

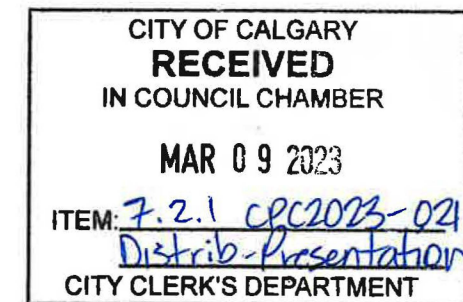


# Calgary Planning Commission

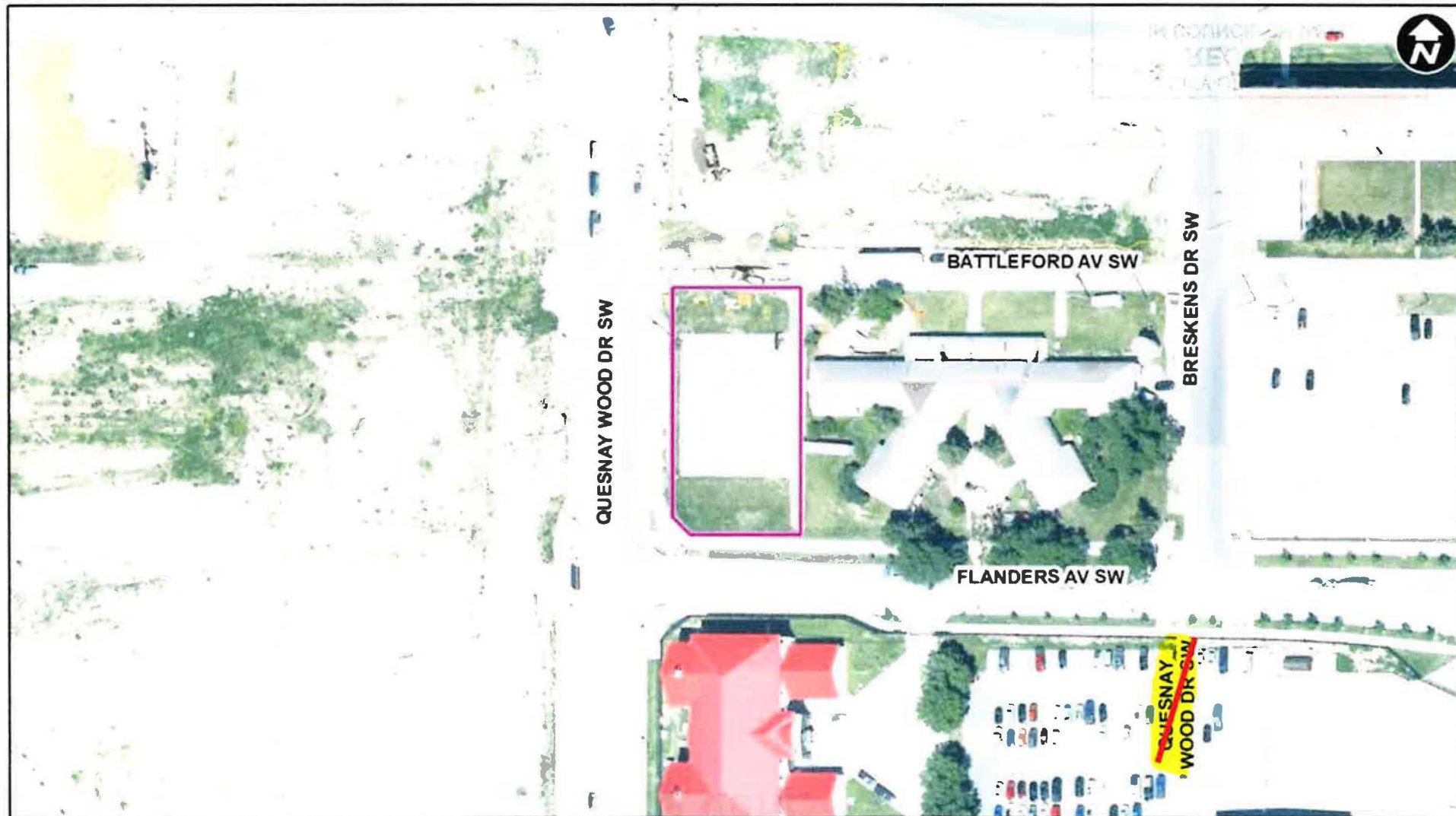
## Agenda Item: 7.2.1

1

LOC2022-0151  
Land Use Amendment  
March 9, 2023



## Administration Correction - Map in Attachment 1 Background and Planning Evaluation



## RECOMMENDATIONS:

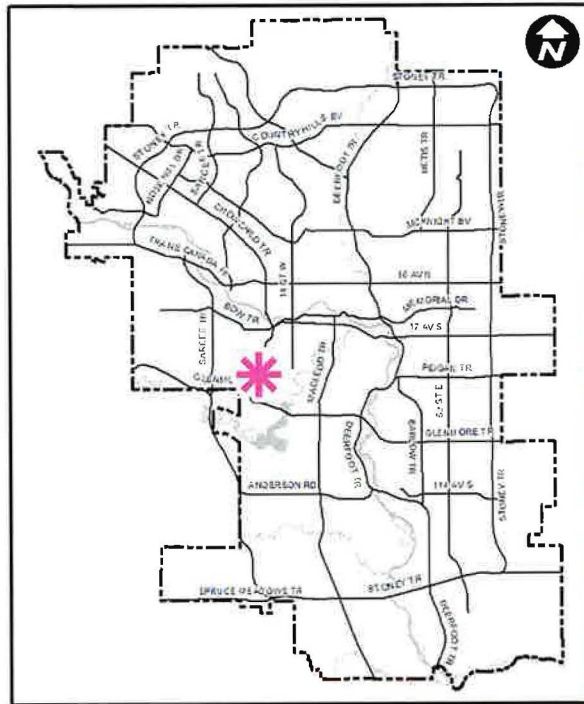
That Calgary Planning Commission:

1. Forward this report (CPC2023-0214) to the 2023 April 4 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

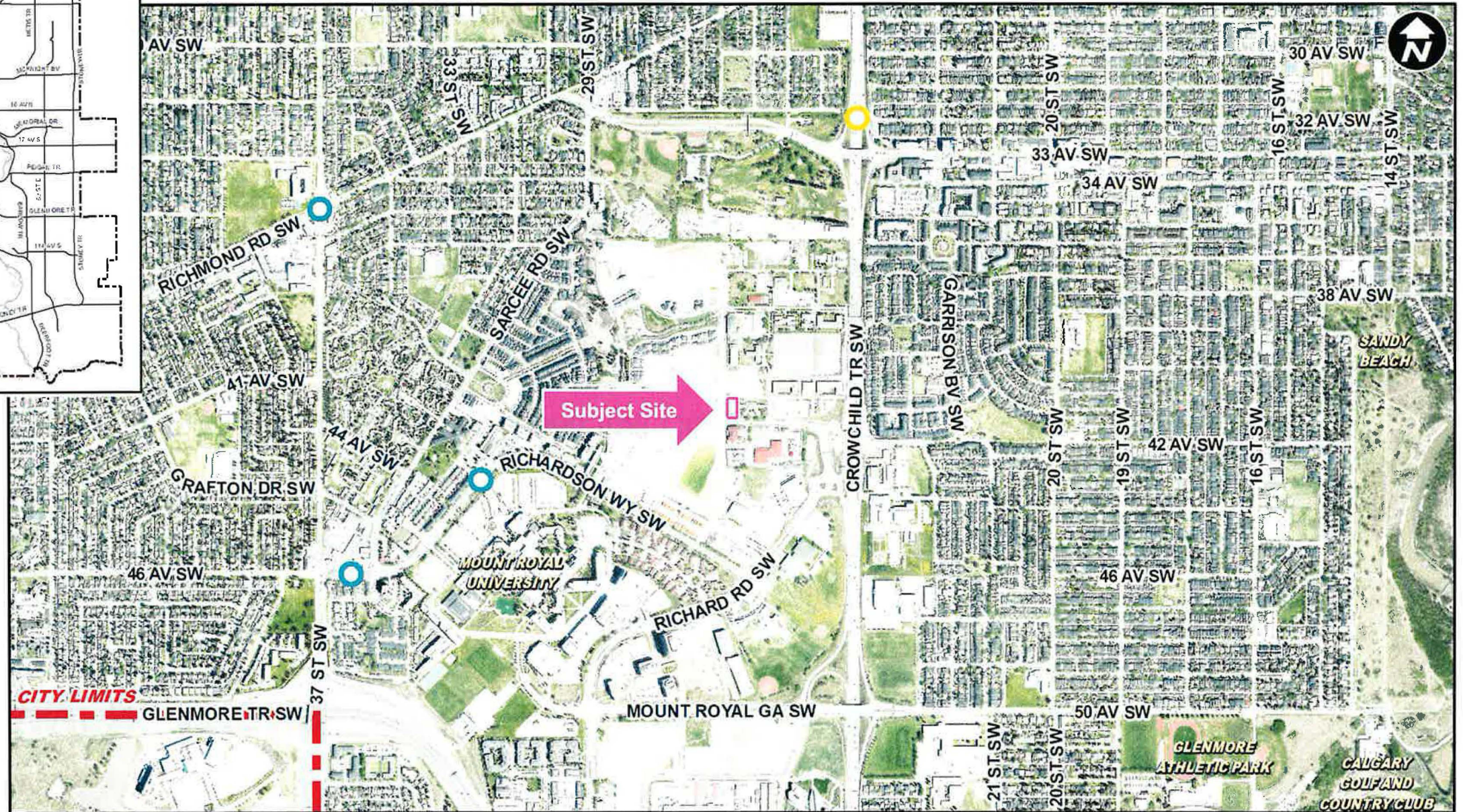
2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares  $\pm$  (0.45 acres  $\pm$ ) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).



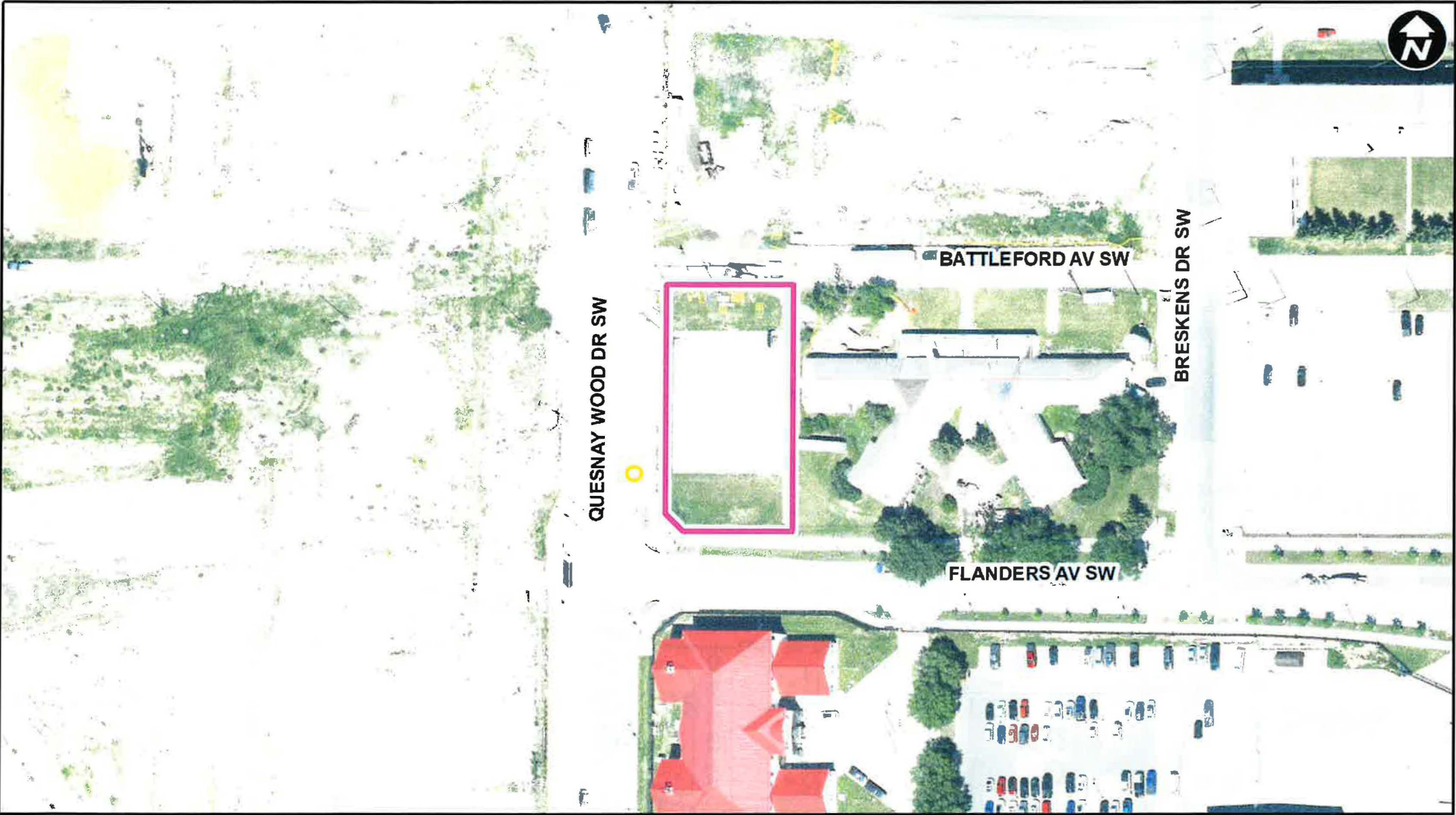


## LEGEND

- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow







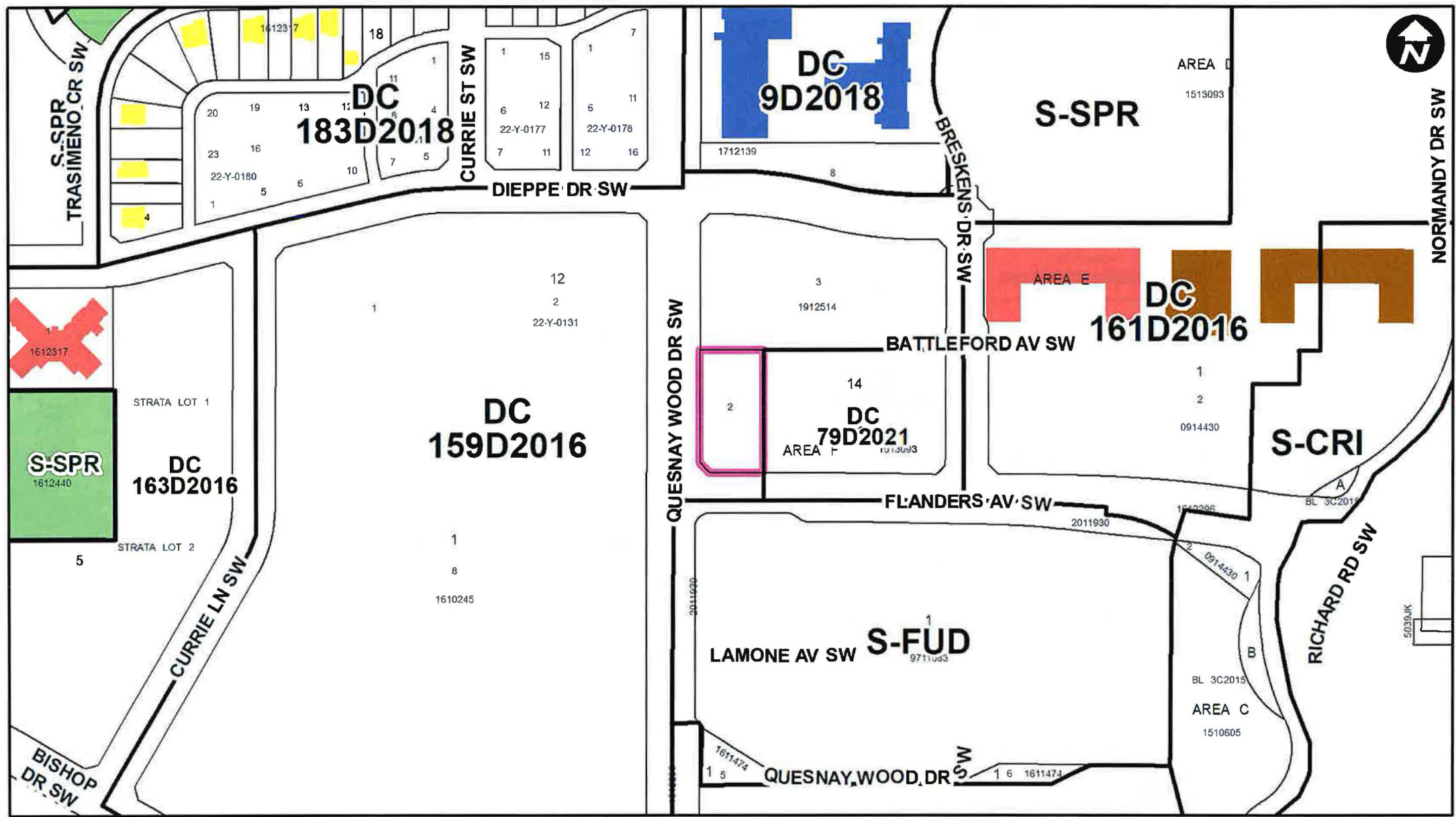
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow (Future)
  - Bus Stop

**Parcel Size:**

0.18 ha  
31m x 60m



- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





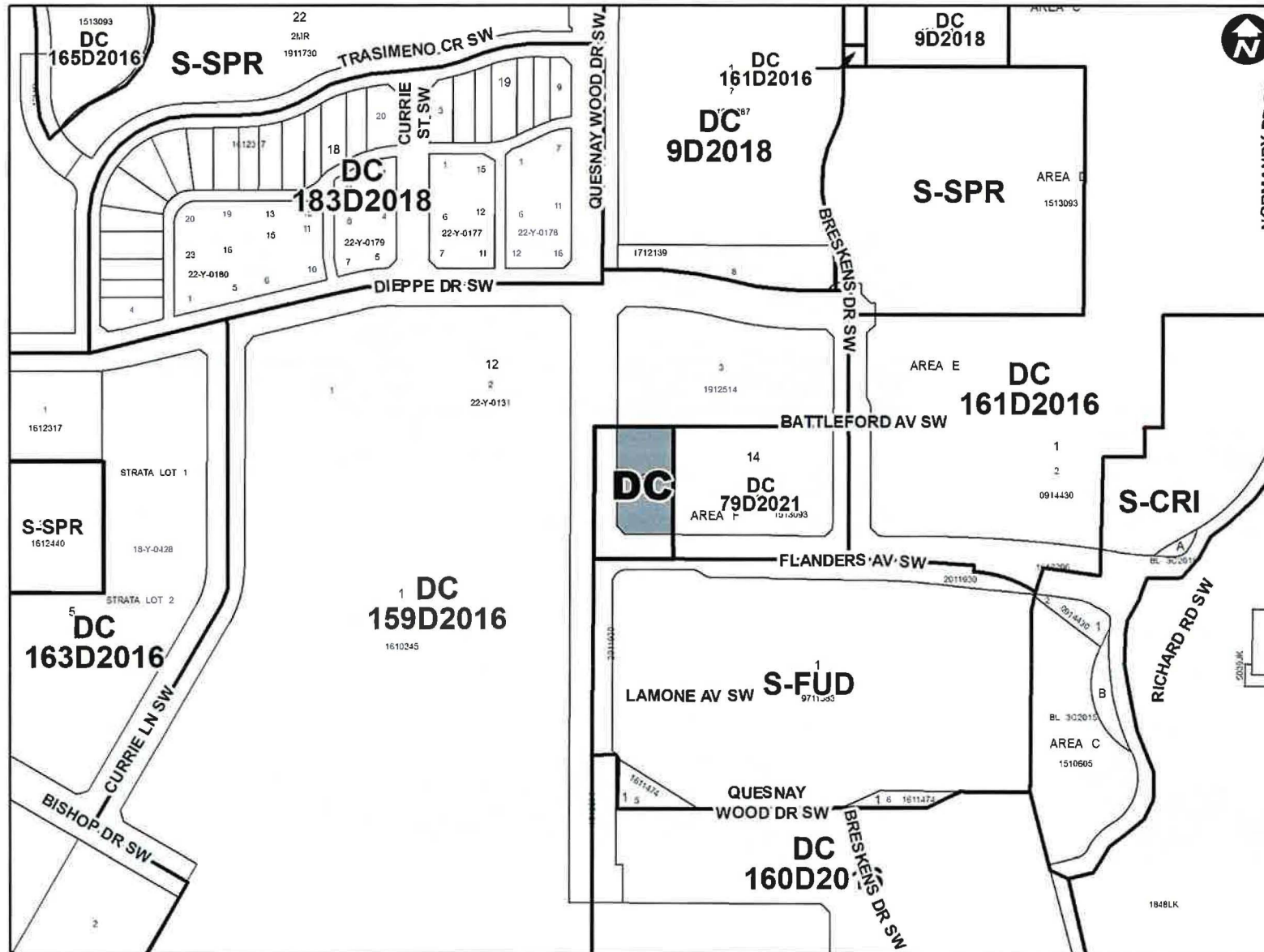


Looking North from Flanders Avenue SW



Looking East from Quesnay Wood Drive SW





## Proposed Direct Control (DC) District:

- Based on the Mixed Use - General (MU-1) District
- Accommodates street-oriented developments with additional uses from existing DC District
- Does not limit maximum floor area ratio FAR (same as existing DC)
- Maximum building height of 26.0 metres
- Revise existing setback requirements from Quesnay Wood Drive SW and Flanders Avenue SW



## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0214) to the 2023 April 4 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares  $\pm$  (0.45 acres  $\pm$ ) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).

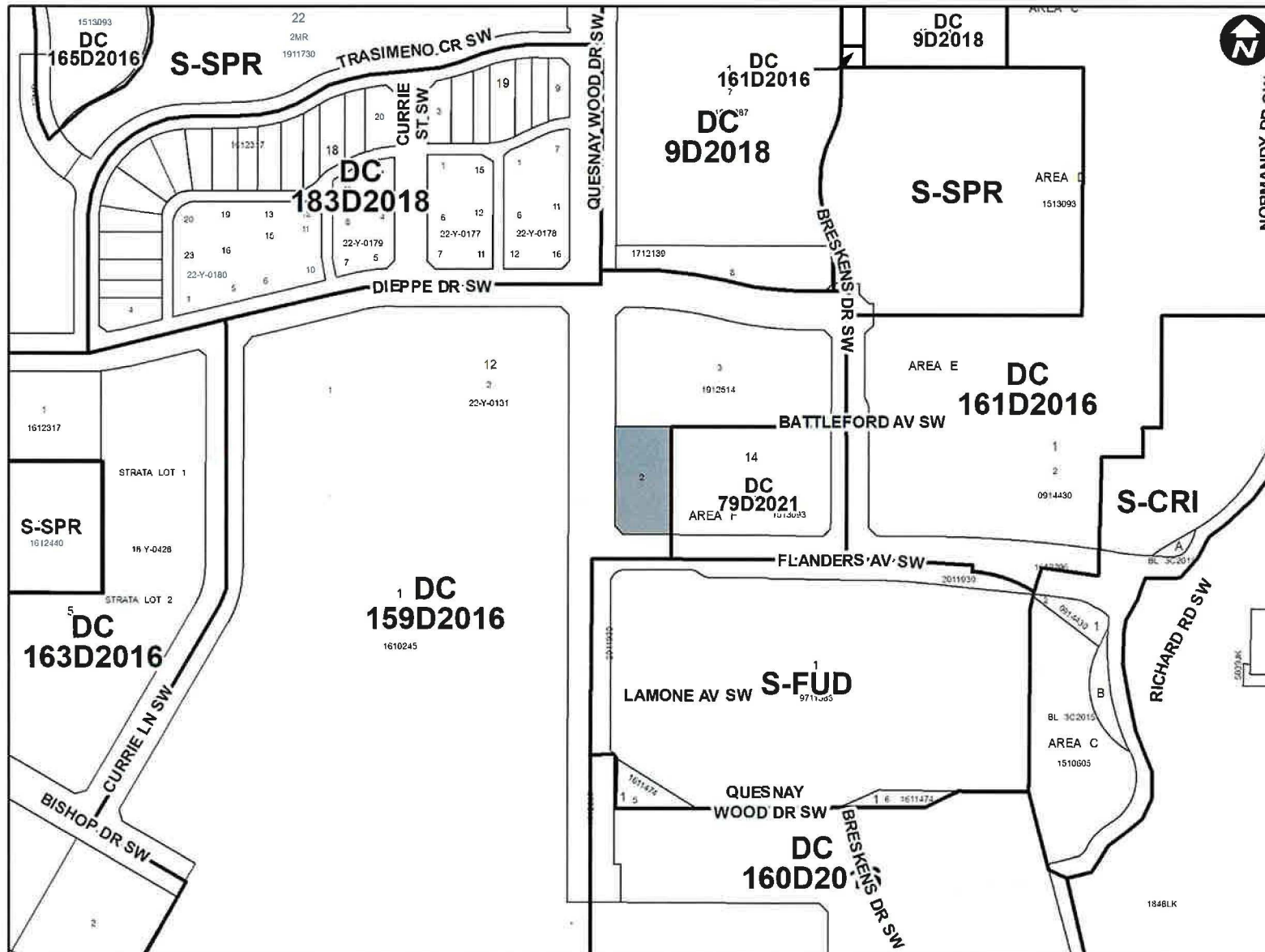


## Supplementary Slides









## Existing Direct Control (DC) District:

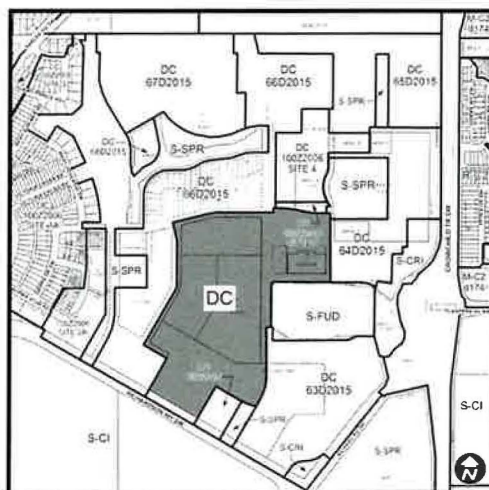
- Accommodates street-oriented developments with additional uses
- Does not limit maximum floor area ratio (FAR)
- Maximum building height of 65.0 metres
- Design guidelines based on the rules of Mixed-Use District, and wider setback requirements



AMENDMENT LOC2015-0203  
BYLAW NUMBER 159D2016

CPC2023-0214  
Attachment 2

#### SCHEDULE B



DC DIRECT CONTROL DISTRICT

Page 3 of 15

#### SCHEDULE B



DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development that is street-oriented; and
- (b) allow for smaller building setback to create an efficiently designed building.

#### Compliance with Bylaw 1P2007

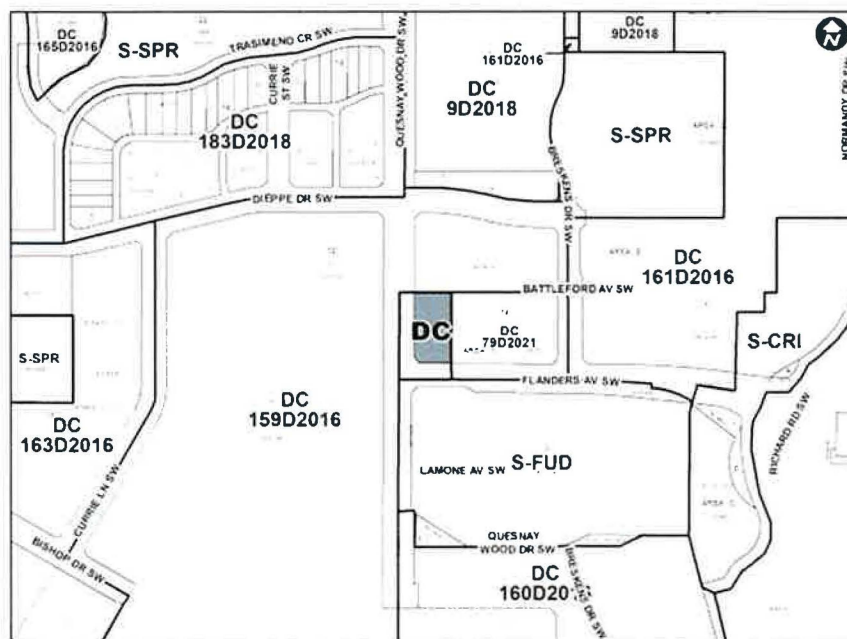
2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

#### Reference to Bylaw 1P2007

3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

## Revisions to existing Direct Control (DC) District

- Simplified the DC and removed rules that are no longer applicable for this site and rules already in the MU-1 District.
- Added uses from the original DC District (Bylaw 159D2016) that are not listed in the MU-1 District.
- Revised the Maximum building height from 65.0 metres to 26.0 metres
- Revised Setbacks
  - Quesnay Wood Drive SW from 5.0m to 3.0m
  - Flanders Avenue SW from 5.0m to 2.0m
- Relaxations – Development Authority may relax the rules in the DC Bylaw

**SCHEDULE B****DIRECT CONTROL DISTRICT****Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development that is street-oriented; and
- (b) allow for smaller building setback to create an efficiently designed building.

**Compliance with Bylaw 1P2007**

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

**Reference to Bylaw 1P2007**

3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

4 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Museum.**

**Discretionary Uses**

5 The **discretionary uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Billiard Parlour;**
- (b) **Cinema;**
- (c) **Conference and Event Facility;**
- (d) **Drinking Establishment – Large;**
- (e) **Drinking Establishment – Medium;**
- (f) **Food Kiosk;**
- (g) **General Industrial – Light; and**
- (h) **Performing Arts Centre.**

**Bylaw 1P2007 District Rules**

6 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

**Building Height**

7 The maximum **building height** is 26.0 metres.

**Setback Area**

- 8 (1) The minimum **building setback** from a **property line** shared with Quesnay Wood Drive SW is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with Flanders Avenue SW is 2.0 metres.
- (3) There is no minimum **building setback** for an underground parkade from a **property line**.

**Use Area**

9 There is no maximum **use area**.

**Relaxations**

10 The **Development Authority** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.