



# Public Hearing of Council

Agenda Item: 7.2.9



## LOC2024-0184 / CPC2024-1290

## Land Use Amendment

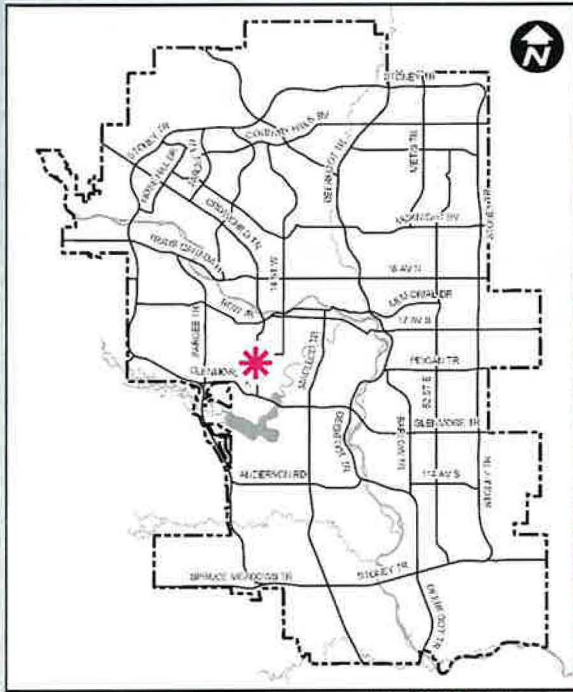
January 14, 2025

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**JAN 14 2025**  
ITEM: *7.2.9 CPC2024-1290*  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

# Calgary Planning Commission's Recommendation:

That Council:

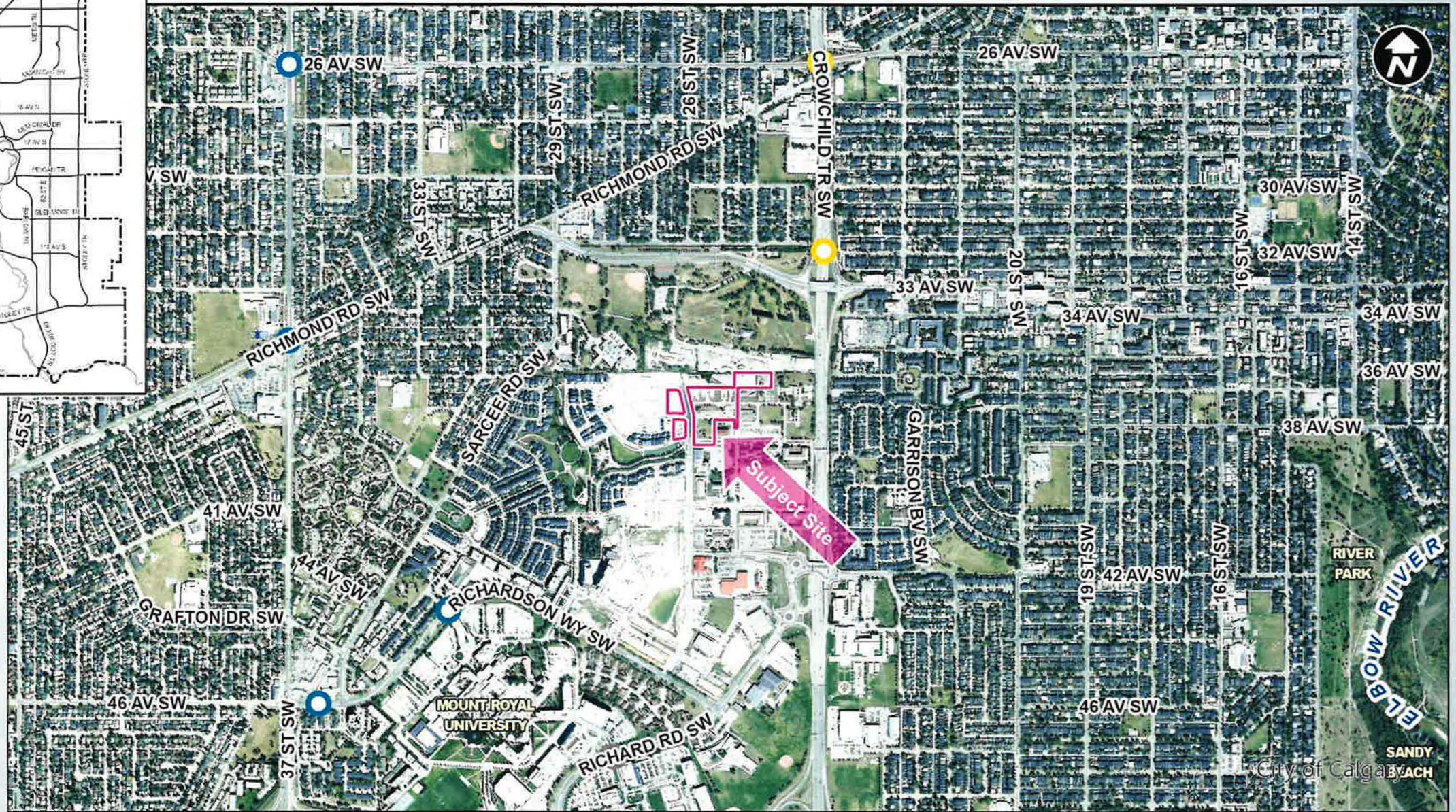
1. Give three readings to **Proposed Bylaw 15D2025** for the redesignation of 1.30 hectares  $\pm$  (3.21 acres  $\pm$ ) located at 4255 Crowchild Trail SW (Portion of Plan 0914430, Block 1, Lot 2) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed use development 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).

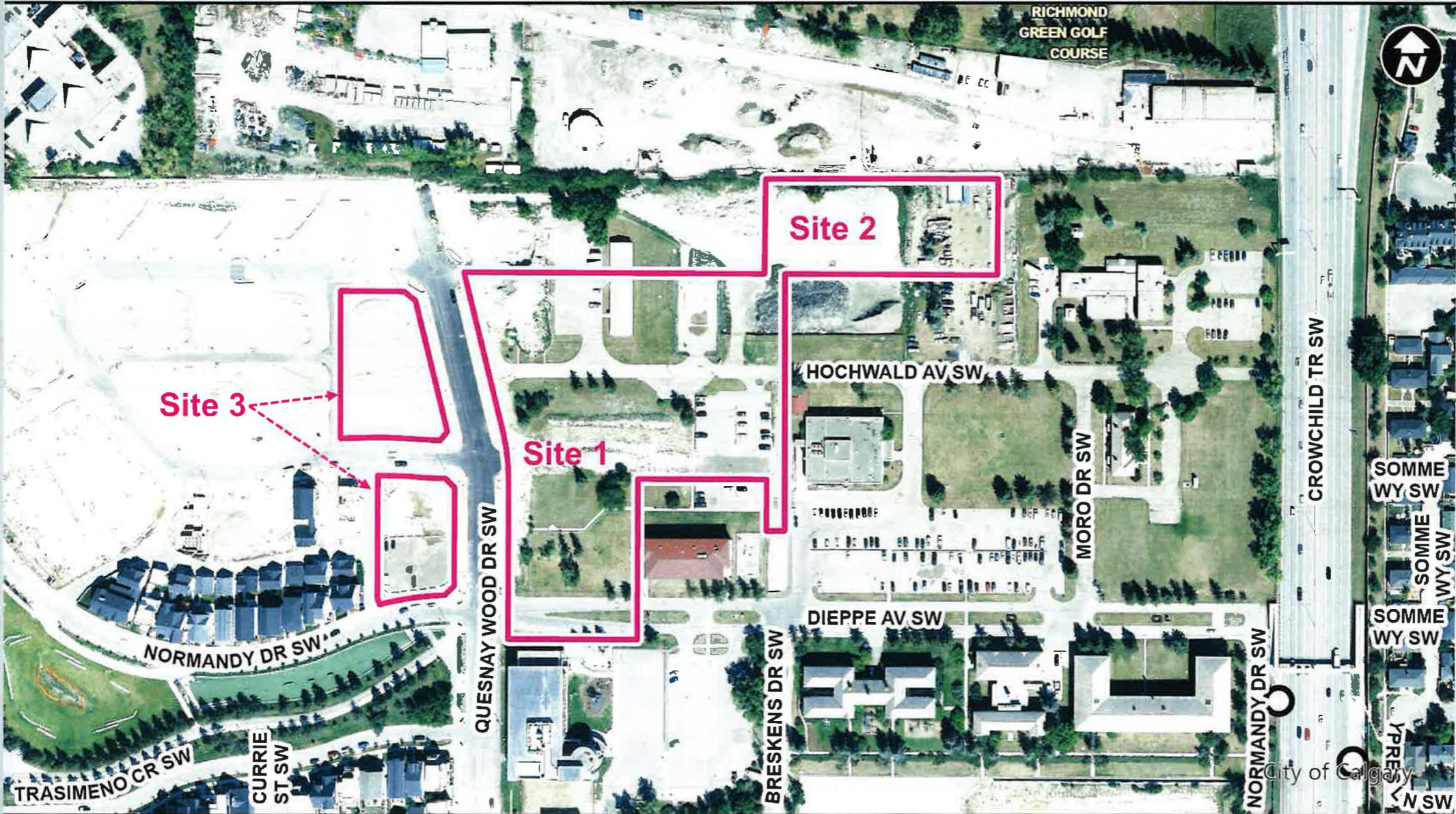


### LEGEND

#### Max BRT Stops

- Teal
- Yellow



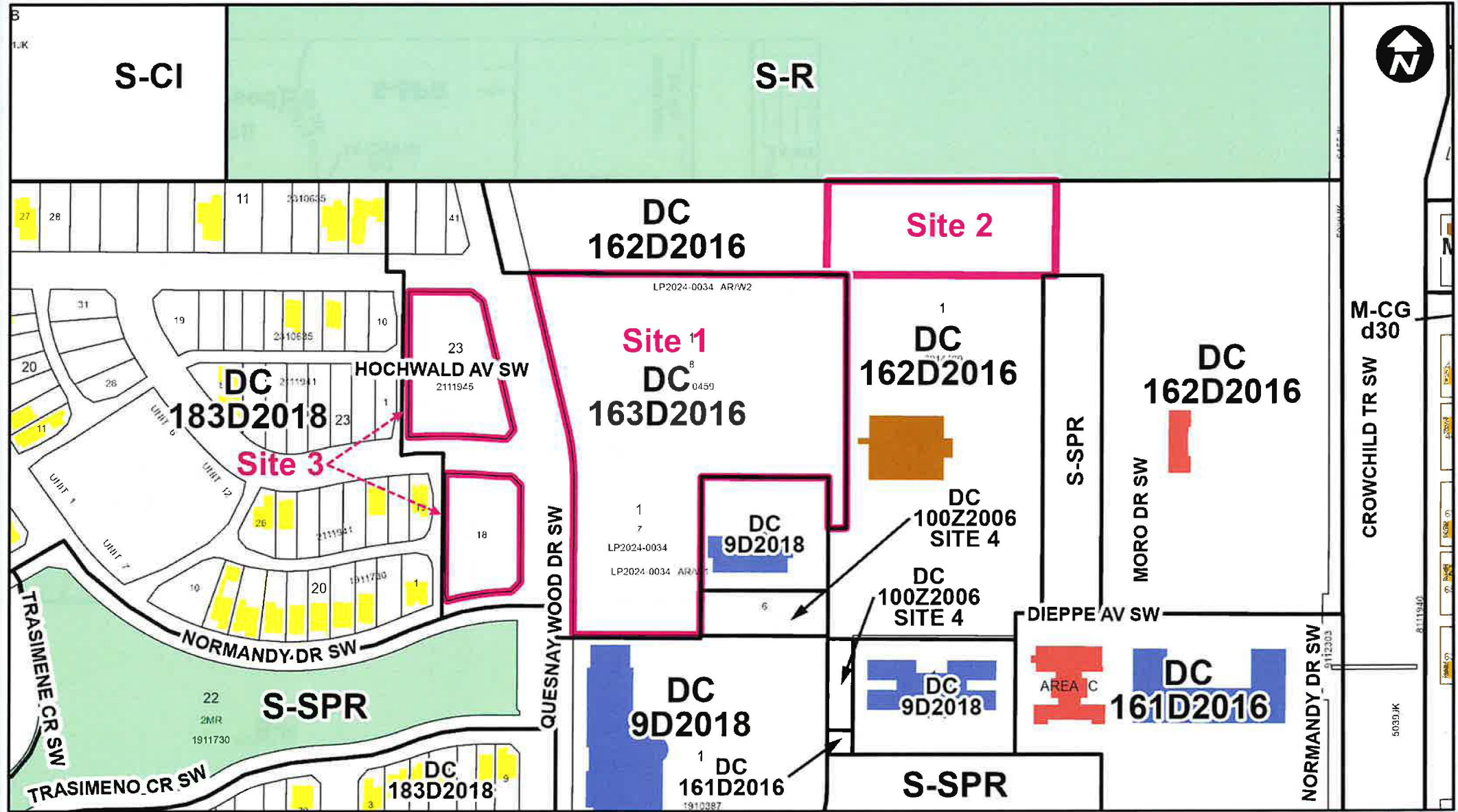


**LEGEND**  
 ○ Bus Stop

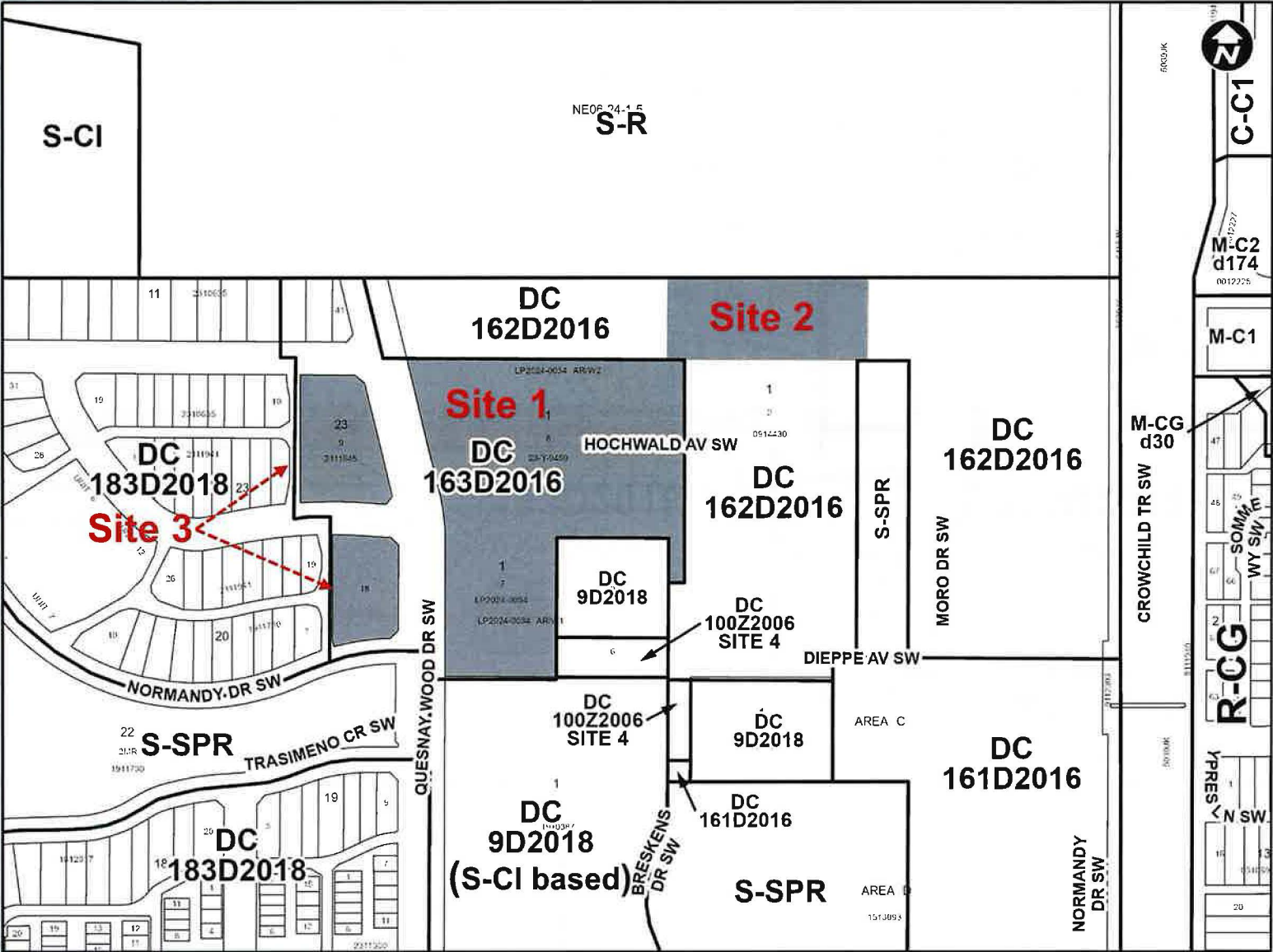
**Parcel Size:**  
 2.24 ha  
 (5.54 ac)

# Surrounding Land Use

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

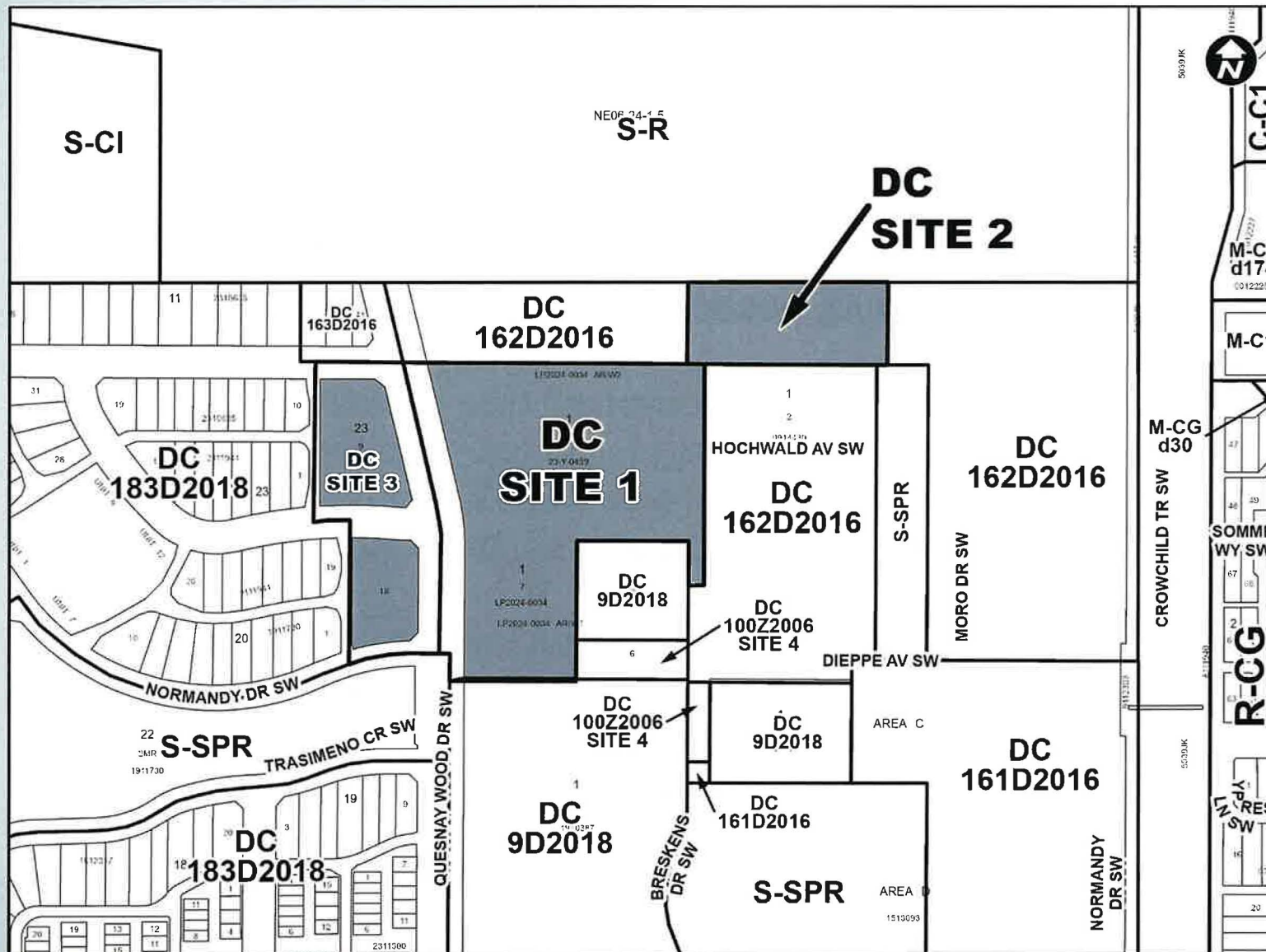


# Existing Land Use Map



## Existing Direct Control (DC) Districts:

- 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:

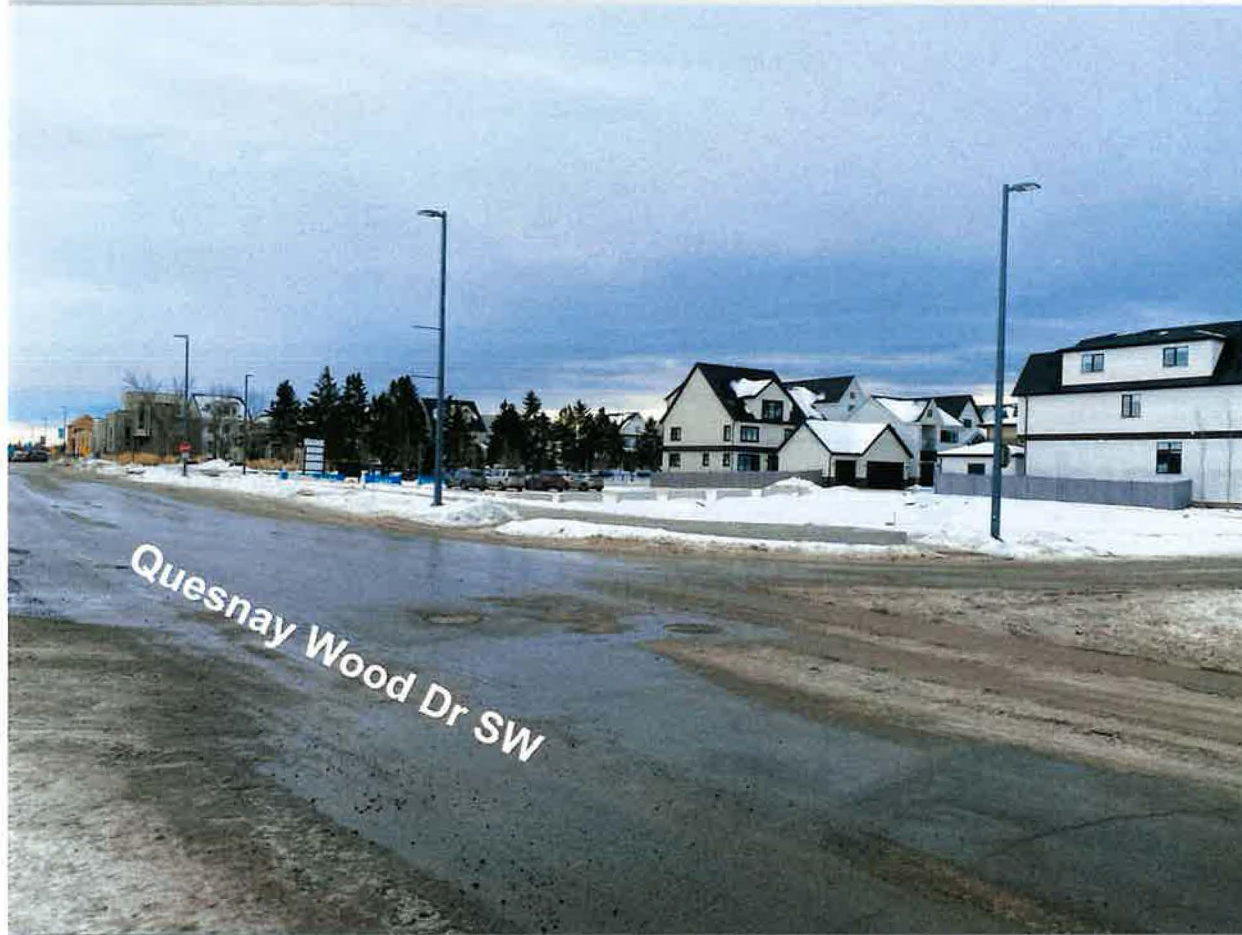
That Council:

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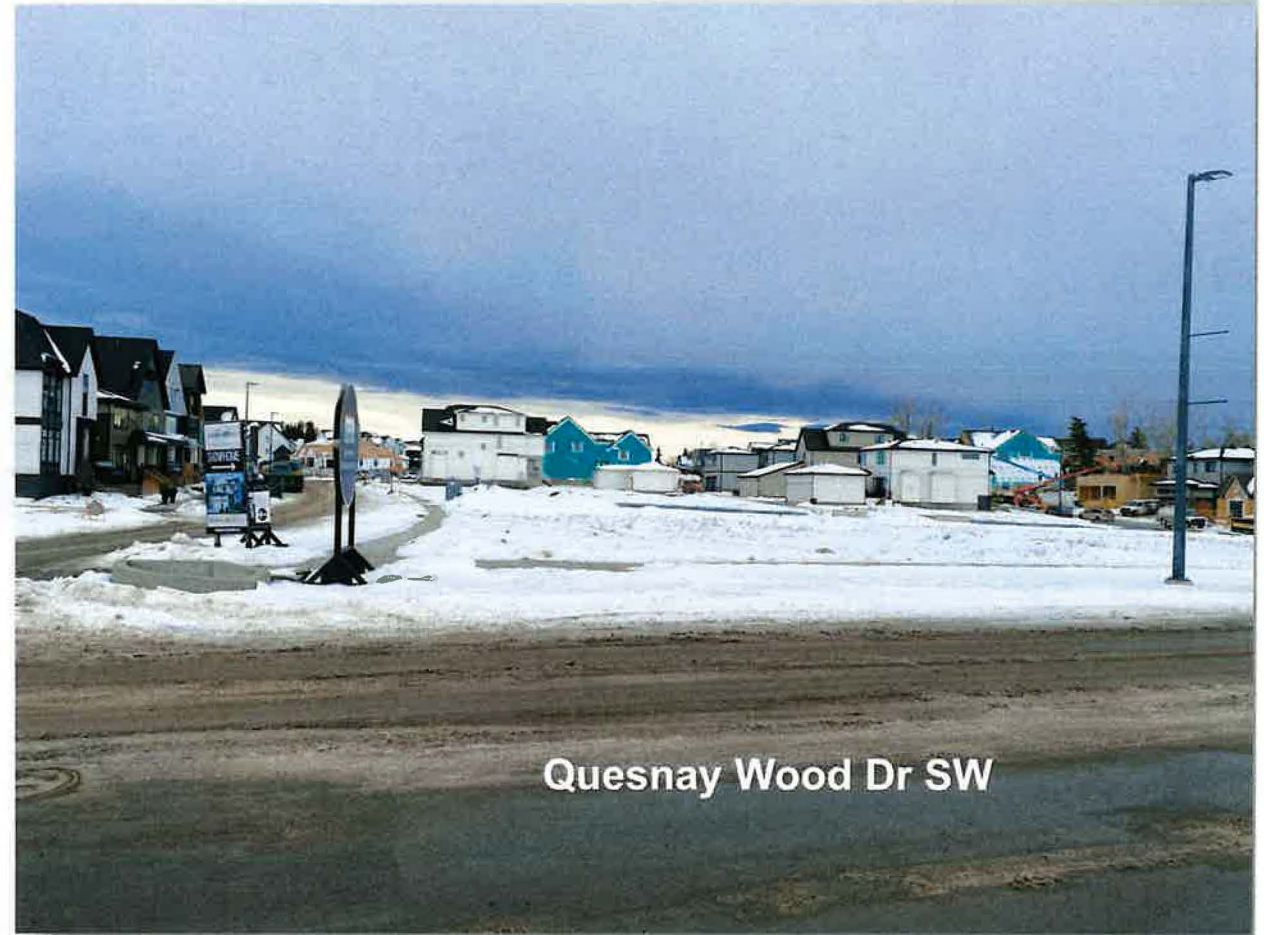


## Supplementary Slides

Site Photo – Site 3 (looking west) 10



Quesnay Wood Dr SW



Quesnay Wood Dr SW

Site Photo – Sites 1 and 2 (looking east) 11

