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).
“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!**
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
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?

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