

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

2024-0184

Applicant's Name:

Jeff Hanson

Date:

October 15, 2024

The Currie neighbourhood is located in southwest Calgary within the CFB West Master Plan area. The Master Plan outlines the vision and policy framework of the land uses and public systems for the area in a comprehensive manner. The Master Plan was originally approved in May 2015 through LOC2014-0109 with the subject parcels approved in the Outline Plan as DC districts (163D2016 and 162D2016).

163D2016 currently requires that the minimum building setback area is 5.0 meters on parcels located on the south side of Bessborough Drive SW and 5.0 meters on parcels located on Quesnay Wood Drive (QWD) SW.

As these are not large parcels, the landowners request a land use amendment to DC by-law 163D2016 to reduce the required setback from 5.0 meters to 3.0 meters (DC1) and 2.25 meters (DC3), in understanding this will likely result in the development new DC by-laws for the parcels. The reduction in setback requirements for these parcels will improve the efficiency of the urban built form. We are proposing two DCs, one west of QWD and one east. The one on the west side includes 203 and 208 Calais Drive, proposed as affordable housing developments - apartment and townhouse developments respectfully.

Additionally, the the Road ROW (0.07 ha/ 0.18ac) for Breskens Street SW, north of Bessborough Drive SW is requested to be added to DC 162D2016, as the road will no longer continue north into the future development of Richmond Green.

We are seeking the support of Administration, Calgary Planning Commission and City Council for the revision to these parcels.