

From Military Base to Sustainable Community



A Brief History

- February 1995 - CFB Calgary closure announced
- 1996 to 1998 – Military vacated the base
- 1997 – Canada Lands acquired the base
- January 1997 – Public Planning Process initiated



CFB Calgary

Currie Barracks

Garrison Woods

CFB East
Community Plan
176 Acres

Garrison
Green

CFB West Master Plan
775 acres



Currie PMQs



Aerial map - 1948



Radburn Plan



Planning Process



A collaborative effort between:

- The City of Calgary
- Canada Lands Company
- In consultation with citizens



Plan Approval

- May 1998 - Approval of policy plan and associated zoning
- May 1998 – Development of Garrison Woods commenced



A Vision for the Future



- Creating a healthy and sustainable inner city community
- Integrates with and complements the adjacent community



Development Concept

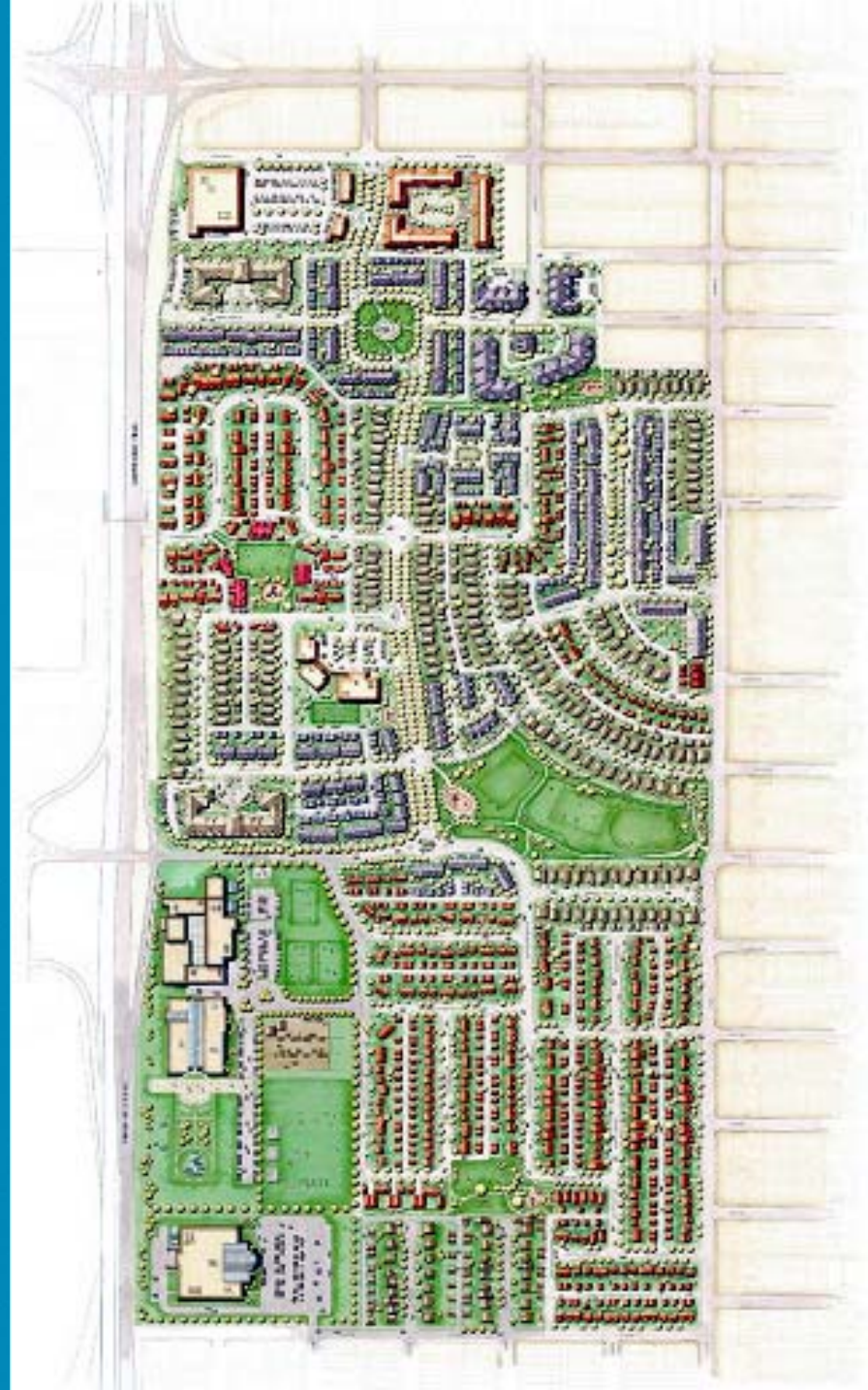


- Provide for a mix of new and existing residential, institutional, commercial, recreational and open space uses
- Create a compact form of development, increasing densities over existing levels
- Support walking, cycling, and shorter vehicle trips



CFB East Community Plan

- Garrison Woods encompasses 175 acres
- Will accommodate 1600+ housing units, 70,000 square feet of retail, and a number of institutional uses
- Substantial completion is anticipated by the end of 2002



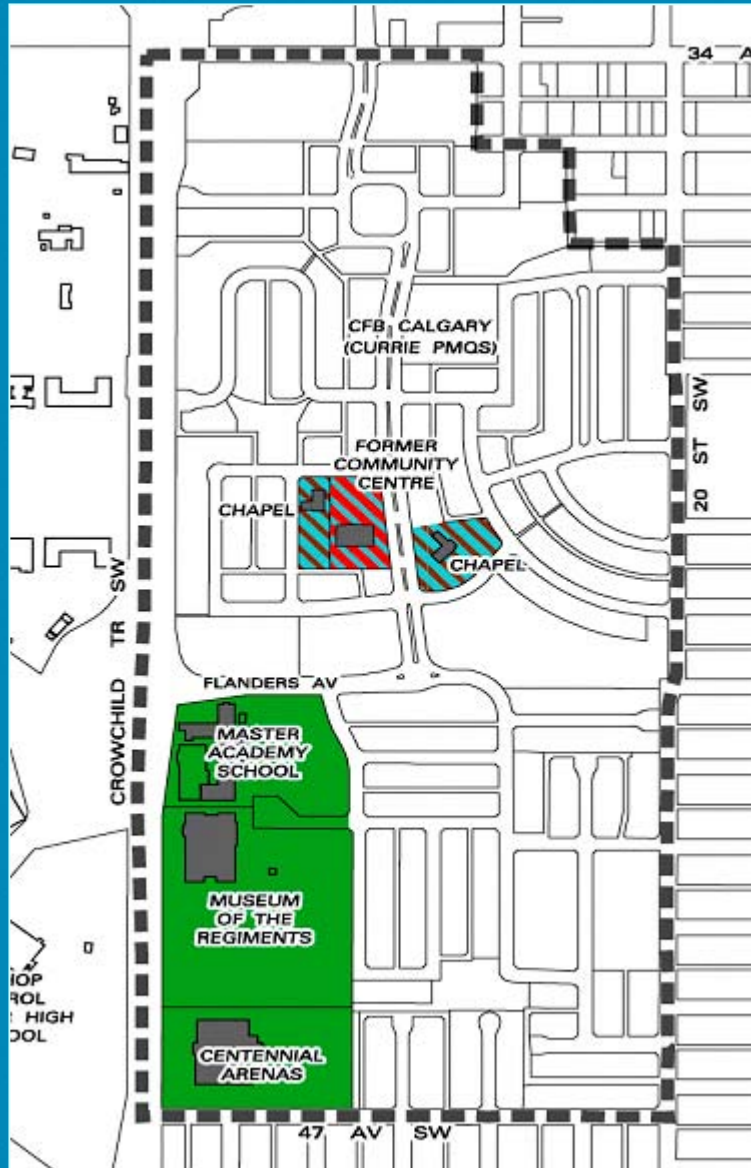
Development Concept



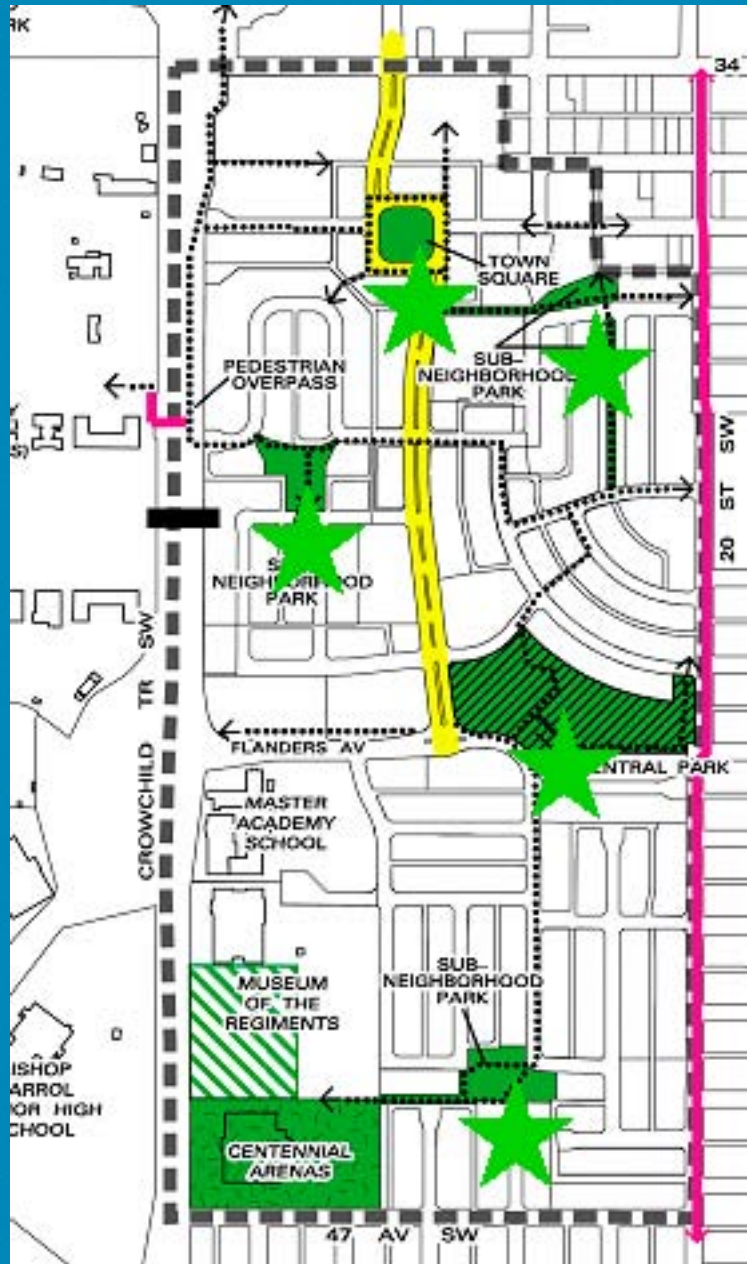
Development Concept



Development Concept



Open Space Network



Major Objectives

- Create a compact form of development by increasing densities
- Create a pedestrian-friendly neighbourhood
- Encourage a mix & variety of land uses
- Install new infrastructure while reusing some elements of previous systems



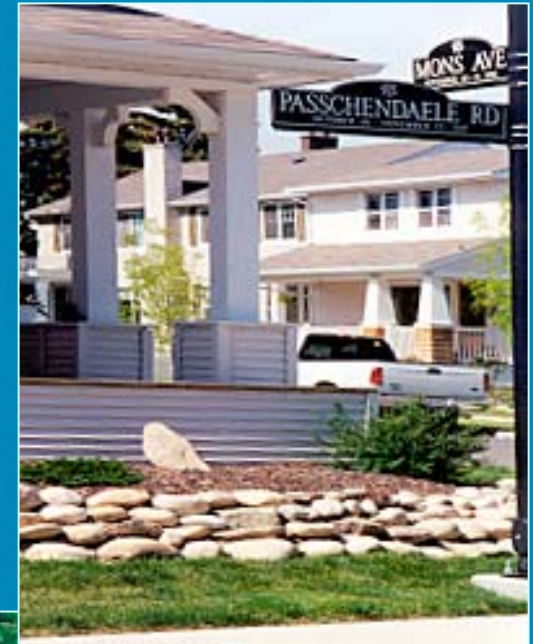
Major Objectives

- Reuse & refurbish over 400 units of former military housing
- Create an interesting mix of housing - by type, tenure, price & household income
- Retain the existing street configuration & provide multiple connections



Major Objectives

- Require architectural integrity through the implementation of specific codes
- Retain in place or relocate on site the mature trees
- Remediate contaminated areas
- Customize servicing standards



Major Objectives

- Introduce traffic calming devices to slow traffic & discourage shortcutting
- Celebrate the heritage & military elements of the site
- Introduce lanes or alley access
- Promote affordability by creating opportunities for alternative forms of accommodation



Key Lessons Learned

- Customized and innovative design essential
- Variety is key
- Continuity of use is important
- Build on the key elements of the site



Key Lessons Learned

- Quality of design and high level of improvements required in the public realm
- The plan and process need to be dynamic and flexible
- Approved policy plan not enough
- The Regulatory approval process must be modified to promote customization



Key Lessons Learned

- **Successful redevelopment has numerous benefits - higher taxes, job creation, efficient use of land & public services, support for adjacent communities**



GARRISON WOODS



Key Lessons Learned



Key Lessons Learned



Key Lessons Learned

