

EMAIL to CURRIE COMMUNITY SUMMER 2022

Hello everyone,

Thank you for meeting with Horizon on June 14 to learn more about the development in Currie. We have heard back from external stakeholders on some of the specific questions that were asked during the meeting and these responses are below, along with further information that was requested. If anyone would like to be removed from this email thread, please let Horizon know.

Questions to better understand where the project is in the development process, including when the land was earmarked for affordable housing, and whether rezoning will be required.

- Canada Mortgage and Housing Corporation (CMHC) shared the following: “Canada Lands entered into a partnership discussion with CMHC in March 2020 to provide these two sites for the Federal Lands Initiative (FLI) program and CMHC received proposals in October 2020 for the proposed development vision for the sites. The land opportunity was advertised publicly through CMHC when CMHC was accepting applications throughout 2020 through the FLI website: <https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/federal-lands>”
- Horizon is working with our architects and other consultants to develop draft plans for the site; plans will be reviewed by Canada Lands Corporation (CLC) to ensure that the plans meet the already established community architectural guidelines, and a public engagement session will be held in the fall so that the plans can be shared with neighbours and feedback gathered
- Horizon will then go through a typical permitting process which is an application for a development permit and building permit
- Horizon intends to build within the current land use bylaw and does not plan to seek a land use redesignation or ‘rezoning’

Questions to better understand where the project will be located and the proposed layout of the lots and design of the project, including where the entrance to the site will be, where parking will be located, and what the unit mix will be.

- The development will total 72 units over two parcels located at 203 and 208 Calais Drive SW
- The preliminary development plans are for townhouse units on the south lot (currently the Dog Park Parking Lot at 203 Calais Drive SW) and a multi-family apartment building on the northern lot (208 Calais Drive SW)
- Lot layout, unit mix and other specific site details will be available in the fall once Horizon receives draft plans from our architects

We heard clear concerns about parking in the area which we will bring back to our architects. The City bylaw requirements for this land use establish the resident and visitor parking requirements and Horizon does not plan to seek a relaxation from this requirement, however Horizon will not know the proposed parking ratio until the draft plans are completed. For existing parking concerns, The City of Calgary outlines how to make a request to introduce parking permits to address existing challenges – this is

something you could do as a group of neighbours, or your Community Association may be willing to assist with this. More information can be found here: <https://www.calgary.ca/roads/residential-parking-zones.html>

Questions and concerns about who will live in these units and whether this will change the fabric of the community, which was described as a family-oriented environment

- Horizon noted at the meeting that 20 units will be dedicated to women and children, and a question was asked at the meeting regarding what CMHC considers “women and children”; CMHC shared the following “CMHC does not have a set definition for “women” or “children”. It would not be CMHC’s responsibility to determine/evaluate the gender identity of an individual. The definition of child differs on a provincial level. In Alberta, a child is any person who is under the age of 18. Link to this definition is here: <https://www.canada.ca/en/immigration-refugees-citizenship/corporate/publications-manuals/operational-bulletins-manuals/refugee-protection/canada/processing-provincial-definitions-minor.html>”
- A concern was expressed at the meeting about single unit occupancy (e.g., one-bedroom units) versus multi-bedroom units; Horizon said we would bring this back for consideration to our architects and look at increasing units with more than one bedroom in the development, where possible


Questions about the Currie Barracks Master Plan

- The map that was screen-shared at the meeting is from the July 2019 Master Plan, and this map is on page 125 of the attached document or 155/188 of the PDF; this map shows the proposed density of developments for the entire Currie site, along with the proposed density for these two lots.

Concerns about access to amenities for future residents including groceries and schools, and about demand for units for the targeted population given those amenities

- Horizon reviewed the locations of bus stops and amenities in the area after hearing concerns about accessibility of amenities for future residents
- The two lots are in close proximity to public transit points on Crowchild Trail and nearby at Mount Royal University (10-minute walk), and shops and services in Marda Loop (15-minute walk) which provides access to a variety of amenities for future residents
- The bylaw for this land use also intends to encourage more people to use sustainable modes of transportation, and the proximity to shops and services provides this option
- Calgary Board of Education provides bussing services to schools in nearby communities for all children that are not within walking distance to a local public school, and this is provided for future residents of these properties who choose to enroll their children in public schools

Updates on the timeline and development process will be shared on the development website at HorizonCurrie.ca, and questions that were asked at the June 14 meeting will be posted to this website as other community members may have had similar questions.



If there is any other information that was requested at the meeting that has not been shared, please let Horizon know and we will follow up.

Thank you,
Aaron

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Horizon is located on the traditional territories of the Niitsitapi and the people of Treaty 7 which includes the Siksika, the Piikani, the Kainai, the Tsuut'ina, and the Îyâxe Nakoda Nations of Bearspaw, Chiniki and Wesley. Mohkînsstsisî, the Blackfoot name for Calgary, is also home to the Métis Nation Region 3. We recognize all nations, genders, and spirits who make their homes here and help us steward this land.