



LOC2024-0184 / CPC2024-1290

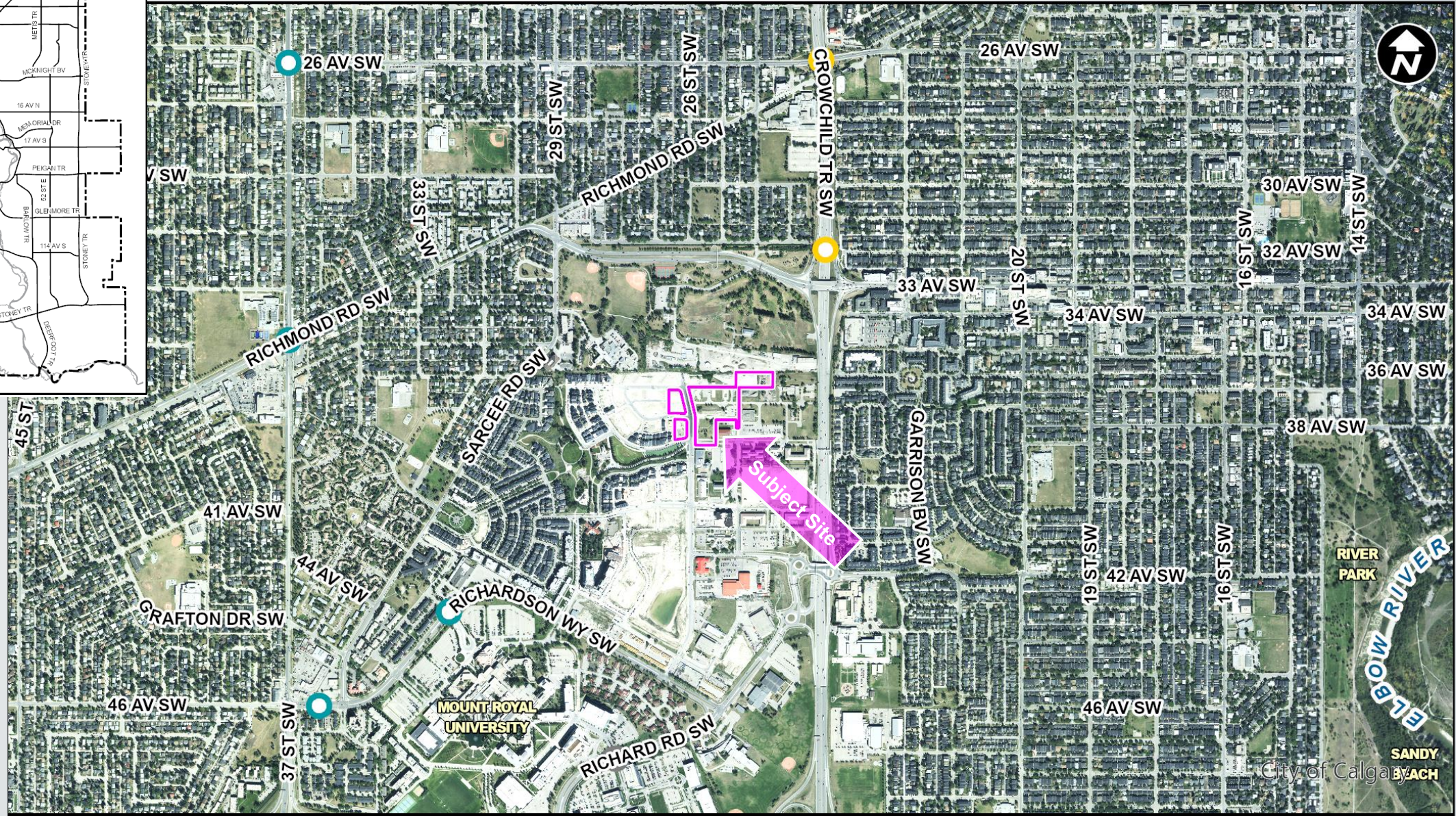
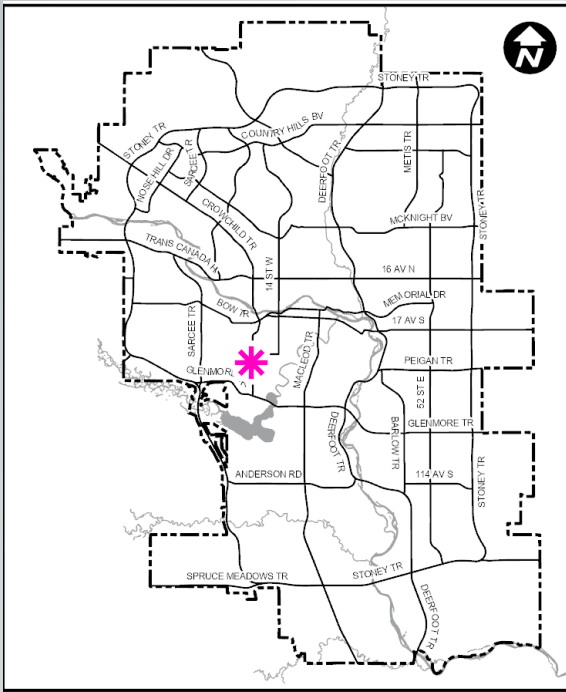
Land Use Amendment

January 14, 2025

Calgary Planning Commission's Recommendation:

That Council:

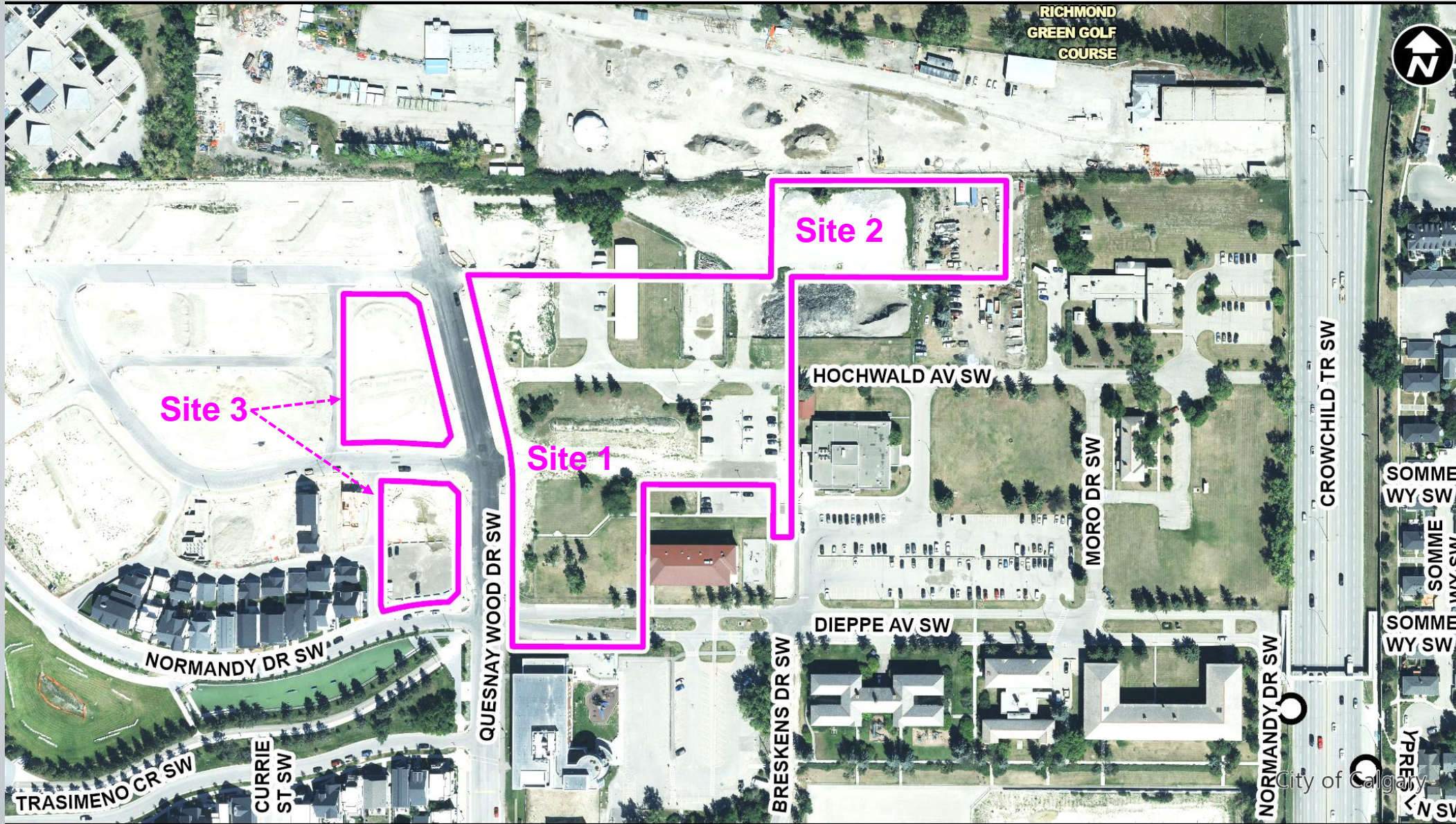
1. Give three readings to **Proposed Bylaw 15D2025** for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2).
2. Give three readings to **Proposed Bylaw 16D2025** for the redesignation of 0.42 hectares \pm (1.04 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 3).
3. Give three readings to **Proposed Bylaw 17D2025** for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 203 and 208 Calais Drive SW (Plan 2111941, Block 20, Lot 18 and Plan 2111945, Block 23, Lot 9) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 4).



LEGEND

Max BRT Stops

- Teal
- Yellow



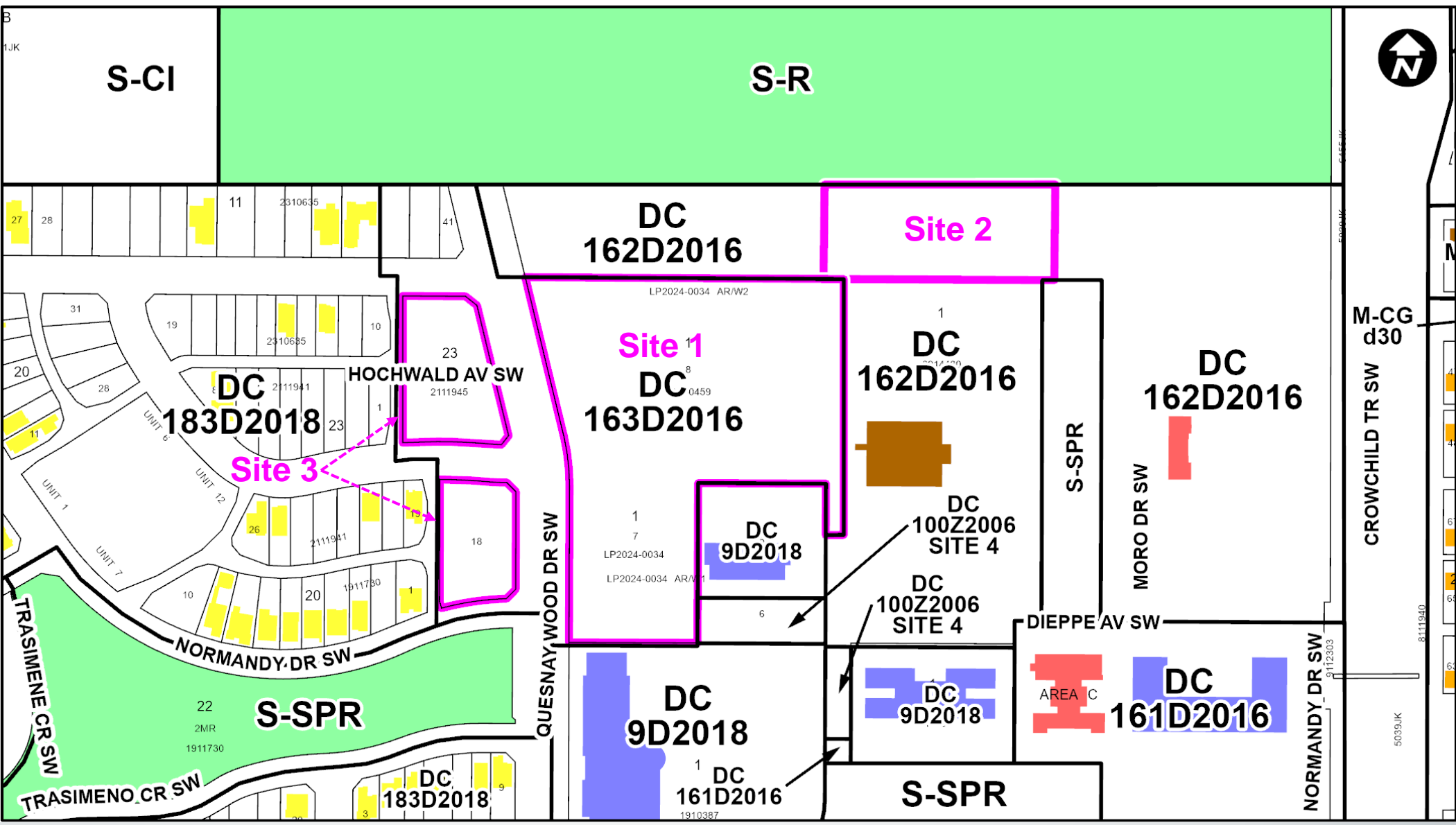
LEGEND

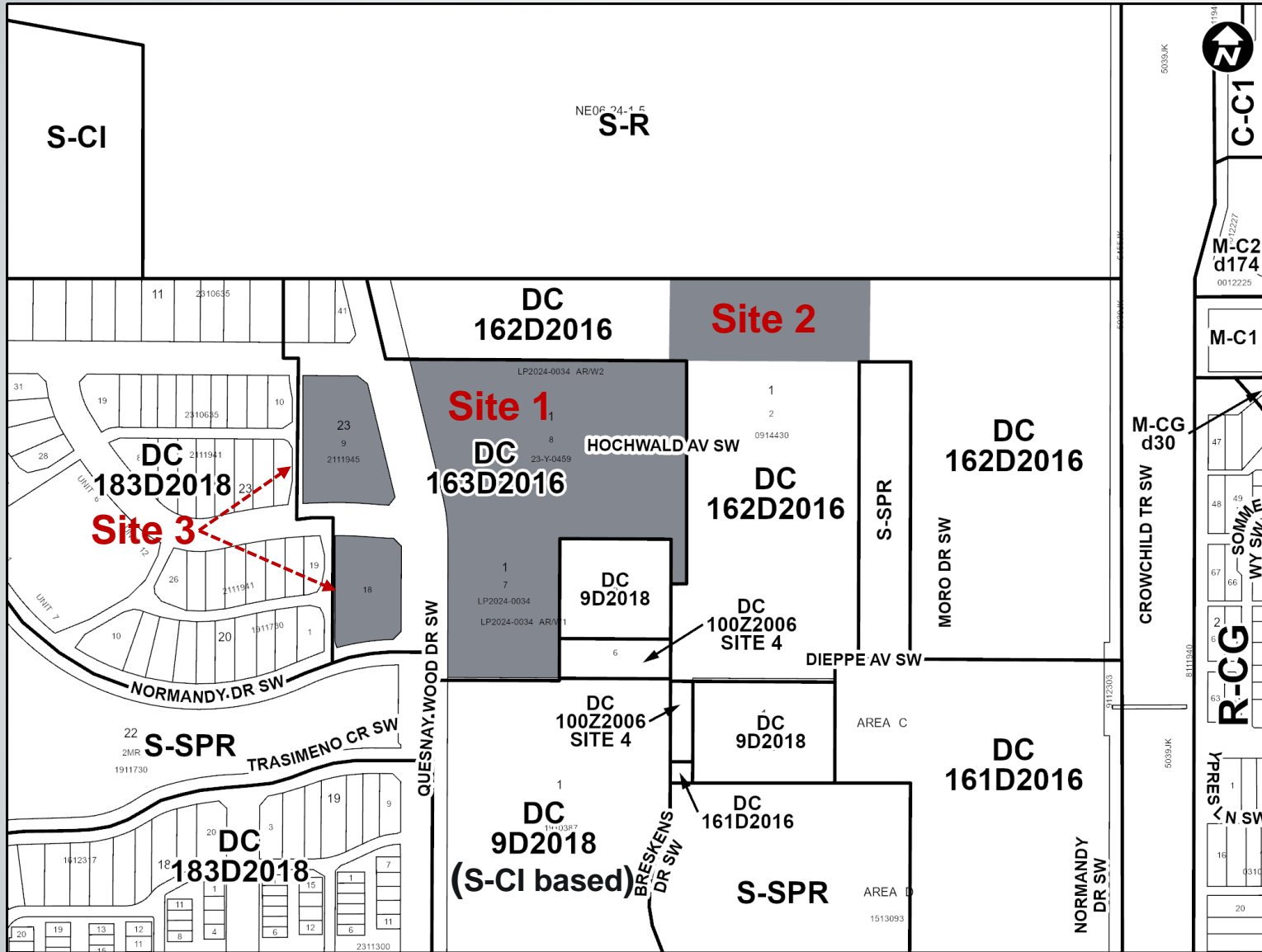
○ Bus Stop

Parcel Size:

2.24 ha
(5.54 ac)

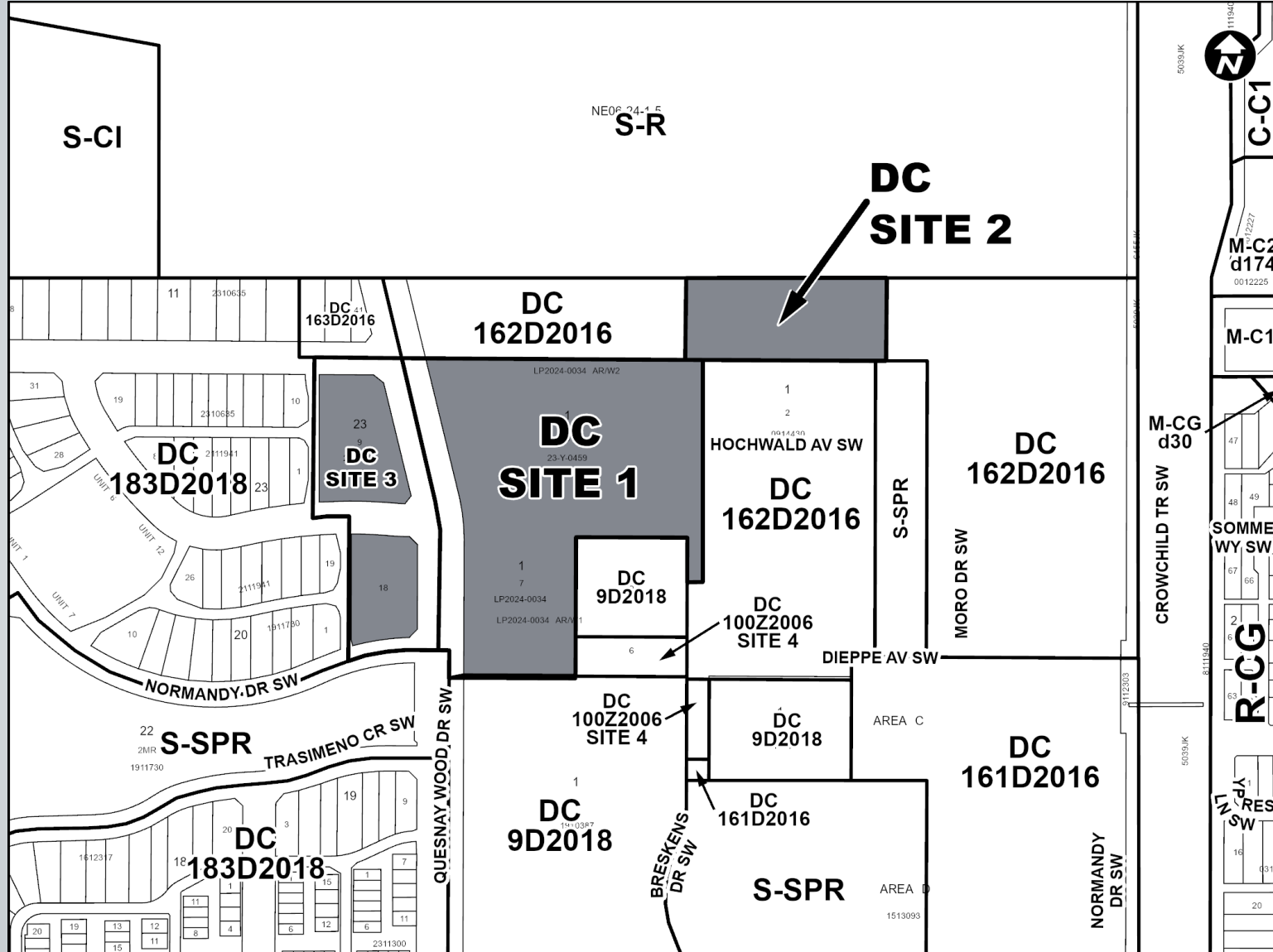
City of Calgary





Existing Direct Control (DC) Districts:

- Allows for a wide range of interim uses and residential forms with limited-scale support commercial
- Minimum setback = 3 metres and 5 metres
- Maximum height = 30 metres (Site 1 and 3), 42 metres (Site 2)



Proposed Direct Control (DC) Districts:

- Deletion of interim uses (Sites 2 and 3) and a reduction in the number of interim uses (Site 1)
- Minimum setback area = 3 metres and 2.25 metres
- Maximum height for Site 3 = 25 metres (decrease of 5 metres)
- Other minor adjustments to building design rules

Calgary Planning Commission's Recommendation:

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Supplementary Slides



Quesnay Wood Dr SW



Quesnay Wood Dr SW



Quesnay Wood Dr SW



Quesnay Wood Dr SW

