

Public Hearing of Council

Agenda Item: 6.1.8



LOC2022-0151 / CPC2023-0214

Policy and Land Use Amendment

April 4, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 04 2023

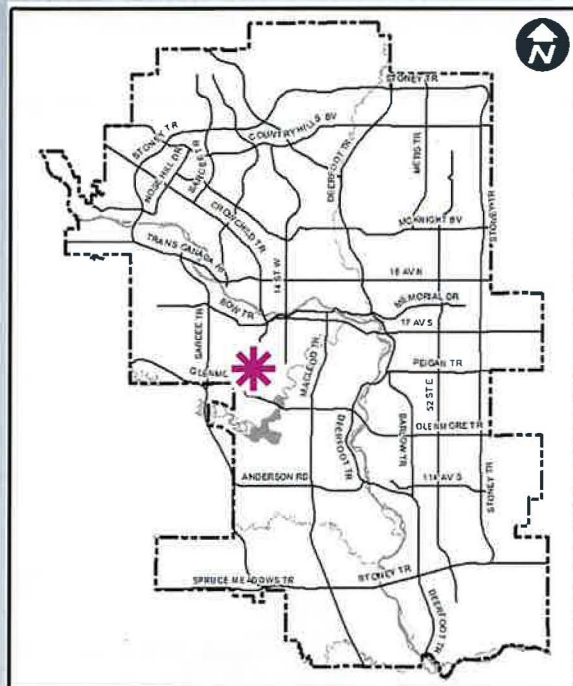
ITEM: 6.1.8 CPC2023-0214
Distrib - Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATIONS:

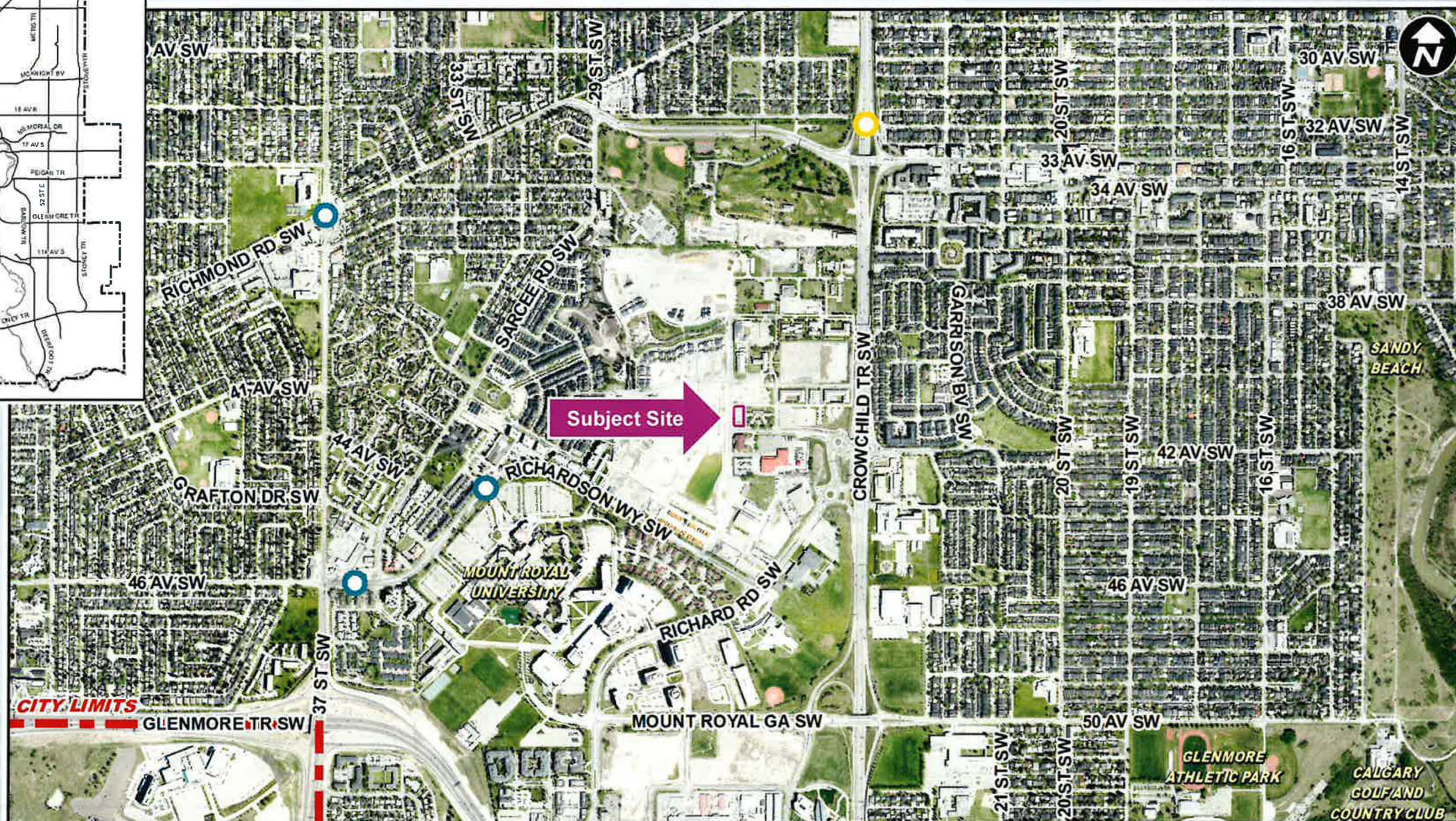
That Council:

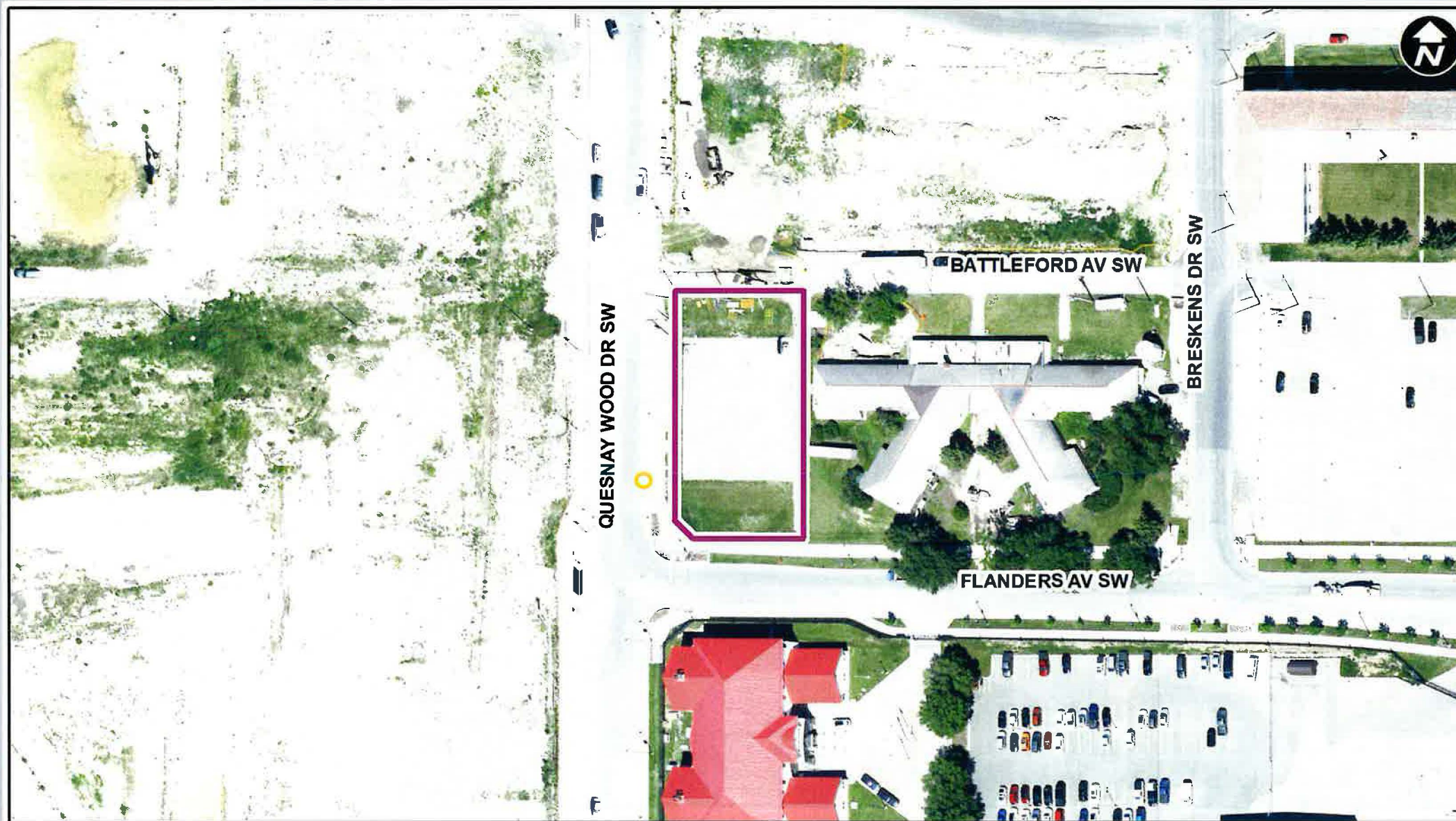
Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.45 acres \pm) located at 4230 Quesnay Wood Drive SW (Plan 1612317, Block 14, Lot 2) from Direct Control (DC) District to Direct Control (DC) District to revise the existing guidelines (Attachment 2).



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

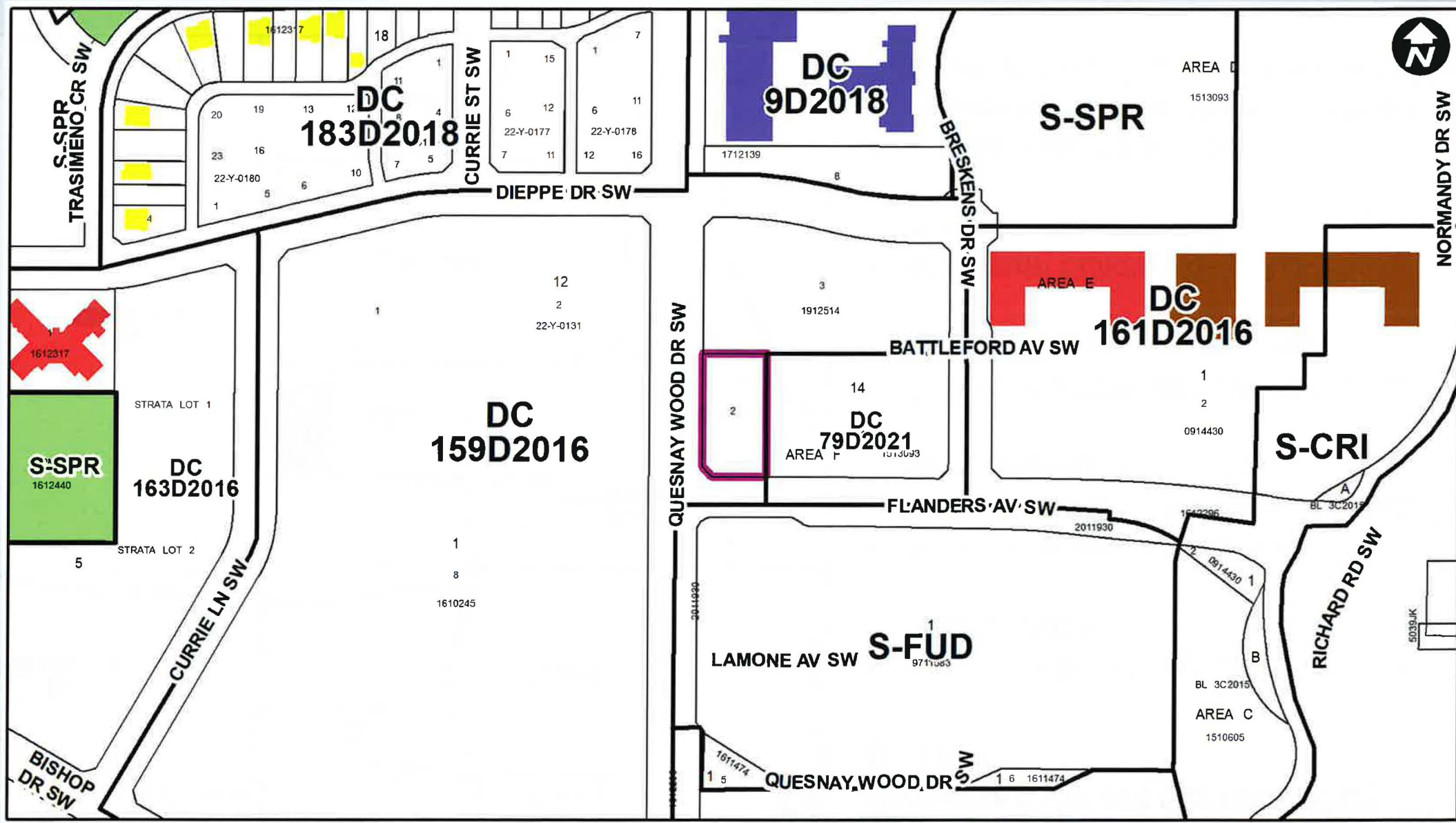
Max BRT Stops

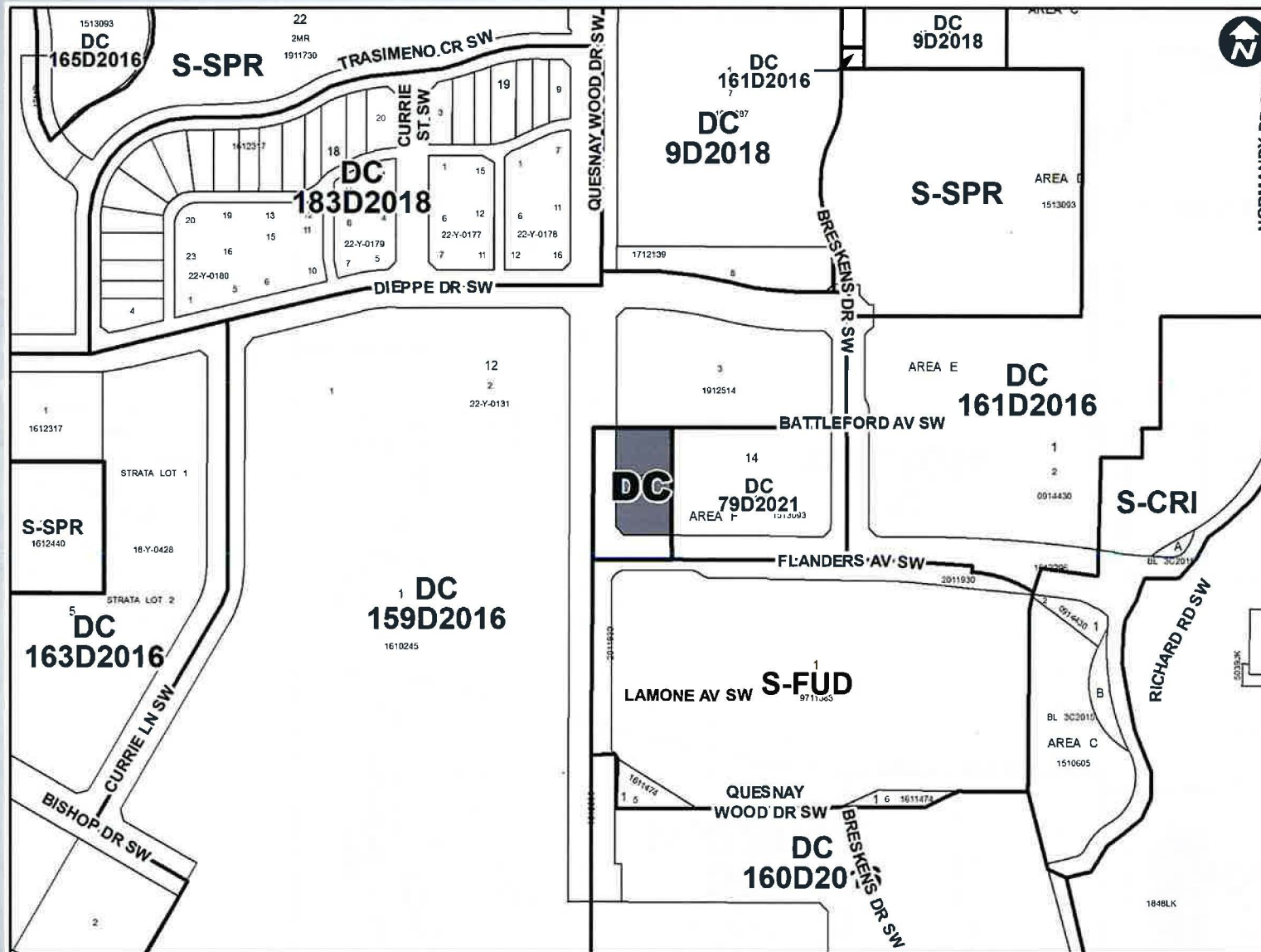
Yellow (Future)

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





Proposed Direct Control (DC) District:

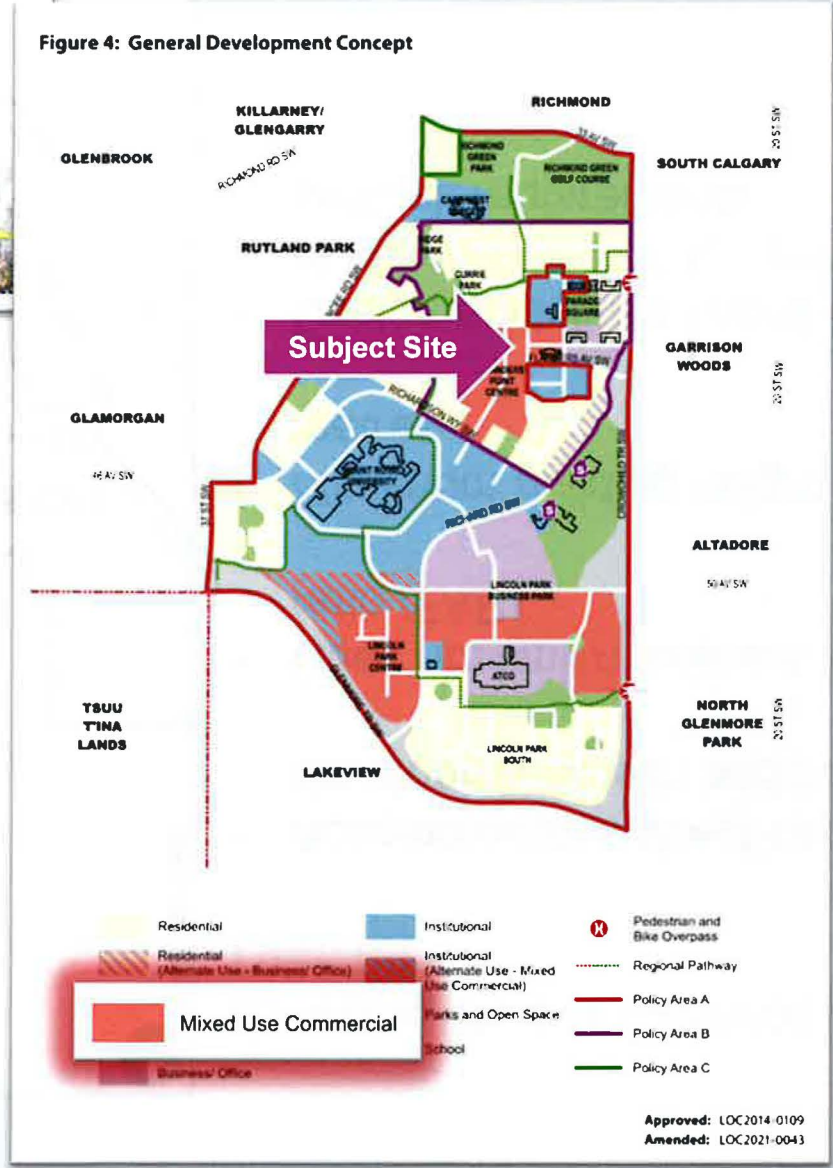
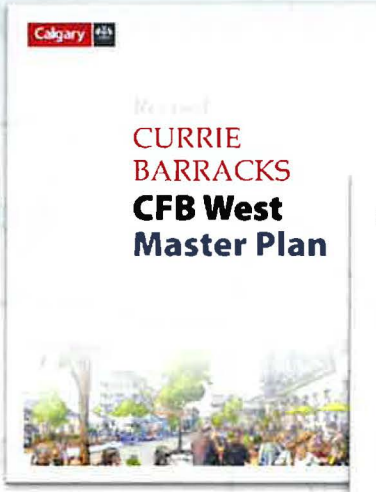
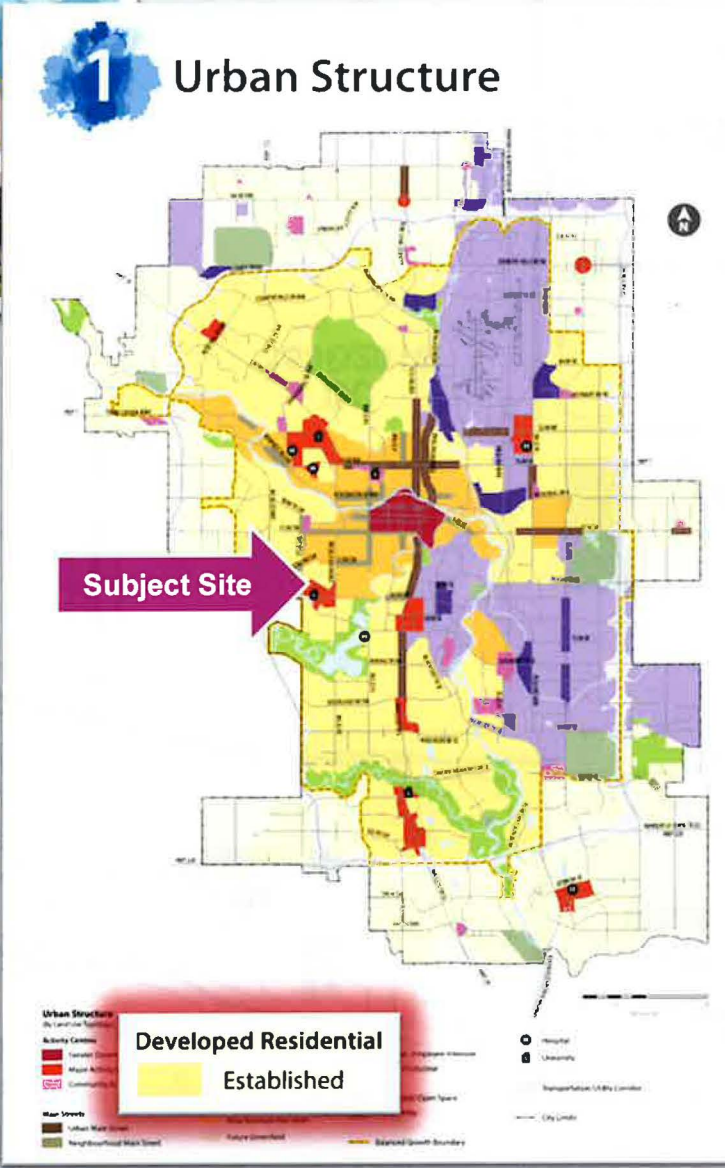
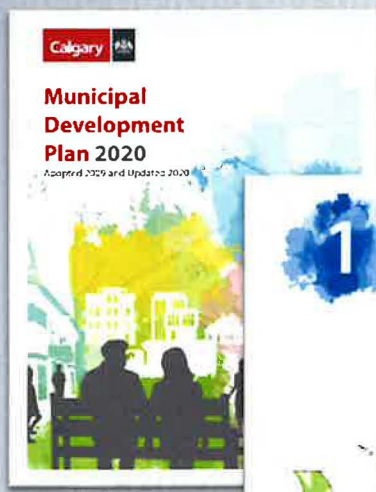
- Based on the Mixed Use - General (MU-1) District
- Accommodates street-oriented developments with additional uses from existing DC District
- Does not limit maximum floor area ratio FAR (same as existing DC)
- Maximum building height of 26.0 metres
- Revise existing setback requirements from Quesnay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

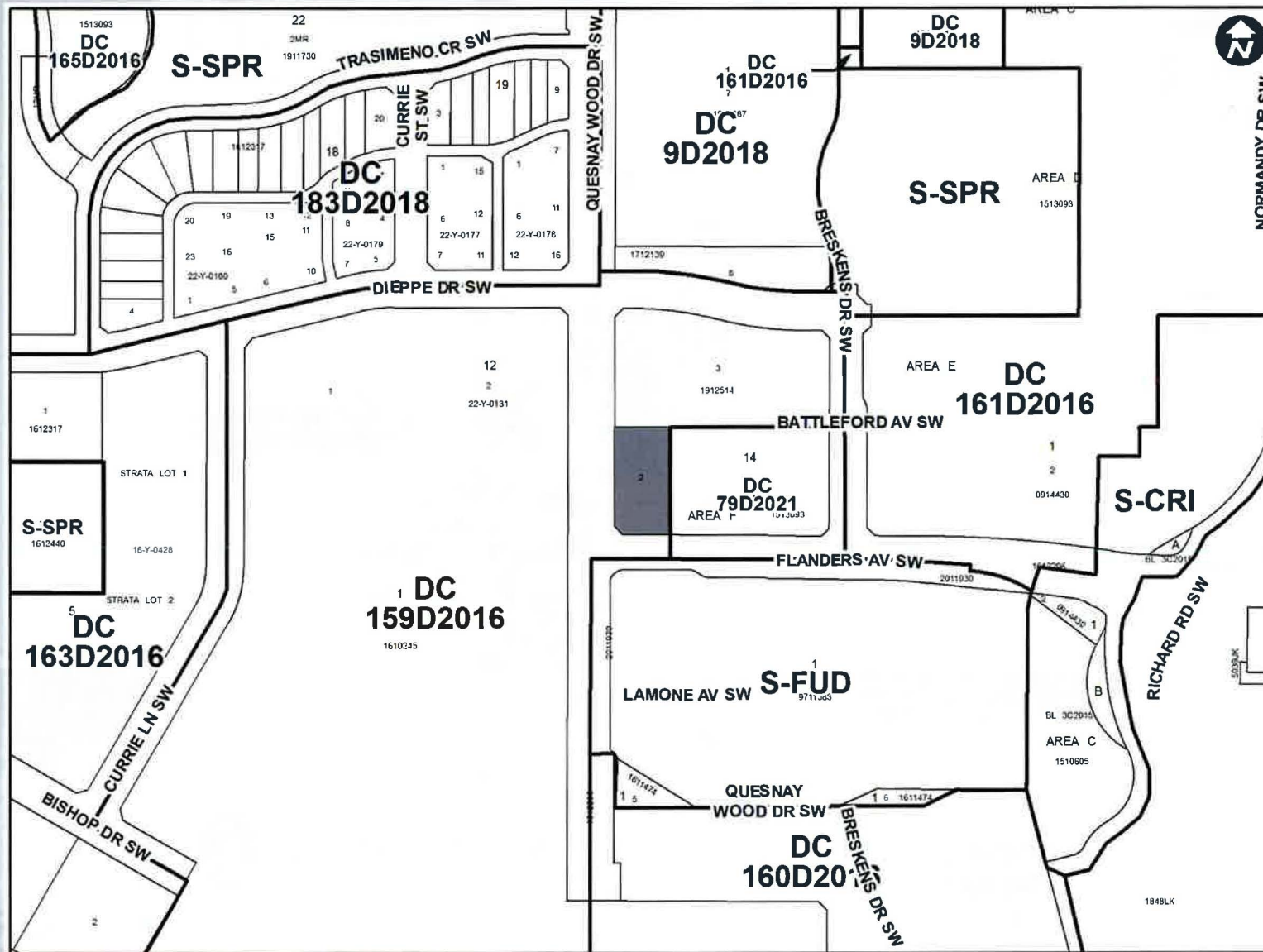
RECOMMENDATIONS:

That Council:

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

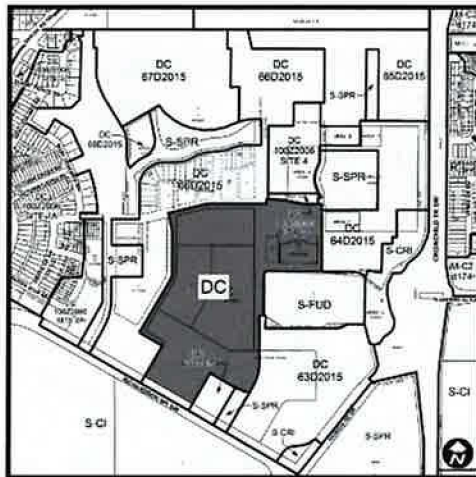




Existing Direct Control (DC) District:

- 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

SCHEDULE B



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SCHEDULE A



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



Looking North from Flanders Avenue SW



Looking East from Quesnay Wood Drive SW