

THE TRANSITION OF MILITARY BASES TO NEIGHBOURHOODS

Measuring Relative Sustainability of
Canada Lands Company Developments in
Alberta

APRIL 2024

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A Master's Report submitted to the School of Urban and Regional Planning in partial fulfillment of the requirements for the degree of Master of Urban and Regional Planning



Executive Summary

Overview

This report examines two Canada Lands Company (CLC) developments and assesses their relative sustainability using two different sustainability assessment tools, Leadership in Energy and Environmental Design for Neighbourhood Development (LEED-ND) and von Hausen’s Scorecard. Data was collected during site visits, review of development plans, map studies, and census in the fall of 2023. By comparing results from each neighbourhood and tool, the research aims to address questions and formulate recommendations, contributing to an enhanced understanding of creating sustainable neighbourhoods.

Objective

This research evaluates the sustainability of neighbourhood developments and gain insights into their definition. The study focuses on assessing the sustainability of CLC-developed land, identifying contributing factors to its success, and exploring how various assessment tools delineate sustainability. This investigation is guided by the following questions:

- 1. How do CLC neighbourhoods compare with respect to sustainability?
- 2. What factors support a sustainable CLC development?
- 3. How do sustainability scores differ when using different sustainability scorecards?

Research Methods

The comparative analysis focuses on two developments in Alberta, Griesbach in Edmonton, and Currie Barracks in Calgary, using LEED-ND and von Hausen’s Scorecard as evaluation metrics. These were selected based on differences in criteria, institutions that produced them, and complexity. The results of each assessment are compared to each other to answer the research questions. The case studies were selected based on similar geographic location, age, and developer to minimize external economic and policy influences. Data collection consisted of four parts: census data review; map study, public and private document review, and a site visit.

Case Studies		
	Edmonton, AB	Calgary, AB
	256 ha	80.9 ha
	6259	6374
	24.4 du/ha	78.8 du/ha
	54.7 ha (23%)	9.7 ha (14%)
	2002	2000
	Stantec	Brown & Associates
	Suburban transit-oriented development	Semi-urban 15-minute neighbourhood

The Village at Griesbach, Edmonton, Alberta (Canada Lands Company, 2023)

Currie Barracks, located southwest of downtown Calgary, represents a complete neighbourhood development on the last parcel of land that was once Canadian Forces Base (CFB) Calgary, with military use tracing back to 1933. Its development plan prioritizes the creation of a distinct sense of place through the preservation of

Research Results

How do CLC neighbourhoods compare with respect to sustainability?

The research on relative sustainability reveals three key findings. Firstly, Currie Barracks outperforms in the LEED-ND assessment, while both are highly sustainable. Second, Griesbach excels in residential amenities and greenspace, while Currie Barracks focuses on denser development. Lastly, variation in results underlines the impact of assessment tools, reflecting the absence of a universal definition of urban sustainability. Both developments showed strong sustainability under LEED-ND but received average results with von Hausen's scorecard. This underscores the tools' role in shaping perceptions of sustainability.

What factors support a sustainable CLC development?

The sustainability of a CLC development is influenced by size and site geography, surrounding development, and the economy. The size of the development, illustrated by Griesbach and Currie Barracks, affects design detail and exposure to economic events. Smaller developments offer quicker adaptability to technology and

Planners & Governments Preserving Our Past. Connection to the former land use adds character and preserves history as cities evolve. For a relatively low cost to developers and municipalities, commemorative plaques or architecture and landscaping that honours the heritage of an area will preserve great cultural value for generations. Master plans for cultural elements like plaques or monuments should be considered to facilitate this.

Conclusion

This research will assist planners in understanding the impact of private or crown development. It will also