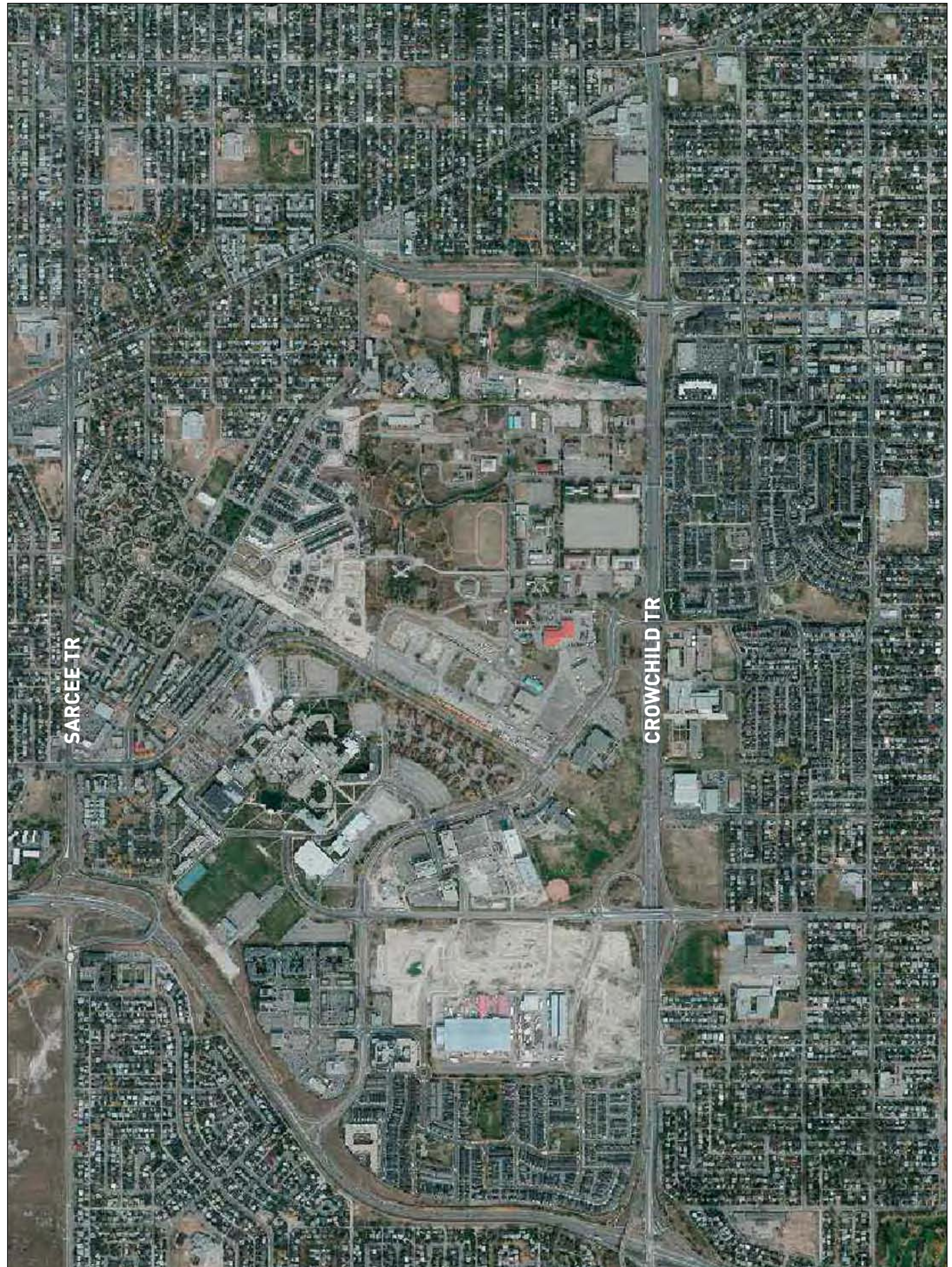
TRANSPORTATION PLANNING

Like any neighbourhood, transportation planning is a key part of the planning process. We will be working with our team and the City on a comprehensive transportation plan as part of Currie Barracks.

We know that you may have some questions with respect to transportation planning and the future network. We will be working with our transportation planning consultants Watt Consulting Group and the City to develop a comprehensive plan. While it is early at this stage, we do anticipate bringing forward some suggestions at our next open house. Some of the key topics we need to consider are:

- Sustainability
- Transportation Demand Management
- Walking & Cycling Integration
- Parking Considerations
- Integration of “Complete Streets”
- Transit Opportunities
- Improvement of the Flanders Interchange
- Connections to Surrounding Communities

As we continue to work on our plan, please let us know if there’s anything you would like us to know about the future transportation network.



WHERE ARE YOU COMING FROM?

PLEASE LET US KNOW WHERE YOU HAVE COME FROM TONIGHT BY PLACING A STICKER WHERE YOU LIVE OR WORK.



THANK YOU



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YOUR THOUGHTS ON THE FUTURE OF
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