

Calgary Planning Commission

Agenda Item: 7.2.1



LOC2024-0232 / CPC2025-0344

Land Use Amendment

April 10, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 10 2025

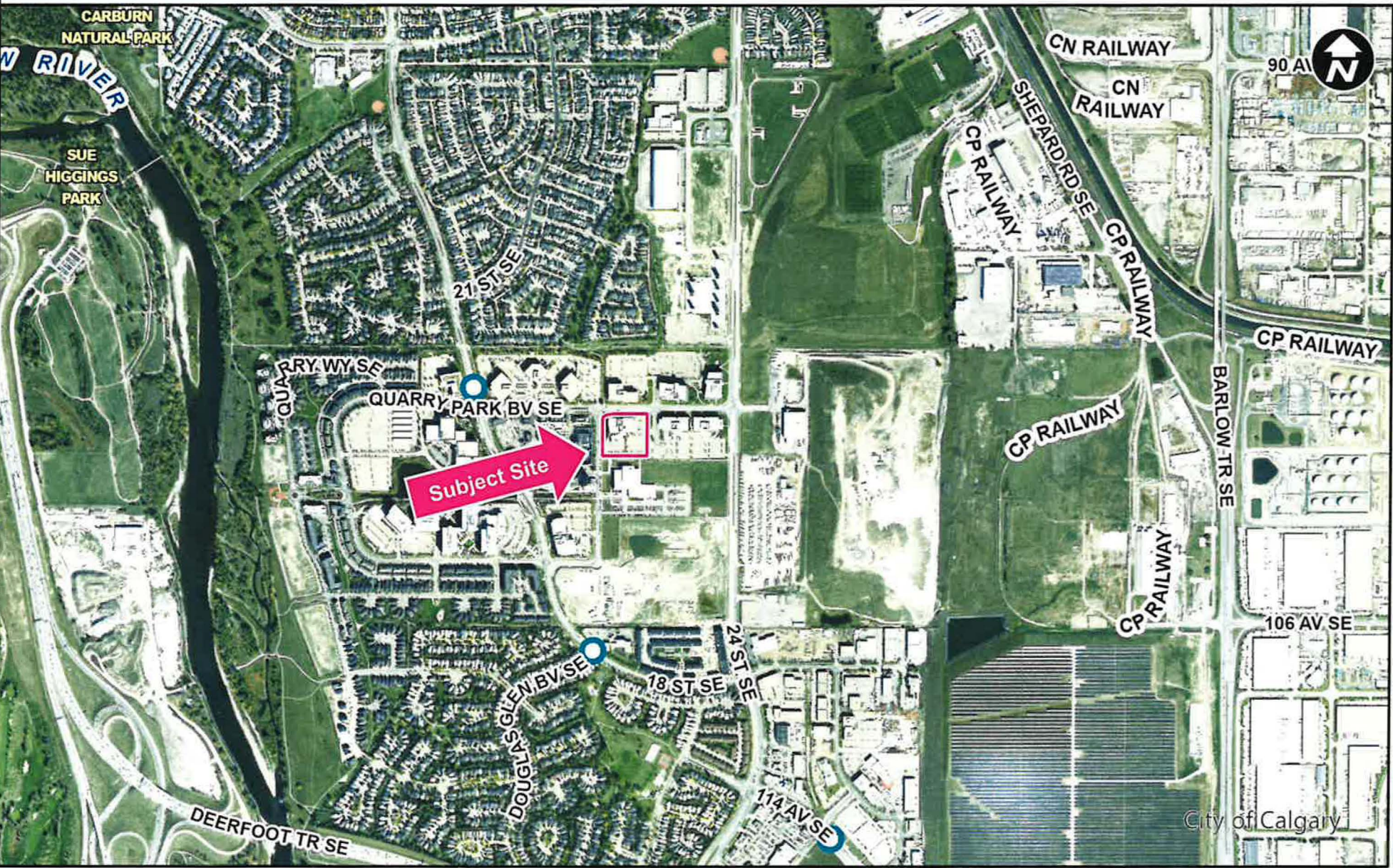
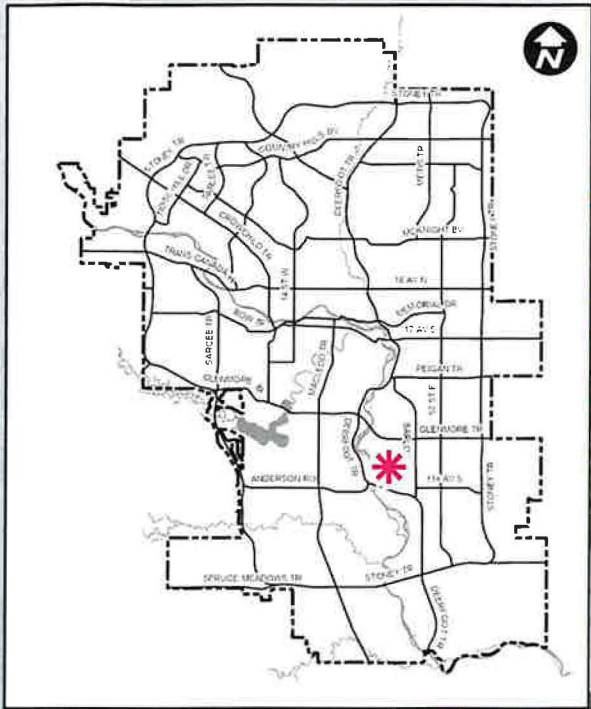
ITEM: 7.2.1 CPC2025-0344
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

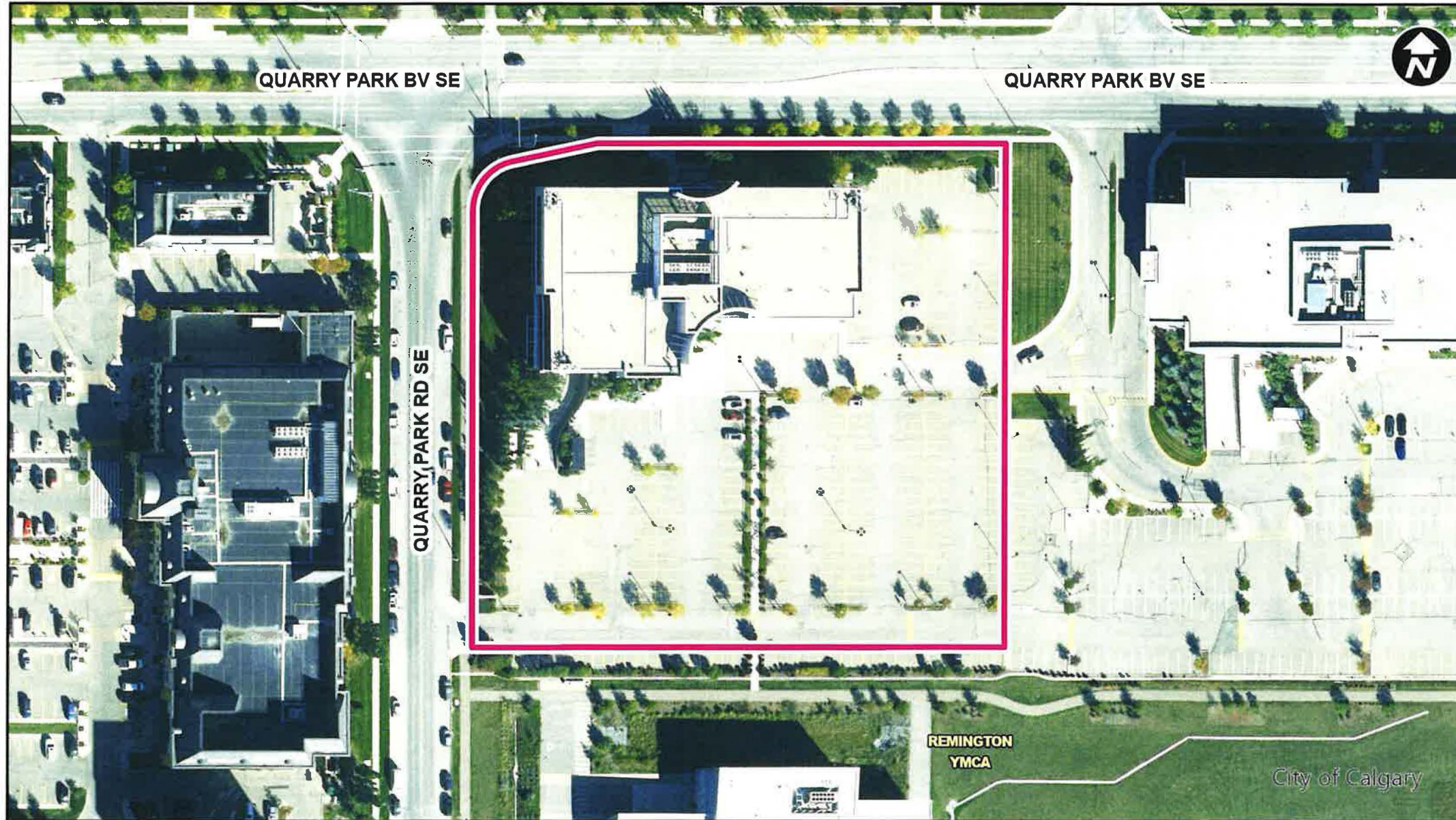
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.54 hectares $\pm$ (3.80 acres $\pm$) located at 109 Quarry Park Boulevard SE (Portion of Plan 0814594, Block 5, Lot 1) from Industrial – Business f1.0(I-B f1.0) District **to** Direct Control (DC) District to accommodate a School Authority – School, with guidelines (Attachment 2).





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

1.54 ha
128m x 120m



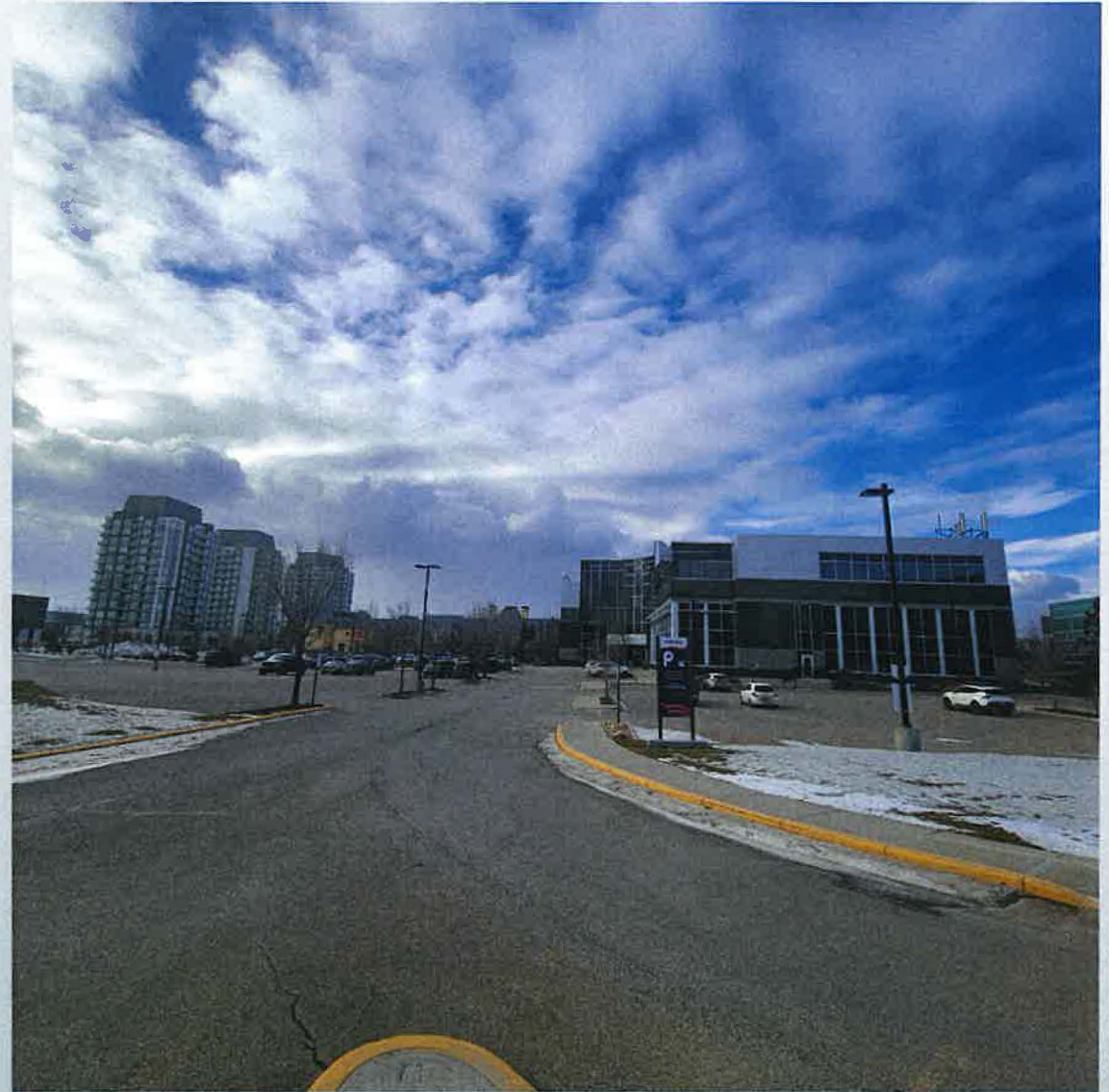
Site from northeast corner



Site from northwest corner
(near junction of Quarry Park Blvd. SE & Quarry Park Rd. SE)

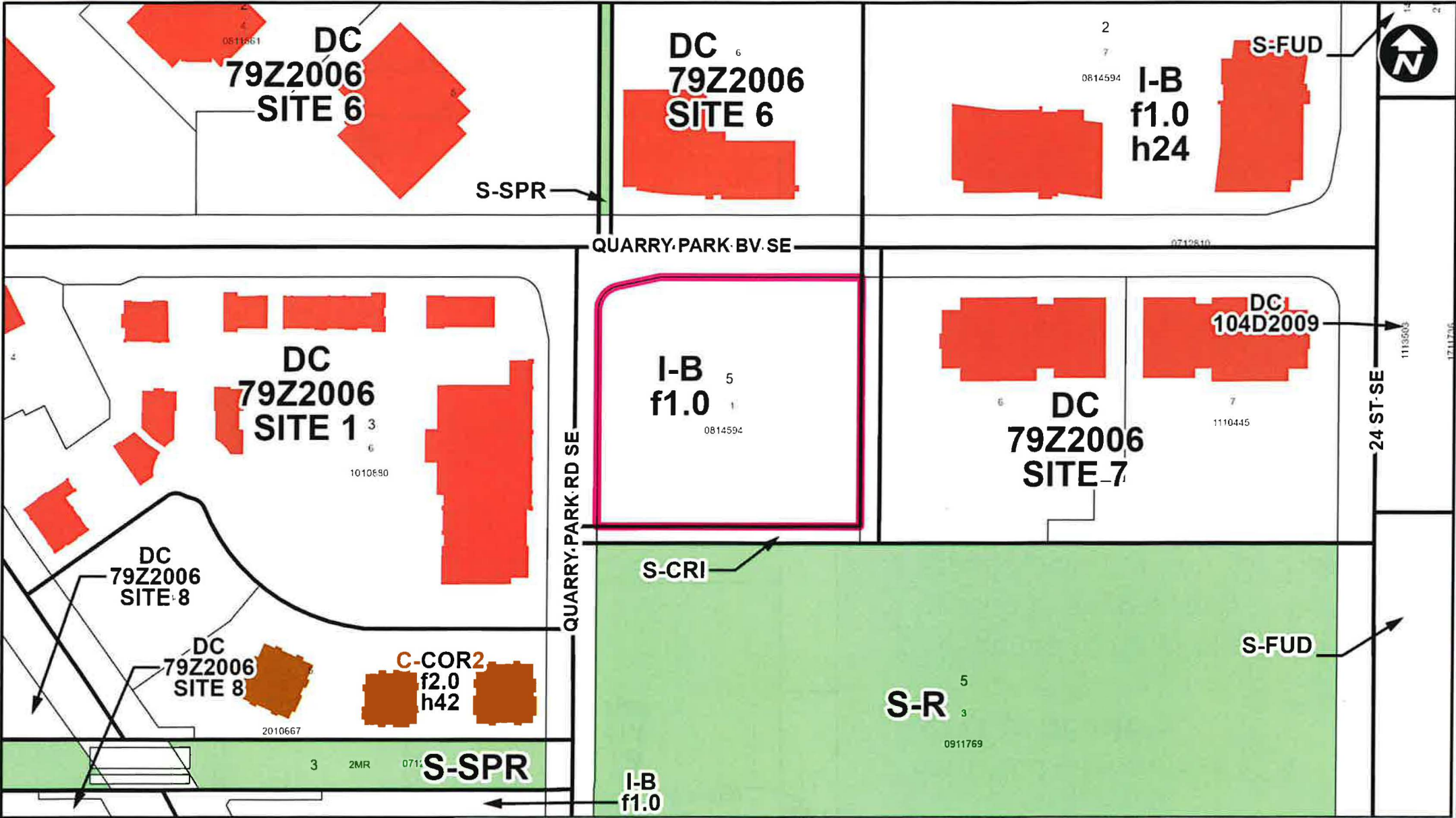


Site from southwest corner
(along Quarry Park Rd. SE)



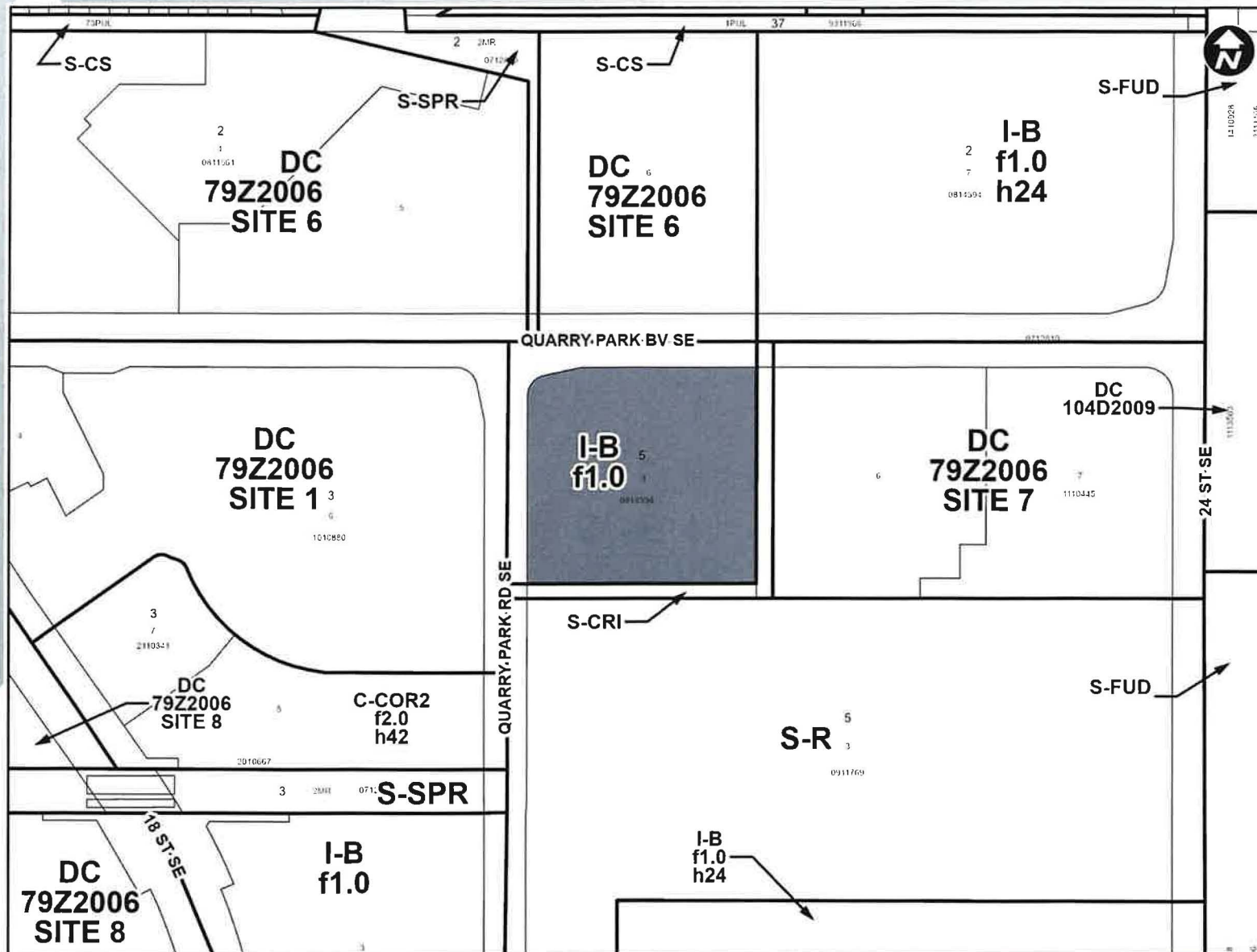
Site view looking west
(from access road off Quarry Park Blvd. SE)

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



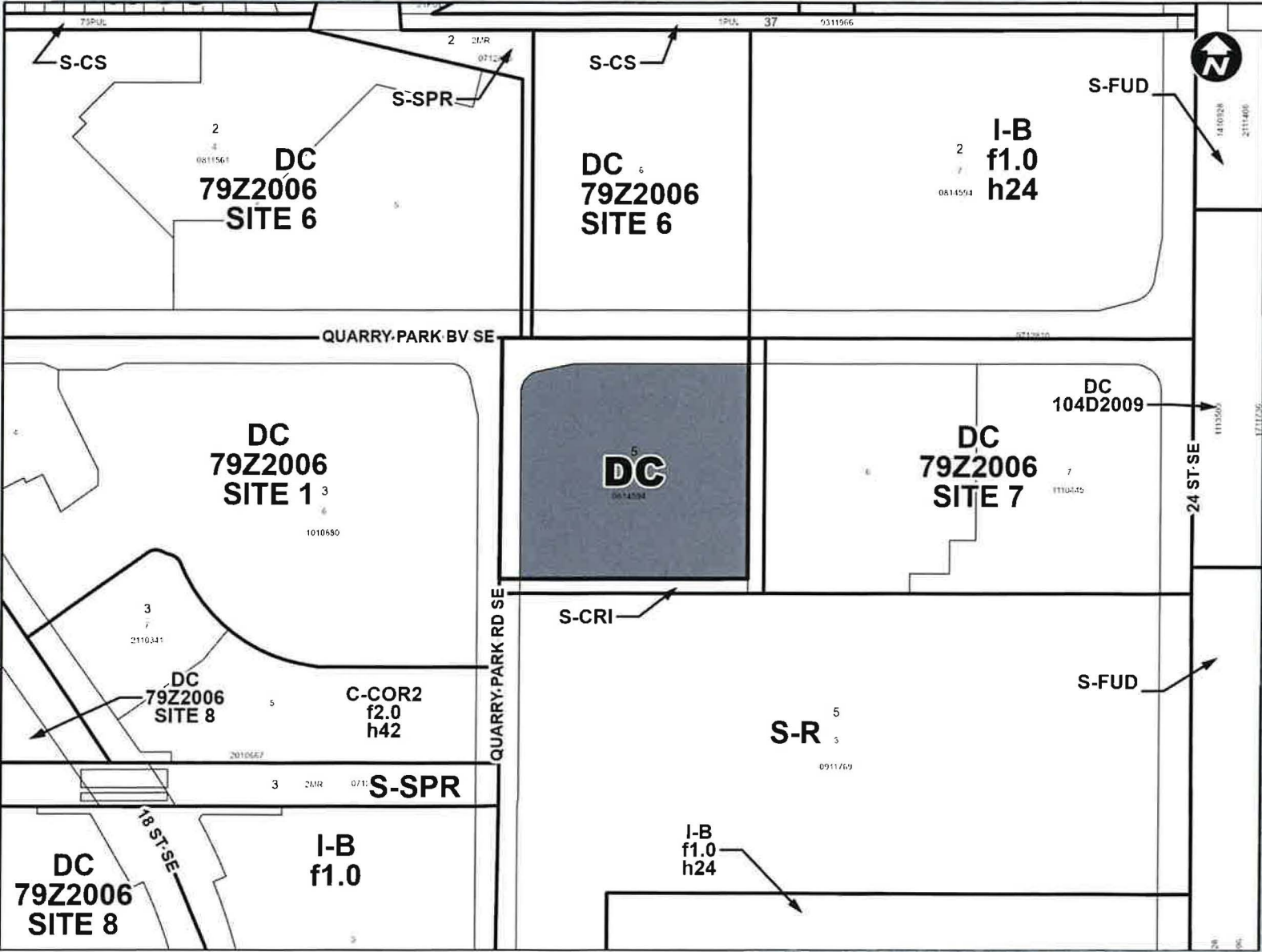
Existing Land Use Map

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Industrial – Business f1.0 (I-B f1.0) District:

- intended to be characterized by prestige, high quality, manufacturing, research and office developments.
- The maximum floor area ratio (FAR) is 1.0.
- The maximum building height is 12 metres.



Proposed DC District:

- Based on I-B District
- Additional discretionary use of a School Authority – School
- Keep all the rules of the I-B District, except for an increase in the FAR from 1.0 to 1.2.

RECOMMENDATION:

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Supplementary Slides

