

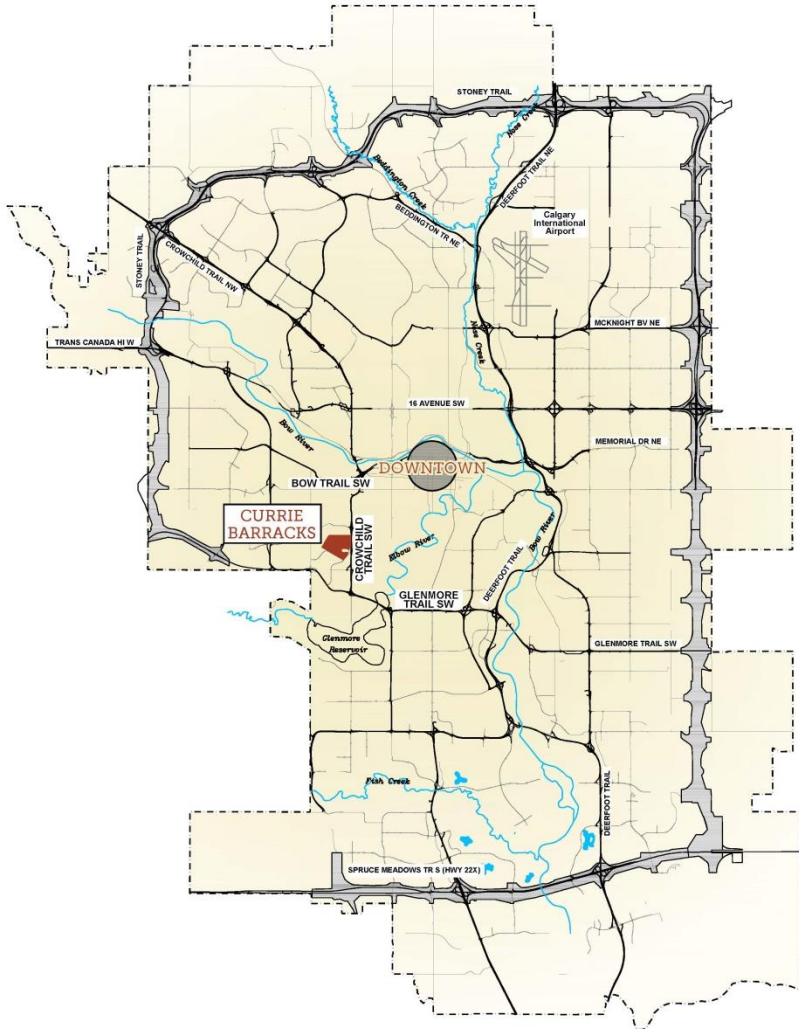
CURRIE BARRACKS

Historic Resources Generating Energy for a new Urban Village

*Heritage Canada Conference
Calgary, AB
2015 October 24*



CURRIE BARRACKS - THE LOCATION



- ❖ **Central**
- ❖ **Close to Downtown (7 minutes)**
- ❖ **Surrounded by Established Communities**
- ❖ **Ease of Access to Major Roadways**
- ❖ **Adjacent to Mount Royal University and Business Parks**

CANADIAN FORCES BASE CALGARY

Planned for military use in 1911, closed and purchased by Canada Lands in 1995



Result of Closure: Three Redevelopment Sites

Currie Barracks *(developed 1933)*
Military Training Base

❖ Provincial Historic Resources

Garrison Woods *(developed 1948)*
Currie Permanent Married Quarter's

❖ No Historic Resources

Garrison Green *(developed 1948)*
Lincoln Park Permanent Married Quarter's

❖ No Historic Resources

GARRISON WOODS & GARRISON GREEN

- ❖ Highly successful “**neo-traditional planning**” redevelopment projects that built out quickly.
- ❖ **No Historic Resources** to conserve
- ❖ However, **integrated its heritage** by:
 - Maintaining roadway design
 - Maintaining/relocating trees – *designed sidewalks around them*
 - Maintained and relocated a significant number of existing PMQ’s - *enhanced with architectural guidelines*



CURRIE BARRACKS LANDS

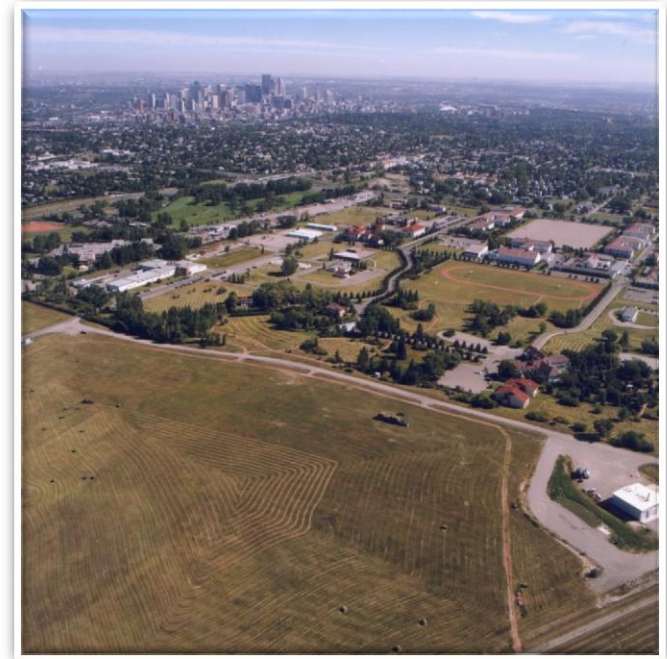
Planning/Redevelopment Process

(1999 – 2015)

- ❖ Originally Approved as a Medium Density Mixed-Use Community (2006)
- ❖ Historic Resources integrated into community design
- ❖ **Phase 1 & 2** – low-medium density residential, no historic resources to integrate
- ❖ **New Municipal Development Plan (2009)**
 - opportunity to redesign Phase 3 with higher density
 - Opened the door to better integrate the historic resources in the new vision!

Key Planning/Heritage Learning:

Time doesn't have to be a negative to historic conservation!



ORIGINAL DESIGNATION PROCESS

Designation Order:

- ❖ Designation Order was for the whole site area
- ❖ Prepared high-level Heritage Values & Character-defining Elements
- ❖ No Context Framework or Statements of Significance at that time

Provincial Historic Resource (1999/06/09)

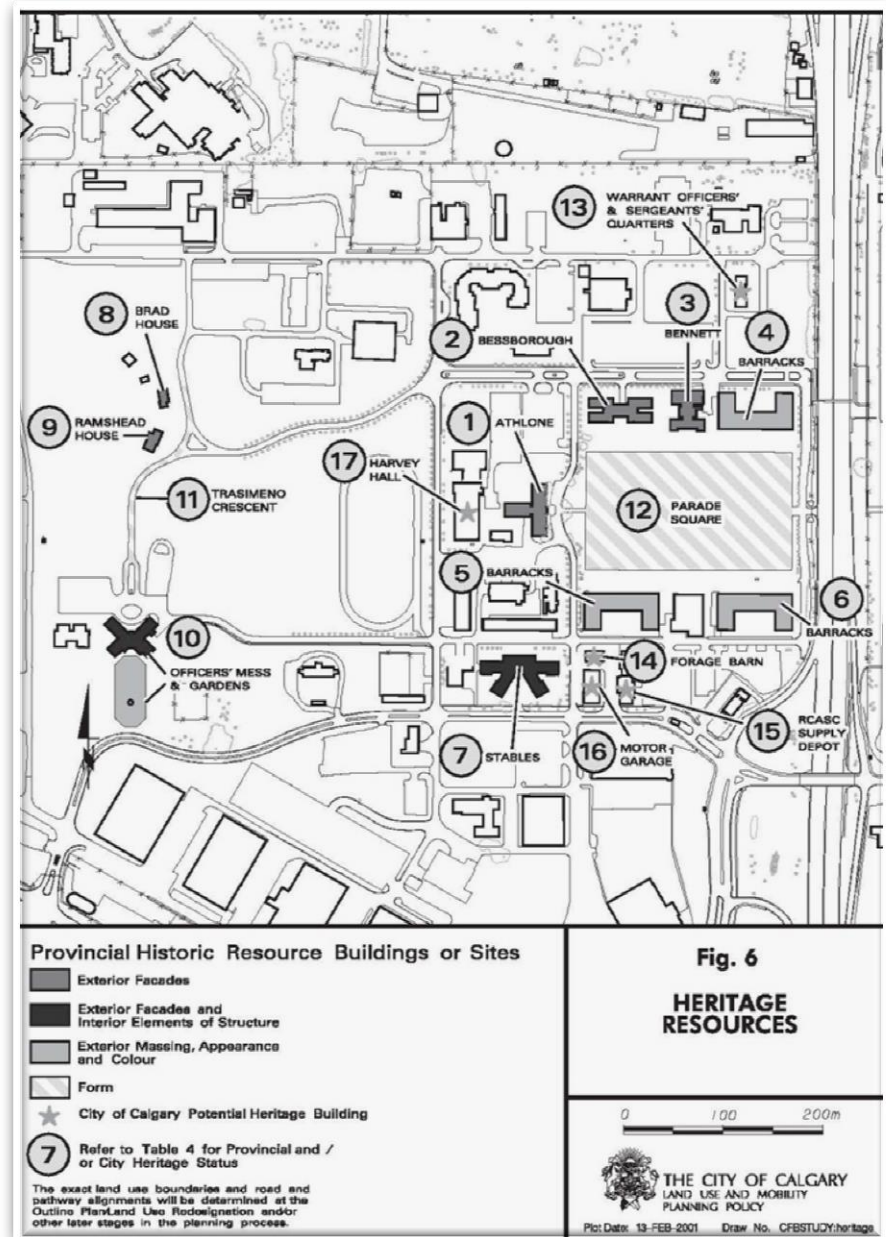


PLANNING POLICY

CFB West Master Plan (City of Calgary, 2000)

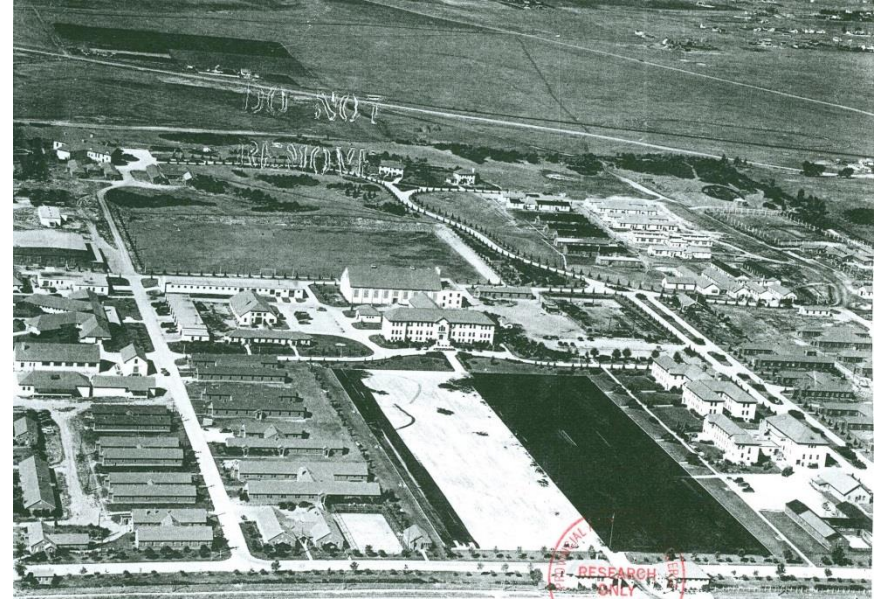
❖ The City prepared policy reflecting:

- The Provincial Historic Resources;
- The City of Calgary's "Inventory of Potential Heritage Sites"; and
- Integrating heritage into master planning (i.e. heritage legacy walk).



CURRIE BARRACKS MILITARY HISTORY

Understanding the Value of History in Creating a “Sense of Place” ...



“Provided an interesting and exciting planning and urban design foundation”

“Reinforced the value of establishing community character & uniqueness”

“Respectful of the context - lands”

INTEGRATED HISTORIC RESOURCES & URBAN DESIGN PROCESS

What will it take to achieve creating that “Sense of Place”?

- ❖ **Need to be open to a hands-on Team Learning Process**
(Developer and Heritage Authority)

- ❖ **Need to do the Historical Homework**

- ❖ Context Framework
- ❖ Statements of Significance
- ❖ Refining the Designation Orders



- ❖ **Need to Integrate the Urban Design & Planning**

- ❖ Redesign to achieve Canada Lands heritage and urban village vision
- ❖ Meet City Administration, Calgary Planning Commission and Council requirements and approvals

CONTEXT FRAMEWORK

Currie Barracks was evaluated as historically significant for the following context:

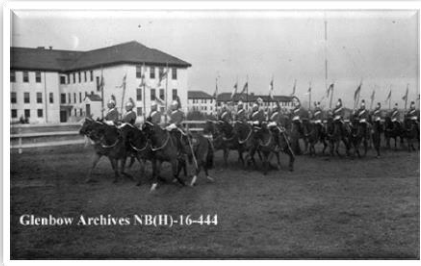
Military Training

- ❖ Construction of the Barracks filled a pressing, urgent need in the 1930's, fulfilled that role for decades



Regimental Tradition

- ❖ Ceremonial dimension of life at Currie Barracks, the way the layout and structure of the site reflects British military tradition



Public Works/Bennett

- ❖ The extent to which the project reflected a massive public works program, with the Prime Minister's intensive personal attention



HISTORIC RESOURCE SITES REFINEMENT

- ❖ Discussed & Identified Eight Historic Resources Sites
- ❖ Prepared the Statements of Significance (SoS)
- ❖ Surveyed the Sites



HISTORIC RESOURCE SITES REFINEMENT

- ❖ Prepared, discussed & refined the SoS's
 - ❖ Eight Buildings
 - ❖ Two Cultural Landscapes (Parade Square, Trasimeno Crescent)
 - ❖ One Formal Garden (Officers' Mess)



INTEGRATED URBAN DESIGN & PLANNING PROCESS

- ❖ Urban Design vision, land use planning and historic resources refinement was happening in alignment
- ❖ This is where the **hands-on learning** came into play
 - ensuring all expectations and requirements were being met

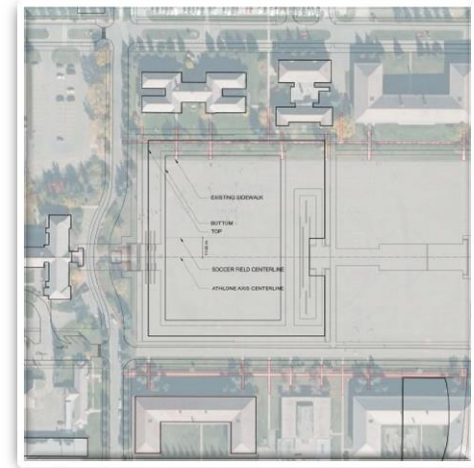


LESSONS LEARNED

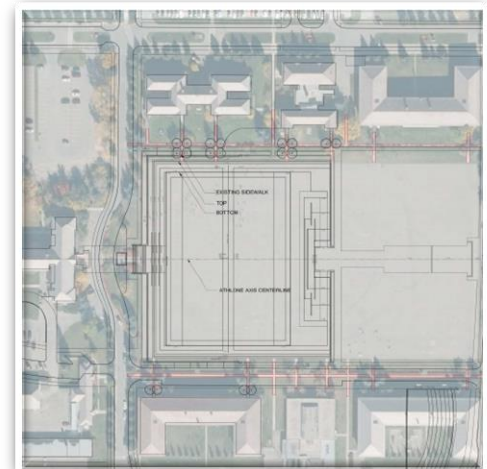
FROM THE CHALLENGES & OPPORTUNITIES

- ❖ **Unknown Heritage Process when getting started to redevelop**
 - ❖ Heritage projects are all unique, sometimes need to figure out the process as you go. **Be open to it!**
- ❖ **Anticipate it will take time to achieve**
 - Process will be reiterative (back and forth) in order to integrate heritage conservation considerations
 - Success of design vision is enhanced by learning about the heritage of a site. **An appreciation for the value of heritage in redevelopment increases with the time put into it!**

Outline Plan with Soccer Field Original Design – Off Axis



Outline Plan with Soccer Field on Axis with Athlone Building



LESSONS LEARNED

FROM INTEGRATING A DESIGN VISION WITH HERITAGE CONSERVATION

❖ Complexity of heritage conservation

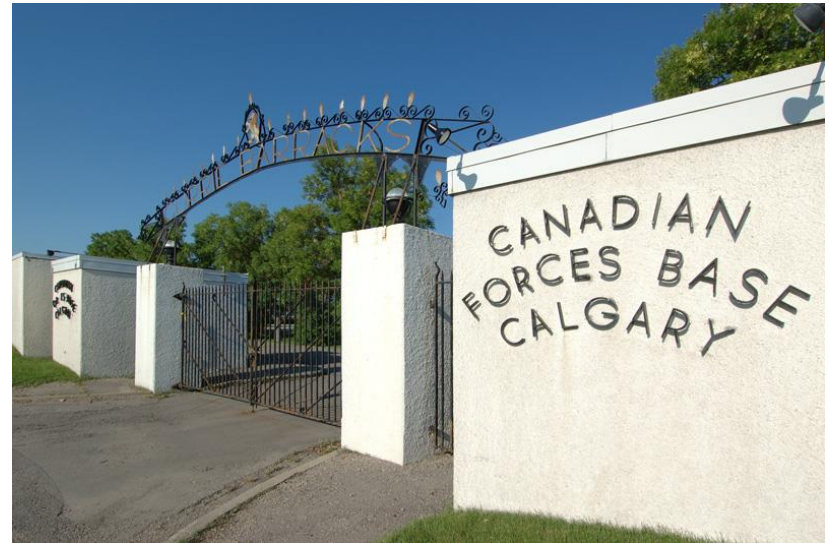
- **Integrating City design/standards/expectations** with historic legislation/requirements
 - Parks major soccer field on Parade square preservation
 - Parks accepting buildings in MR (Ramshead and Brad Houses)
 - Street names – historic and street naming policy requirements
- Design Vision to **Implementation**
 - Ensuring all parties know the significance, how to and when to ensure implementation of historic resources



INTEGRATED HISTORIC RESOURCES SUCCESSES

- ❖ A successful Historic Resources vision was achieved
- ❖ A committed on-going team effort to achieve implementation
- ❖ An enjoyable and rewarding experience for the CLC consultant and Alberta Culture teams
- ❖ Canada Lands Company's openness to the process ... commendable!

CLC to share the benefits of integrating the historic resources...



WHY PRESERVE & INTEGRATE A RESPONSIBILITY TO ...

- ❖ Who Is CLC?
- ❖ CLC's Values for the development of Currie Barracks:
 - ❖ Innovation
 - ❖ Value
 - ❖ Legacy

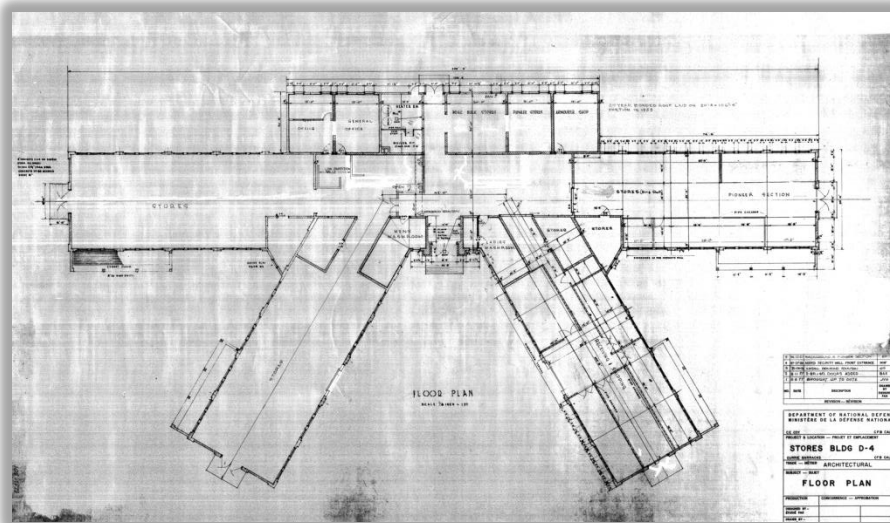


CANADA LANDS COMPANY
SOCIÉTÉ IMMOBILIÈRE DU CANADA



WHY PRESERVE AND INTEGRATE ADAPTIVE REUSE OPPORTUNITIES

- ❖ Interim revenue
- ❖ Incubator space
- ❖ Creation a business community on Currie



WHY PRESERVE & INTEGRATE PROJECT & COMMUNITY BENEFITS

- ❖ “Sense of Place”
- ❖ Opportunity to Commemorate (formal & informal)
- ❖ Economic – Cost and Cost Recovery (direct and indirect)



WHY PRESERVE & INTEGRATE PROJECT & COMMUNITY BENEFITS (con't)

❖ Personal and emotional connections to the base



WHY PRESERVE & INTEGRATE BENEFIT TO CURRIE BRAND

❖ Opportunity

❖ Authenticity

❖ Uniqueness



IT'S HISTORICAL RESOURCES GENERATING ENERGY FOR A UNIQUE URBAN VILLAGE!

“Sense of Place” created ...



History preserved for future generations ...



CURRIE BARRACKS ... *Realized!*



... It's heritage and urban design vision generating energy in Calgary!



THANK YOU - QUESTIONS?



ACKNOWLEDGEMENTS:

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CONTACTS:

- ❖ Chris Elkey, Canada Lands Company
403-292-6508
celkey@clc.ca
- ❖ Jeanie Gartly, Brown & Associates Planning Group
403-692-4536
jgartly@bapg.ca

