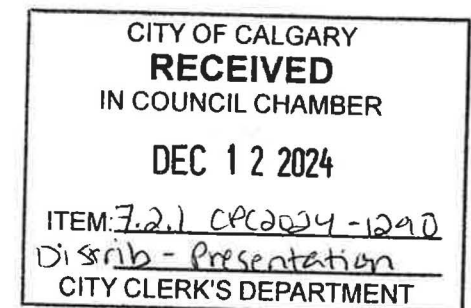




LOC2024-0184 / CPC2024-1290

Land Use Amendment

December 12, 2024



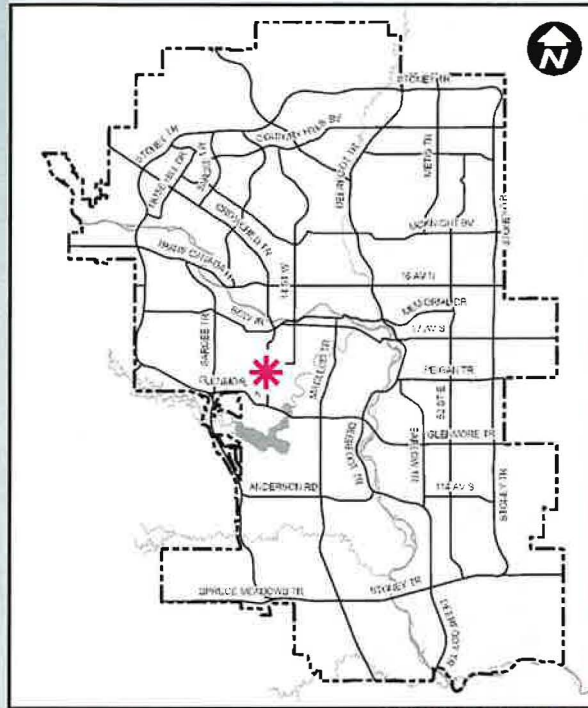
RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1290) to the 2025 January 14 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

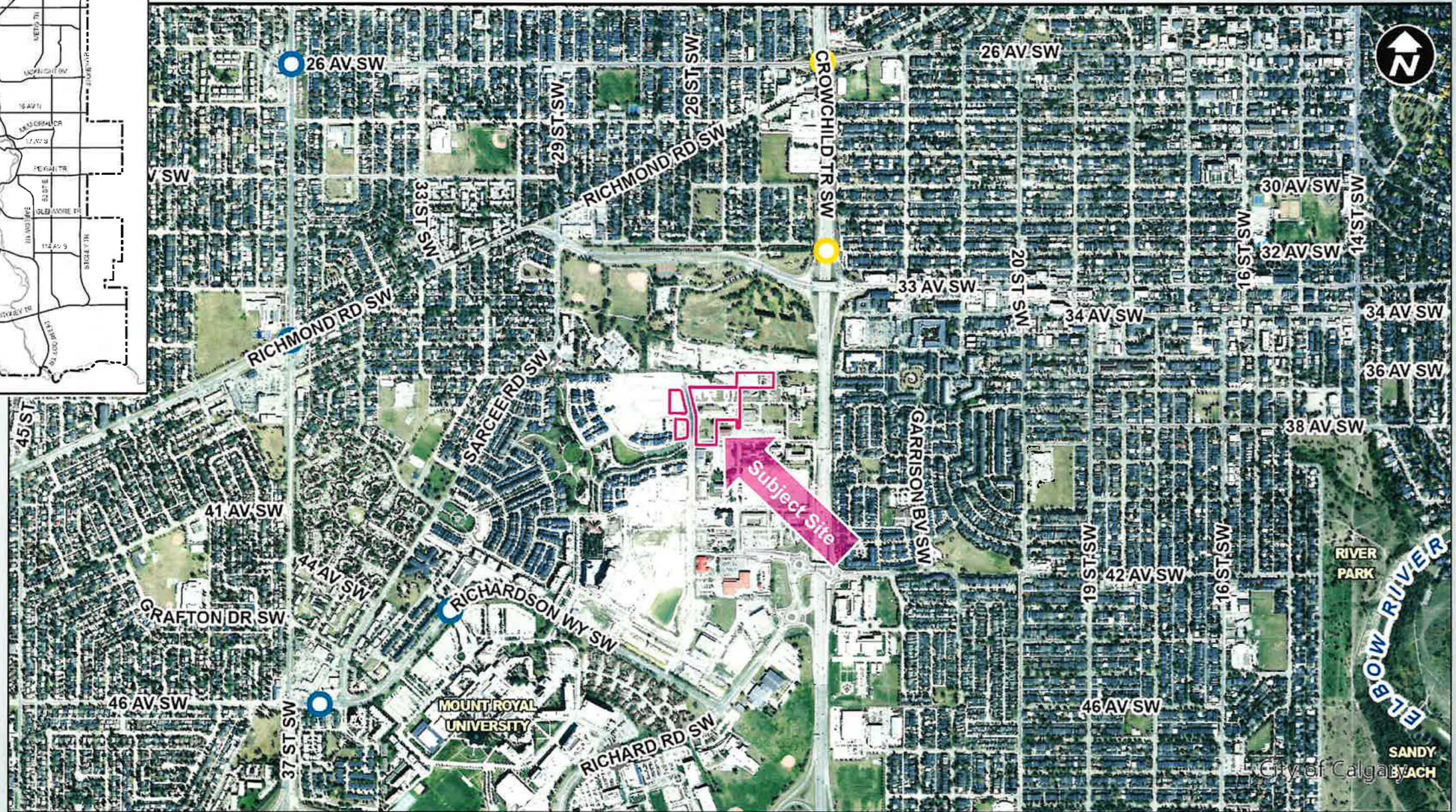
2. Give three readings to the proposed bylaw for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed use development with interim uses, with guidelines (Attachment 2).
3. Give three readings to the proposed bylaw 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).
4. Give three readings to the proposed bylaw 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).

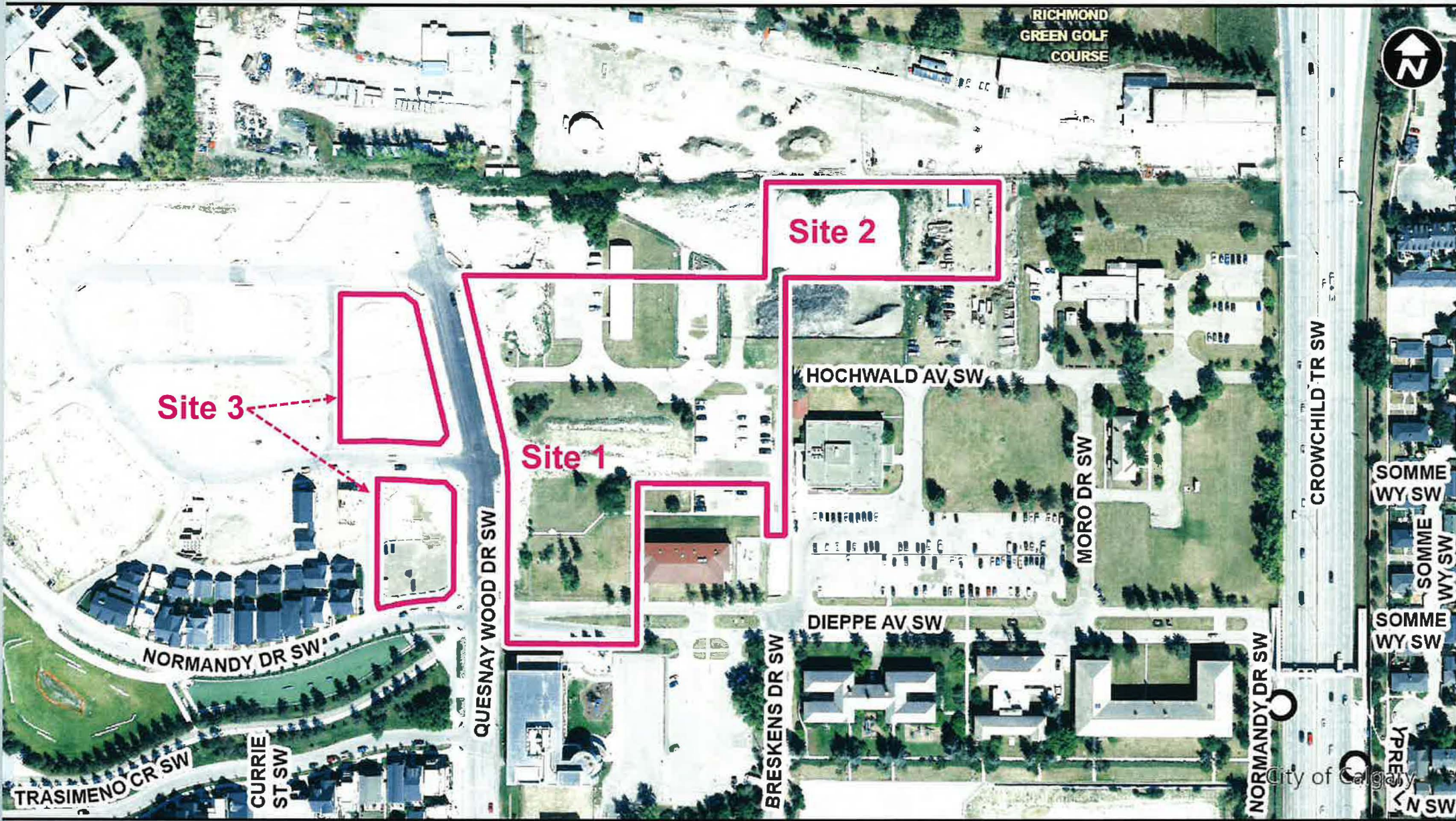


LEGEND

Max BRT Stops

- Teal
- Yellow





LEGEND

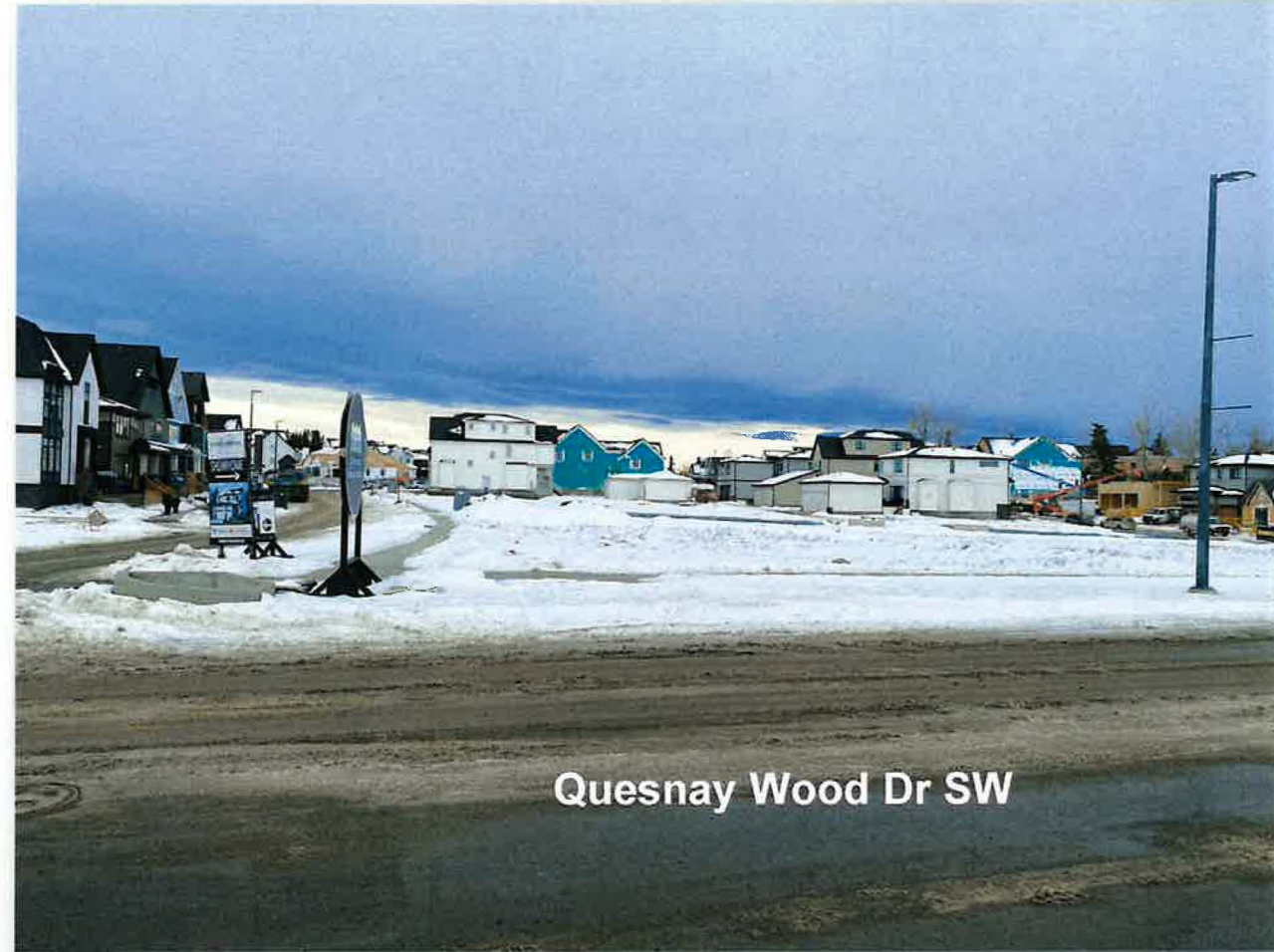
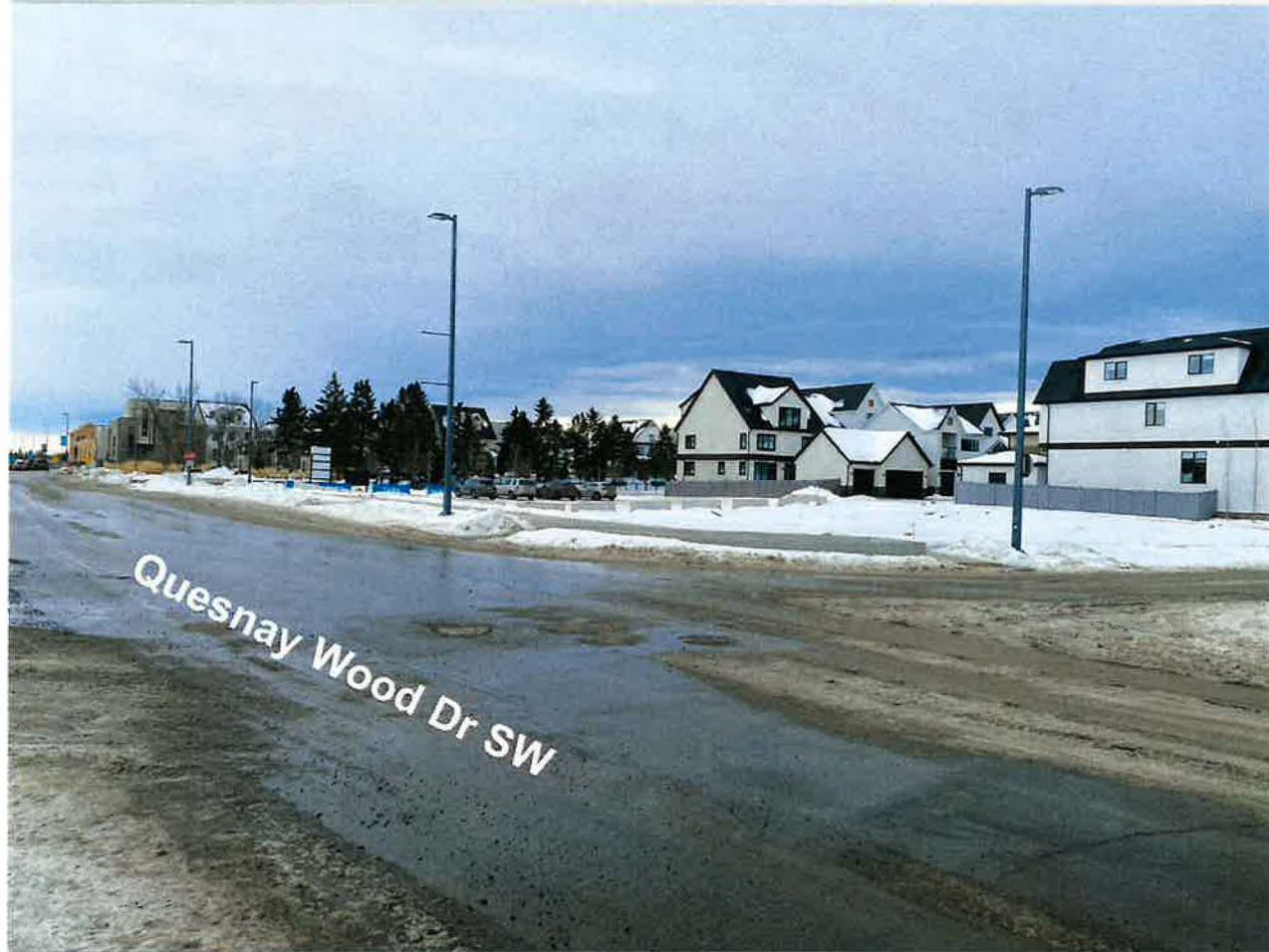
○ Bus Stop

Parcel Size:

2.24 ha
(5.54 ac)

Site Photo – Site 3 (looking west)

5



Site Photo – Sites 1 and 2 (looking east)

6



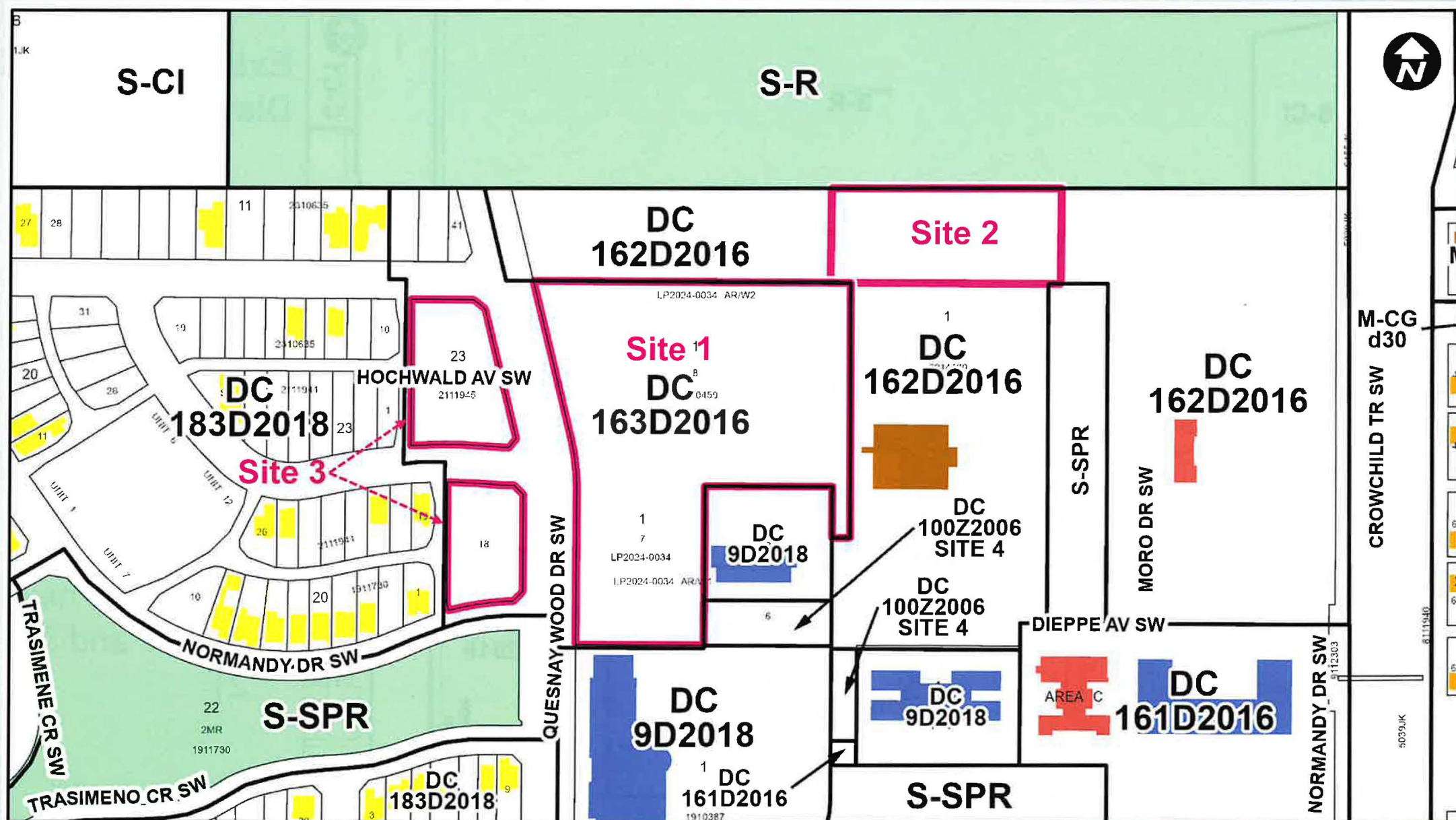
Quesnay Wood Dr SW



Quesnay Wood Dr SW

LEGEND

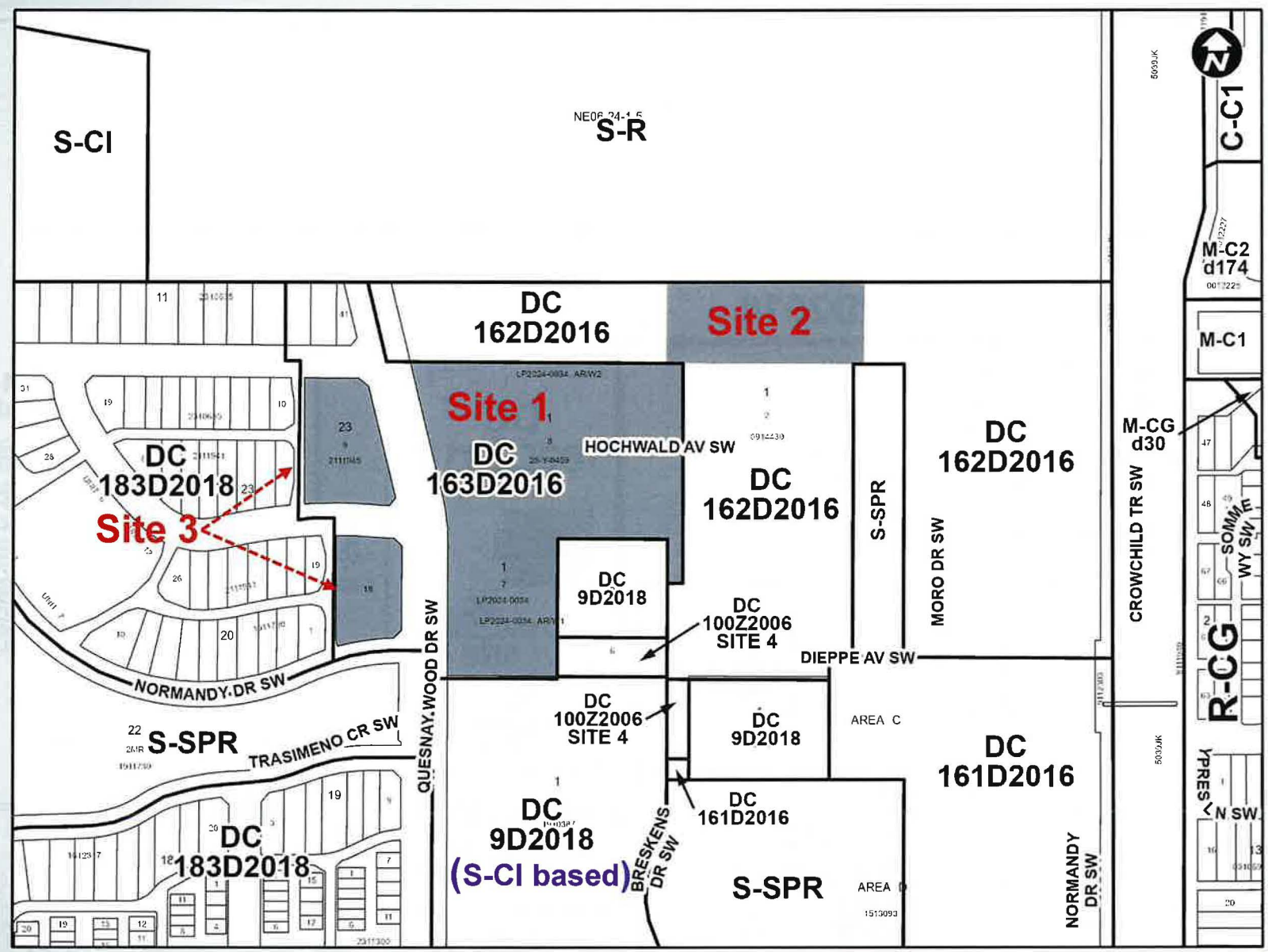
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary



Existing Land Use Map

Existing Direct Control (DC) Districts:

- Interim uses
- A range of 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)



RECOMMENDATIONS:

That Calgary Planning Commission:

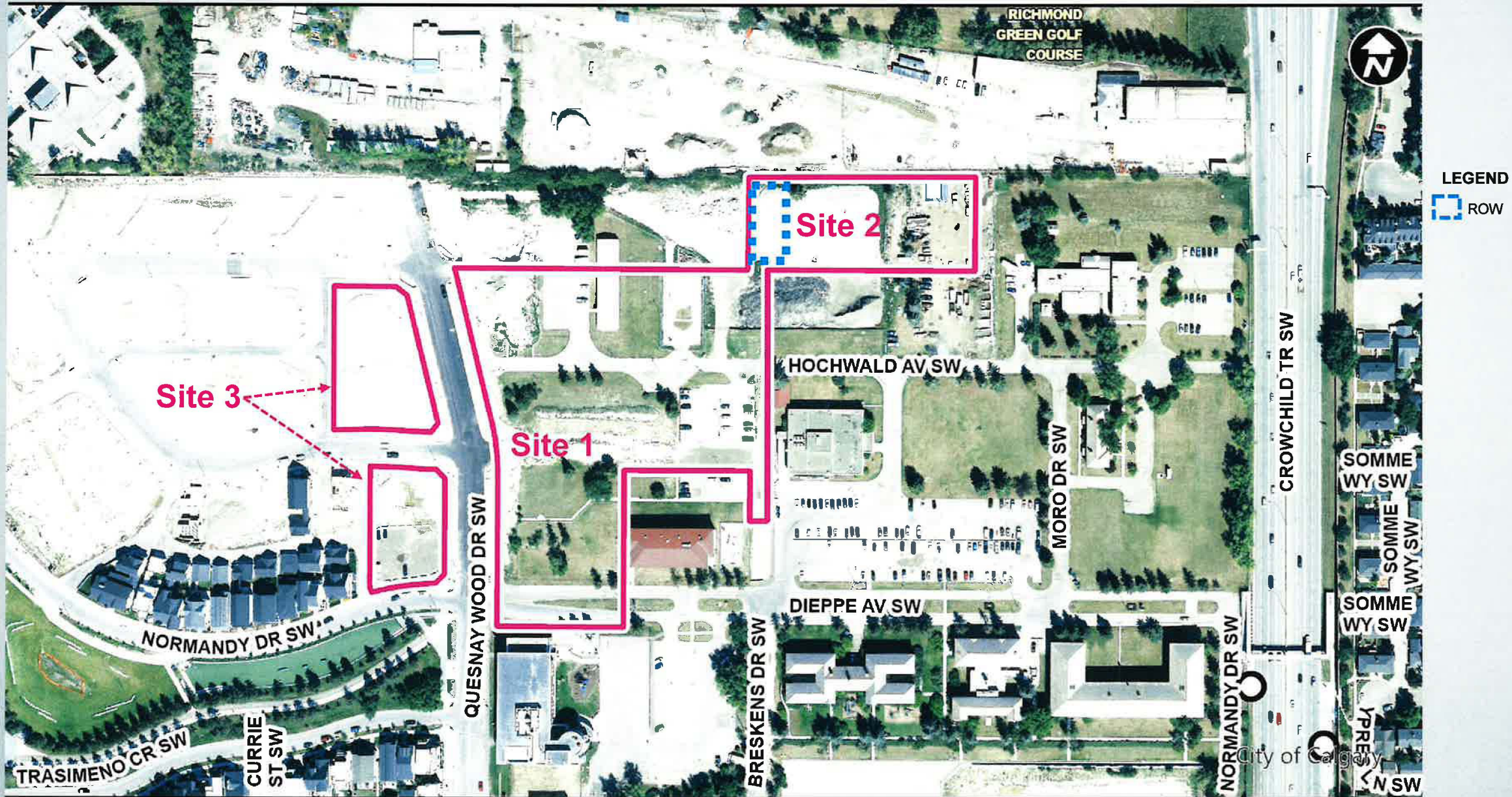
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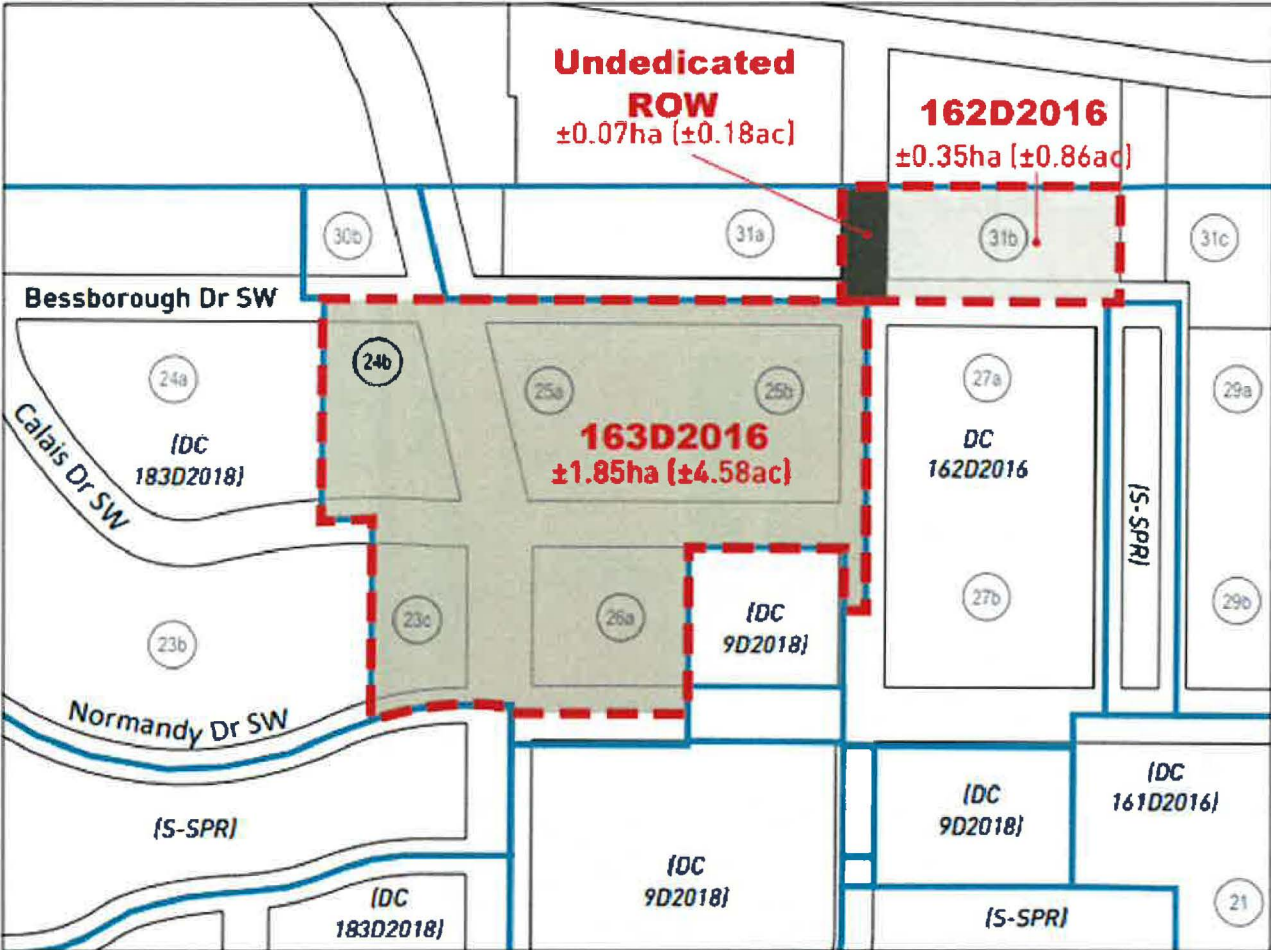
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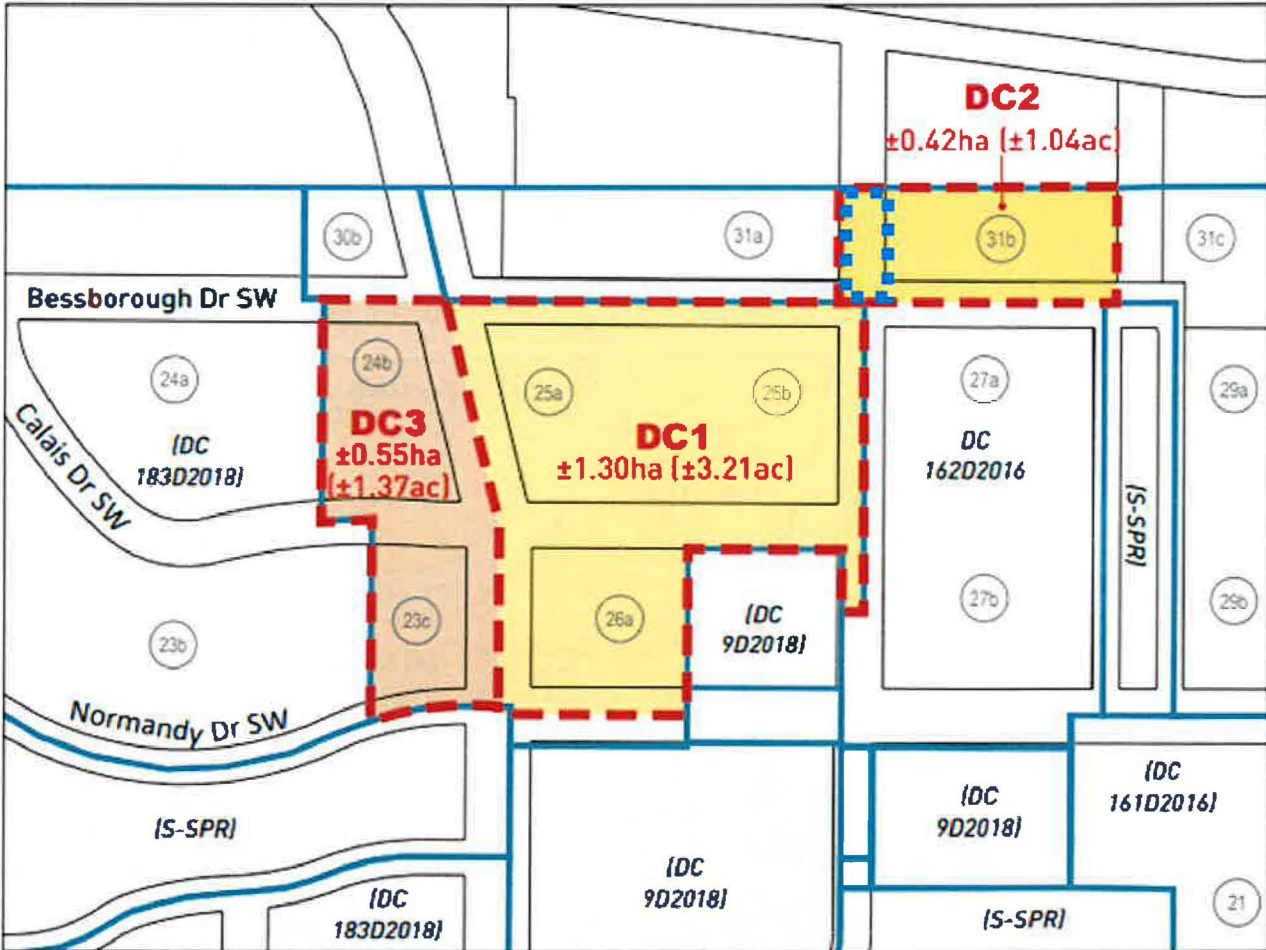
Supplementary Slides

Illustration of the Undedicated Road Right-of-Way 12





EXISTING LAND USE



PROPOSED LAND USE

