

LAND USE AMENDMENT
CITYSCAPE (WARD 3)
SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 215D2017

MAP 22NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 214 lots, comprising approximately 11.59 hectares (28.63 acres), from DC Direct Control District to DC Direct Control District. The intent of the new DC District is to revise the lot dimension requirements for the development of Secondary Suites and Backyard Suites.

Through subdivision, many parcels within Cityscape became non-conforming to secondary suite lot size guidelines in the DC. Therefore the proposed DC revises the parcel dimensions rules to match the approved subdivision pattern, thus allowing for secondary suite applications to be made.

PREVIOUS COUNCIL DIRECTION

On 2016 July 04, Council approved a motion directing Administration to initiate a change to the Cityscape Direct Control to allow Secondary Suites and Backyard Suites.

ADMINISTRATION RECOMMENDATION(S)

2017 May 04

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 215D2017; and

1. **ADOPT** the proposed redesignation of 11.59 hectares \pm (28.63 acres \pm) located at various addresses (APPENDIX III) from DC Direct Control District **to** DC Direct Control District to correct the lot dimension requirements for Secondary Suites and Backyard Suites, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 215D2017.

REASON(S) FOR RECOMMENDATION:

The proposed DC District is consistent with the intent of the original DC to accommodate Secondary Suites and Backyard Suites on smaller scale single detached parcels in the community of Cityscape.

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Additionally the proposed DC District is aligned with all relevant policies, including the Municipal Development Plan (MDP), Northeast Community 'A' Area Structure Plan (ASP), South Saskatchewan Regional Plan (SSRP) and Airport Vicinity Protection Area Regulation (AVPA) as approved by Council under LOC2012-0054 (Bylaw 17D2013).

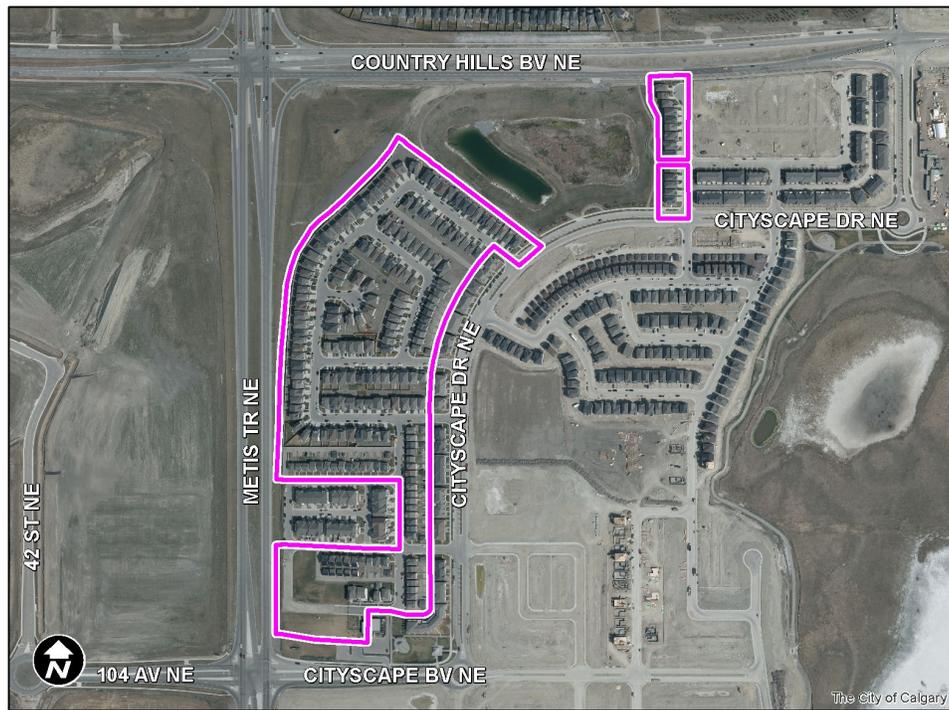
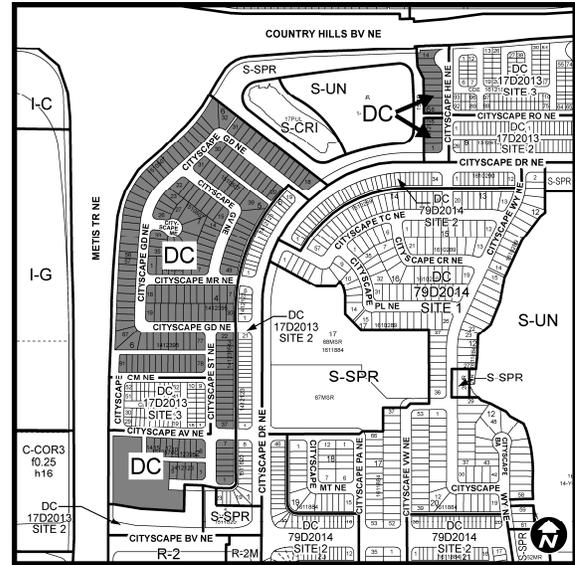
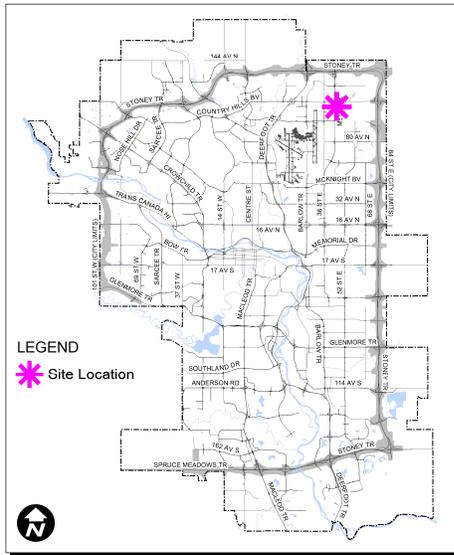
ATTACHMENT

1. Proposed Bylaw 215D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 11.59 hectares \pm (28.63 acres \pm) located at various addresses (APPENDIX III) from DC Direct Control District to DC Direct Control District to correct the lot dimension requirements for Secondary Suites and Backyard Suites, with guidelines (APPENDIX II).

Moved by: R. Wright

Carried: 5 – 2

Opposed: M. Foht and A. Palmiere

Reasons for Approval from Mr. Wright:

- The original intent of these districts was to try out smaller forms of intensity. The situation arose that required a minor technical amendment to achieve what had been previously agreed upon.

Reasons for Opposition from Mr. Foht:

- I did not support the application for redesignation of the lands to allow secondary suites for the following reasons:
 - The width of 8.5 metres is too much of a variance from the normal width requirement is 11.0 metres.
 - The depth of 22 metres is also too much of a variance from the normal depth requirement of 30 metres.

Reasons for Opposition from Mr. Palmiere:

- I believe the reduced lot dimensions and minimum lot sizes coupled with the maximum coverage allowances in the DC will create an overdeveloped built form and development pattern.

2017 May 04

MOTION:

The Calgary Planning Commission **REFERRED** the proposed redesignation of 11.59 hectares \pm (28.63 acres \pm) located at various addresses (APPENDIX III) from DC Direct Control District to DC Direct Control District to correct the lot dimension requirements for Secondary Suites and Backyard Suites back to the Administration to address the following:

- To complete the communication and engagement plan that was indicated in the Applicant's submission.

Moved by: D. Leighton

LOST: 1 – 6

Opposed: L. Juan, A. Palmiere,
C. Friesen, M. Foht,
R. Wright and M. Tita

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Applicant:

B&A Planning Group

Landowner:

Various

PLANNING EVALUATION

SITE CONTEXT

The subject area, located in the community of Cityscape, is comprised of 214 lots equating to approximately 11.59 hectares (28.63 acres) of land.

The subject area is under development and much of the surrounding land is vacant and earmarked for future development. North, across Country Hills Boulevard NE, is the developing community of Skyview Ranch. The areas immediately east and south are currently being developed for low density residential with pockets of multi-residential development. Lands to the west, across Métis Trail, are designated for industrial and commercial use and are currently under development.

LAND USE DISTRICTS

Existing DC District

The existing land use district is a DC District (Bylaw 17D2013) approved by Council on 2013 February 11. Based on the Residential – One Dwelling (R-1s) District rules, the intent of the existing DC District is to accommodate residential development in the form of single detached dwellings with the option of Secondary or Backyard Suites on smaller-scale parcels in the Subject Area.

Under the existing DC District, the following lot dimensions must be satisfied before a suite can be applied for:

	Parcel Width	Parcel Depth	Parcel Area
Secondary Suite	11.0 metres	30.0 metres	330.0 metres ²
Backyard Suite	13.0 metres	30.0 metres	390.0 metres ²

The existing pattern of subdivision in Cityscape does not align with the lot size requirements for suites.

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Proposed DC

The intent of the proposed changes to the existing DC District is to amend the lot size requirements to allow for the development of suites in the area. The existing DC allows suites to be developed provided that certain lot size requirements are met. The DC District was created prior to subdivision of the area, and many lots do not meet those size requirements for suites.

The proposed DC District revises the lot size requirements to align with the approved subdivision pattern. The revised lot dimension requirements are:

	Parcel Width	Parcel Depth	Parcel Area
Secondary Suite	8.5 metres	22.0 metres	233.0 metres ²
Backyard Suite	8.5 metres	22.0 metres	233.0 metres ²

This adjustment does not affect the intent of the existing DC District as approved by Council in 2013, and no other changes are proposed.

LEGISLATION & POLICY

The proposed DC District is in line with them MDP, ASP, and AVPA as established in Councils approval of the original DC District in 2013.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP) (2009)

The subject site is located within a Residential, Developing-Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to overarching residential policies of the MDP, including Housing Diversity and Choice policies (Section 2.3.1) and Planned Greenfield Communities policies (Section 3.6.1).

Northeast Community 'A' Area Structure Plan (ASP) (2007)

The Northeast Community 'A' Area Structure Plan is the local area plan for Cityscape. The land use proposal is in keeping with the Residential Area policies (Section 6.1.2) and Housing Diversity policies (Section 8.1.2).

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Airport Vicinity Protection Area (AVPA)

The subject site is located within Calgary's International Airport Vicinity Protection Area (AVPA) and lies between the Noise Exposure Forecast (NEF) contours 20 and 25, excluding the airport lands. Thus this development must also comply with the acoustical requirements of the Alberta Building Code at the future development permit stage.

TRANSPORTATION NETWORKS

The impact that suites may have on the transportation network were contemplated at the Outline Plan stage. No amendments to the transportation network are required due to the changes in the proposed DC District.

UTILITIES & SERVICING

Water, sanitary and sewer services were contemplated at the Outline Plan stage. Any adjustments to on-site servicing that may be required would be determined at the development permit/building permit stage for each individual suite.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was reviewed at the Outline Plan stage. No further assessments are required due to the changes in the proposed DC District.

GROWTH MANAGEMENT

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in the Cityscape area.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

There were no public meetings held by the Applicant or Administration for this land use proposal.

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APPENDIX I

APPLICANT'S SUBMISSION

Mattamy Homes Limited ("Mattamy") obtained land use approvals for Cityscape Stage 1 on February 11, 2013. Mattamy purchased the Bridgewater community lands from Walton Developments in 2011 December. The approved Outline Plan and Land Use Amendment application represented a "redesign" of a portion of the community (Stage 1). The redesignation was necessary to accommodate the unique Mattamy housing products, which is new to Calgary.

Within their application Mattamy is had three new housing types approved:

- Wide lot single detached dwellings
- Street-oriented rear lane housing
- Back-to-back rowhousing.

Each of these types of housing contains revised building heights, setbacks, lot dimensions and housing forms that could not be reasonably and practically accommodated under the standard land use districts in Bylaw 1P2007 and therefore Direct Control Districts were approved with the application.

Within the Direct Control Districts a provision was included for secondary suites, understanding it is a direction of council to ensure suites are an option in developing communities. An error was made within the Site 1 Direct Control related to the minimum lot depth and lot area required for execution of the suites, as such the ability for land owners to have suites within their homes is not available unless a land use redesignation application is approved by Council. Mattamy and administration recognize that this was not the intent of the secondary suite provision and corrections are being proposed to the Direct Control District.

Cityscape Stage 1 has been extremely successful and almost 98% of the DC Site 1/Stage1 area has been built and is now under ownership by residents. A small area of Stage 1 is still undeveloped (within the southern portion of the plan area near the Sales Centre) and is still held under the ownership of Mattamy.

At the July 9th Public Hearing of Council, Councillor Stevenson motioned that a city initiated land use amendment be completed to correct the situation for existing residents.

As part of the Land Use Redesignation process, a communication and engagement plan will be executed by the City of Calgary and Mattamy. It is our goal to have residents understand the nature of the error and the reasons for the land use redesignation.

We seek the support of Administration, Calgary Planning Commission and Council on the necessary land use redesignation applications to correct this situation.

D. Mulholland

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to accommodate residential **development** in the form of **Single Detached Dwellings**, with the option of **Secondary Suites** and **Backyard Suites** on smaller-scale **parcels** in the **Developing Area**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Width

- 7 (1) The minimum **parcel width** is:
- (a) 9.0 metres for a **laneless parcel**;
 - (b) 8.0 metres for a **laned parcel**; and
 - (c) 8.5 metres for a **parcel** containing a **Secondary Suite** or a **Backyard Suite**.
- (2) The maximum **parcel width** is 16.0 metres.

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Parcel Depth

- 8 (1) Unless otherwise referenced in subsection (2), the minimum *parcel depth* is:
- (a) 26.0 metres for a *laneless parcel*; and
 - (b) 18.5 metres for a *laned parcel*.
- (2) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** or a **Backyard Suite** is 22.0 metres.

Parcel Area

- 9 The minimum *parcel area* is:
- (a) 208.0 square metres for a *laneless parcel*;
 - (b) 148.0 square metres for a *laned parcel*; and
 - (c) 233.0 square metres for a *parcel* containing a **Secondary Suite** or a **Backyard Suite**.

Parcel Coverage

- 10 (1) The maximum *parcel coverage* is:
- (a) 55.0 percent of the area of a *laneless parcel*; and
 - (b) 70.0 percent of the area of a *laned parcel*.
- (2) The maximum *parcel coverage* referenced in subsection (1) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

Building Setback from Front Property Line

- 11 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.
- (2) In all other cases, the minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
 - (b) 3.0 metres for a *laneless parcel*.

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Building Setback from Rear Property Line

12 The minimum **building setback** from a **rear property line** is:

- (a) 0.6 metres for a **laned parcel**; and
- (b) 7.5 metres for a **laneless parcel**.

Building Setback from Side Property Line

13 (1) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (2), provided there is no portion of a **building** located within 3.0 metres of:

- (a) the back of a **public sidewalk**; or
- (b) the curb where there is no **public sidewalk**.

(2) Eaves may project a maximum of 0.6 metres into any **side setback area**.

(3) For **parcels** of less than 12.2 metres in width, the **building setback** required in subsection (1) may be reduced to 0.6 metres where:

- (a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

(4) In all other cases, the minimum **building setback** from any **side property line** is 1.2 metres.

Building Height

14 The maximum **building height** is 13.0 metres.

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APPENDIX III

AFFECTED PARCEL AND LEGAL ADDRESSES

Municipal Address	Legal Description
53 Cityscape Street NE	Plan 1511820, Block 1, Lot 1
57 Cityscape Street NE	Plan 1511820, Block 1, Lot 2
61 Cityscape Street NE	Plan 1511820, Block 1, Lot 3
65 Cityscape Street NE	Plan 1511820, Block 1, Lot 4
69 Cityscape Street NE	Plan 1511820, Block 1, Lot 5
73 Cityscape Street NE	Plan 1511820, Block 1, Lot 6
51 Cityscape Avenue NE	Plan 1511820, Block 1, Lot 7
6 Cityscape Common NE	Plan 1511820, Block 2, Lot 1
10 Cityscape Common NE	Plan 1511820, Block 2, Lot 2
14 Cityscape Common NE	Plan 1511820, Block 2, Lot 3
18 Cityscape Common NE	Plan 1511820, Block 2, Lot 4
22 Cityscape Common NE	Plan 1511820, Block 2, Lot 5
45 Cityscape Avenue NE	Plan 1412395, Block 2, Lot 6
41 Cityscape Avenue NE	Plan 1412395, Block 2, Lot 7
37 Cityscape Avenue NE	Plan 1412395, Block 2, Lot 8
33 Cityscape Avenue NE	Plan 1412395, Block 2, Lot 9
29 Cityscape Avenue NE	Plan 1412395, Block 2, Lot 10
25 Cityscape Avenue NE	Plan 1512574, Block 2, Lot 17
21 Cityscape Avenue NE	Plan 1512574, Block 2, Lot 16
17 Cityscape Avenue NE	Plan 1512574, Block 2, Lot 15
13 Cityscape Avenue NE	Plan 1412395, Block 2, Lot 14
143 Cityscape Street NE	Plan 1412395, Block 3, Lot 22
139 Cityscape Street NE	Plan 1412395, Block 3, Lot 23
135 Cityscape Street NE	Plan 1412395, Block 3, Lot 24
131 Cityscape Street NE	Plan 1412395, Block 3, Lot 25
127 Cityscape Street NE	Plan 1412395, Block 3, Lot 26
123 Cityscape Street NE	Plan 1412395, Block 3, Lot 27
119 Cityscape Street NE	Plan 1412395, Block 3, Lot 28
115 Cityscape Street NE	Plan 1412395, Block 3, Lot 29
111 Cityscape Street NE	Plan 1412395, Block 3, Lot 30
107 Cityscape Street NE	Plan 1412395, Block 3, Lot 31
103 Cityscape Street NE	Plan 1412395, Block 3, Lot 32
99 Cityscape Street NE	Plan 1412395, Block 3, Lot 33
95 Cityscape Street NE	Plan 1412395, Block 3, Lot 34
91 Cityscape Street NE	Plan 1412395, Block 3, Lot 35
87 Cityscape Street NE	Plan 1412395, Block 3, Lot 36
83 Cityscape Street NE	Plan 1412395, Block 3, Lot 37
9 Cityscape Manor NE	Plan 1412395, Block 4, Lot 7

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13 Cityscape Manor NE	Plan 1412395, Block 4, Lot 8
17 Cityscape Manor NE	Plan 1412395, Block 4, Lot 9
21 Cityscape Manor NE	Plan 1412395, Block 4, Lot 10
25 Cityscape Manor NE	Plan 1412395, Block 4, Lot 11
29 Cityscape Manor NE	Plan 1412395, Block 4, Lot 12
33 Cityscape Manor NE	Plan 1412395, Block 4, Lot 13
37 Cityscape Manor NE	Plan 1412395, Block 4, Lot 14
41 Cityscape Manor NE	Plan 1412395, Block 4, Lot 15
45 Cityscape Manor NE	Plan 1412395, Block 4, Lot 16
49 Cityscape Manor NE	Plan 1412395, Block 4, Lot 17
53 Cityscape Manor NE	Plan 1412395, Block 4, Lot 18
56 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 19
52 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 20
48 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 21
44 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 22
40 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 23
36 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 24
32 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 25
28 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 26
24 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 27
20 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 28
16 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 29
12 Cityscape Gardens NE	Plan 1412395, Block 4, Lot 30
258 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 20
254 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 21
250 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 22
246 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 23
242 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 24
238 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 25
234 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 26
230 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 27
226 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 28
222 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 29
218 Cityscape Gardens NE	Plan 1510507, Block 5, Lot 30
91 Cityscape Grove NE	Plan 1510507, Block 5, Lot 31
83 Cityscape Grove NE	Plan 1510507, Block 5, Lot 32
79 Cityscape Grove NE	Plan 1510507, Block 5, Lot 33
75 Cityscape Grove NE	Plan 1510507, Block 5, Lot 34
71 Cityscape Grove NE	Plan 1510507, Block 5, Lot 35
67 Cityscape Grove NE	Plan 1510507, Block 5, Lot 36
63 Cityscape Grove NE	Plan 1510507, Block 5, Lot 37
59 Cityscape Grove NE	Plan 1510507, Block 5, Lot 38

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55 Cityscape Grove NE	Plan 1510507, Block 5, Lot 39
47 Cityscape Grove NE	Plan 1510507, Block 5, Lot 40
43 Cityscape Grove NE	Plan 1510507, Block 5, Lot 41
39 Cityscape Grove NE	Plan 1510507, Block 5, Lot 42
35 Cityscape Grove NE	Plan 1510507, Block 5, Lot 43
31 Cityscape Grove NE	Plan 1510507, Block 5, Lot 44
27 Cityscape Grove NE	Plan 1510507, Block 5, Lot 45
23 Cityscape Grove NE	Plan 1510507, Block 5, Lot 46
19 Cityscape Grove NE	Plan 1510507, Block 5, Lot 47
15 Cityscape Grove NE	Plan 1510507, Block 5, Lot 48
7 Cityscape Grove NE	Plan 1510507, Block 5, Lot 49
6 Cityscape Heath NE	Plan 1412123, Block 6, Lot 1
10 Cityscape Heath NE	Plan 1412123, Block 6, Lot 2
14 Cityscape Heath NE	Plan 1412123, Block 6, Lot 3
18 Cityscape Heath NE	Plan 1412123, Block 6, Lot 4
22 Cityscape Heath NE	Plan 1412123, Block 6, Lot 5
30 Cityscape Heath NE	Plan 1412123, Block 6, Lot 6
34 Cityscape Heath NE	Plan 1412123, Block 6, Lot 7
38 Cityscape Heath NE	Plan 1412123, Block 6, Lot 8
42 Cityscape Heath NE	Plan 1412123, Block 6, Lot 9
46 Cityscape Heath NE	Plan 1412123, Block 6, Lot 10
50 Cityscape Heath NE	Plan 1412123, Block 6, Lot 11
54 Cityscape Heath NE	Plan 1412123, Block 6, Lot 12
58 Cityscape Heath NE	Plan 1412123, Block 6, Lot 13
62 Cityscape Heath NE	Plan 1412123, Block 6, Lot 14
271 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 18
267 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 19
263 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 20
259 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 21
255 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 22
251 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 23
247 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 24
243 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 25
239 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 26
235 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 27
231 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 28
227 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 29
223 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 30
219 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 31
209 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 32
205 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 33
201 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 34

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197 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 35
193 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 36
189 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 37
185 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 38
181 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 39
177 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 40
173 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 41
169 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 42
165 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 43
161 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 44
157 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 45
153 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 46
149 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 47
145 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 48
141 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 49
137 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 50
133 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 51
129 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 52
125 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 53
121 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 54
117 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 55
113 Cityscape Gardens NE	Plan 1510507, Block 6, Lot 56
109 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 57
105 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 58
101 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 59
97 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 60
93 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 61
89 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 62
85 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 63
81 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 64
77 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 65
73 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 66
69 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 67
65 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 68
61 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 69
57 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 70
53 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 71
49 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 72
45 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 73
41 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 74
37 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 75
33 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 76

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29 Cityscape Gardens NE	Plan 1412395, Block 6, Lot 77
253 Cityscape Common NE	Plan 1412395, Block 6, Lot 78
249 Cityscape Common NE	Plan 1412395, Block 6, Lot 79
245 Cityscape Common NE	Plan 1412395, Block 6, Lot 80
241 Cityscape Common NE	Plan 1412395, Block 6, Lot 81
237 Cityscape Common NE	Plan 1412395, Block 6, Lot 82
233 Cityscape Common NE	Plan 1412395, Block 6, Lot 83
229 Cityscape Common NE	Plan 1412395, Block 6, Lot 84
225 Cityscape Common NE	Plan 1412395, Block 6, Lot 85
221 Cityscape Common NE	Plan 1412395, Block 6, Lot 86
217 Cityscape Common NE	Plan 1412395, Block 6, Lot 87
213 Cityscape Common NE	Plan 1412395, Block 6, Lot 88
209 Cityscape Common NE	Plan 1412395, Block 6, Lot 89
205 Cityscape Common NE	Plan 1412395, Block 6, Lot 90
201 Cityscape Common NE	Plan 1412395, Block 6, Lot 91
54 Cityscape Manor NE	Plan 1412395, Block 7, Lot 1
50 Cityscape Manor NE	Plan 1412395, Block 7, Lot 2
46 Cityscape Manor NE	Plan 1412395, Block 7, Lot 3
42 Cityscape Manor NE	Plan 1412395, Block 7, Lot 4
38 Cityscape Manor NE	Plan 1412395, Block 7, Lot 5
34 Cityscape Manor NE	Plan 1412395, Block 7, Lot 6
6 Cityscape Grove NE	Plan 1510507, Block 7, Lot 7
10 Cityscape Grove NE	Plan 1510507, Block 7, Lot 8
14 Cityscape Grove NE	Plan 1510507, Block 7, Lot 9
18 Cityscape Grove NE	Plan 1510507, Block 7, Lot 10
22 Cityscape Grove NE	Plan 1510507, Block 7, Lot 11
26 Cityscape Grove NE	Plan 1510507, Block 7, Lot 12
30 Cityscape Grove NE	Plan 1510507, Block 7, Lot 13
34 Cityscape Grove NE	Plan 1510507, Block 7, Lot 14
64 Cityscape Grove NE	Plan 1510507, Block 7, Lot 15
68 Cityscape Grove NE	Plan 1510507, Block 7, Lot 16
72 Cityscape Grove NE	Plan 1510507, Block 7, Lot 17
76 Cityscape Grove NE	Plan 1510507, Block 7, Lot 18
80 Cityscape Grove NE	Plan 1510507, Block 7, Lot 19
84 Cityscape Grove NE	Plan 1510507, Block 7, Lot 20
88 Cityscape Grove NE	Plan 1510507, Block 7, Lot 21
92 Cityscape Grove NE	Plan 1510507, Block 7, Lot 22
158 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 23
154 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 24
150 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 25
142 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 26
31 Cityscape Mews NE	Plan 1510507, Block 7, Lot 27

**LAND USE AMENDMENT
CITYSCAPE (WARD 3)
SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 215D2017**

MAP 22NE

27 Cityscape Mews NE	Plan 1510507, Block 7, Lot 28
23 Cityscape Mews NE	Plan 1510507, Block 7, Lot 29
19 Cityscape Mews NE	Plan 1510507, Block 7, Lot 30
15 Cityscape Mews NE	Plan 1510507, Block 7, Lot 31
11 Cityscape Mews NE	Plan 1510507, Block 7, Lot 32
126 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 33
122 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 34
118 Cityscape Gardens NE	Plan 1510507, Block 7, Lot 35
5051 Country Hills Boulevard NE	Portion of NE1/4 22-25-29-4