

**LAND USE AMENDMENT
CITYSCAPE (WARD 3)
SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 216D2017**

MAP 22NE

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate 281 lots, comprising approximately 29.31 hectares (72.42 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 suite applications to be made.

PREVIOUS COUNCIL DIRECTION

On 2016 July 4, 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 216D2017; and

1. **ADOPT** the proposed redesignation of 29.31 hectares \pm (72.42 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 216D2017.

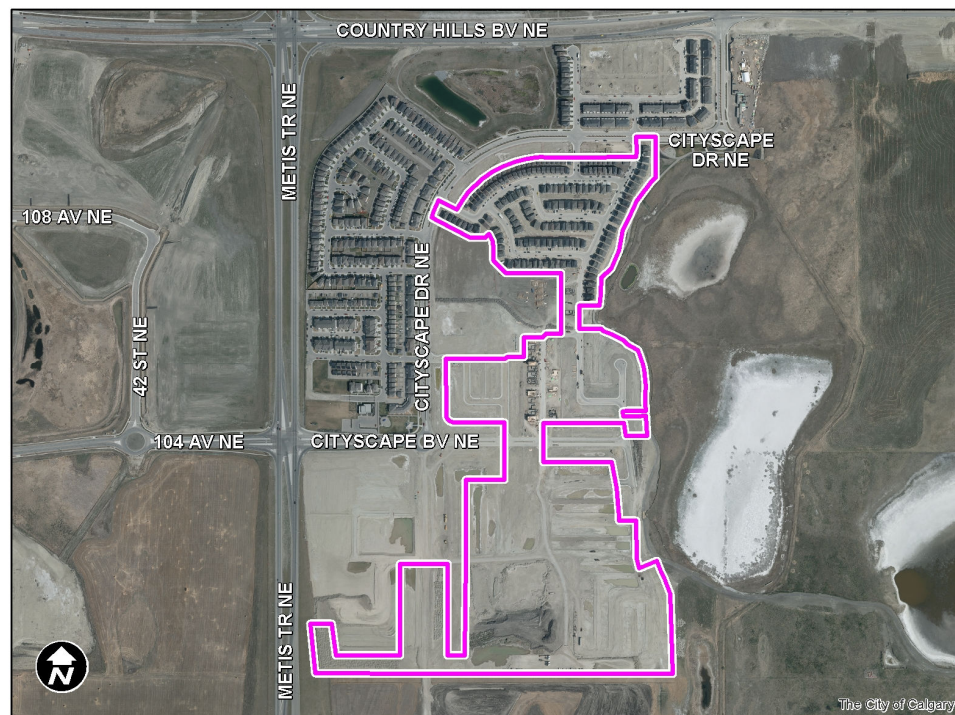
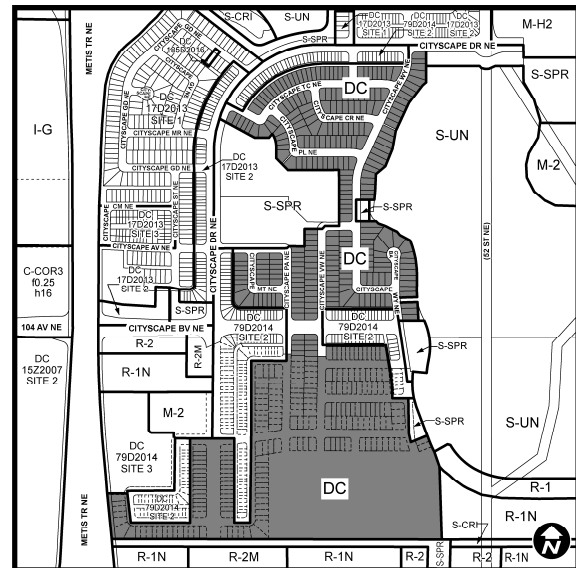
REASON(S) FOR RECOMMENDATION:

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.

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 LOC2013-0058 (Bylaw 79D2014).

ATTACHMENT

1. Proposed Bylaw 216D2017

MAP 22NE[illegible]

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 29.31 hectares \pm (72.42 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.

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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 281 lots equating to approximately 29.31 hectares (72.42 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 79D2014) approved by Council on 2014 July 22. 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, Semi-detached Dwellings and Rowhouses, on small-scale lots 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.

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.

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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	230.0 metres ²
Backyard Suite	8.5 metres	22.0 metres	230.0 metres ²

This adjustment does not affect the intent of the existing DC District as approved by Council in 2014, and no other changes are proposed.

LEGISLATION & POLICY

The proposed DC District is in line with the MDP, ASP, and AVPA as established in Councils approval of the original DC District in 2014.

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 (ASP) 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).

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.

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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 2 on July 22, 2014. 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 2). 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 2 has been extremely successful as Stage 1 and almost 40% of the DC Site 1/Stage1 area has been sold or will be sold over the next coming months. An area of Stage 2 is still undeveloped (within the southern portion of the plan of the Stage 2 plan area) 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.

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.

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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, Backyard Suites, Semi-detached Dwellings** and **Rowhouses**, on small-scale lots 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 following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Secondary Suite;**
- (g) **Semi-detached Dwelling; and**
- (h) **Single Detached Dwelling.**

Discretionary Uses

- 5 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Place of Worship – Small;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- (j) **Rowhouse Building;**
- (k) **Sign – Class B; and**
- (l) **Temporary Residential Sales Centre.**

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Bylaw 1P2007 District Rules

- 6 (1) Unless otherwise specified, the rules of the Residential Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply to **Semi-detached Dwellings** and **Rowhouse Buildings** in this Direct Control District.
- (2) Unless otherwise specified, the rules of the Residential – One Dwelling (R-1s) District of Bylaw 1P2007 apply to all other **uses** in this Direct Control District.

Number of Main Residential Buildings on a Parcel

- 7 The maximum number of **main residential buildings** allowed on a **parcel** is one.

Laned Parcel

- 8 Each **parcel** with a width of less than 5.0 metres containing one **unit** of a **Rowhouse Building** must:
- (a) share a **property line** with a **lane** that provides vehicle access; and
 - (b) not have direct vehicle access to a **street**.

Parcel Width

- 9 (1) The minimum **parcel width** for a **Single Detached Dwelling** 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 minimum **parcel width** for each **parcel** containing one **unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a **corner parcel**; and
 - (b) 6.0 metres in all other cases.
- (3) The minimum **parcel width** for each **parcel** containing one **unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a **corner parcel**; and
 - (b) 3.3 metres in all other cases.

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Parcel Depth

- 10 (1) Unless otherwise referenced in subsection (2) or (3), the minimum *parcel depth* is 18.5 metres.
- (2) The minimum *parcel depth* for a *laneless parcel* containing a **Single Detached Dwelling** is 22.0 metres.
- (3) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** or a **Backyard Suite** is 22.0 metres.

Parcel Area

- 11 (1) The minimum *parcel area* for each *parcel* containing a **Single Detached Dwelling** is:
- (a) 208.0 square metres for a *laneless parcel*;
- (b) 148.0 square metres for a *laned parcel*; and
- (c) 230.0 square metres for a *parcel* containing a **Secondary Suite** or a **Backyard Suite**.
- (2) The minimum *parcel area* for each *parcel* containing one *unit* of a **Semi-detached Dwelling** is 111.0 square metres.
- (3) The minimum *parcel area* for each *parcel* containing one *unit* of a **Rowhouse Building** is 62.0 square metres.

Parcel Coverage

- 12 (1) The maximum *parcel coverage* for each *parcel* containing a **Single Detached Dwelling** 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* for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** is 90.0 percent of the area of the *parcel*.
- (3) The maximum *parcel coverage* referenced in subsection (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

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Building Setback from Front Property Line

- 13 (1) The minimum **building setback** from a **front property line** is 1.5 metres for:
- (a) a **porch**;
 - (b) a **balcony**;
 - (c) a column; or
 - (d) a post.
- (2) In all other cases, the minimum **building setback** from a **front property line** is:
- (a) 208.0 metres for a **laneless parcel**;
 - (b) 148.0 metres for a **laned parcel**.

Building Setback from Rear Property Line

- 14 (1) 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**.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

Building Setback from Side Property Line

- 15 (1) Unless otherwise reference in subsection (2), (3) or (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, 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**.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required may be reduced to 0.6 metres where:

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- (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;
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located; and
- (c) Notwithstanding (3), eaves may project a maximum of 0.45 metres into the **side setback area**.

Amenity Space

- 16** (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in the **setback area**.
- (2) Each **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** on a **laned parcel** must have a **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
 - (b) that has a minimum area of 15.0 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a **porch, balcony, deck, patio** or **landscaped area**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**, it must be **screened**.
- (4) A **patio** may be located in the **front setback area** or in a **setback area** on the **street** side of a **corner parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 do not apply to **balconies**.

Building Height

- 17** The maximum **building height** is 13.0 metres.

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APPENDIX III

AFFECTED PARCEL AND LEGAL ADDRESSES

Municipal Address	Legal Description
10969 Cityscape Drive NE	Plan 1610289, Block 12, Lot 2
15 Cityscape Way NE	Plan 1610289, Block 12, Lot 3
19 Cityscape Way NE	Plan 1610289, Block 12, Lot 4
23 Cityscape Way NE	Plan 1610289, Block 12, Lot 5
27 Cityscape Way NE	Plan 1610289, Block 12, Lot 6
31 Cityscape Way NE	Plan 1610289, Block 12, Lot 7
35 Cityscape Way NE	Plan 1610289, Block 12, Lot 8
39 Cityscape Way NE	Plan 1610289, Block 12, Lot 9
43 Cityscape Way NE	Plan 1610289, Block 12, Lot 10
47 Cityscape Way NE	Plan 1610289, Block 12, Lot 11
51 Cityscape Way NE	Plan 1610289, Block 12, Lot 12
55 Cityscape Way NE	Plan 1610289, Block 12, Lot 13
59 Cityscape Way NE	Plan 1610289, Block 12, Lot 14
67 Cityscape Way NE	Plan 1610289, Block 12, Lot 15
71 Cityscape Way NE	Plan 1610289, Block 12, Lot 16
75 Cityscape Way NE	Plan 1610289, Block 12, Lot 17
79 Cityscape Way NE	Plan 1610289, Block 12, Lot 18
83 Cityscape Way NE	Plan 1610289, Block 12, Lot 19
87 Cityscape Way NE	Plan 1610289, Block 12, Lot 20
91 Cityscape Way NE	Plan 1610289, Block 12, Lot 21
95 Cityscape Way NE	Plan 1610289, Block 12, Lot 22
99 Cityscape Way NE	Plan 1611884, Block 12, Lot 23
107 Cityscape Way NE	Plan 1611884, Block 12, Lot 24
111 Cityscape Way NE	Plan 1611884, Block 12, Lot 25
115 Cityscape Way NE	Plan 1611884, Block 12, Lot 26
119 Cityscape Way NE	Plan 1611884, Block 12, Lot 27
141 Cityscape Way NE	Plan 1611884, Block 12, Lot 29
145 Cityscape Way NE	Plan 1611884, Block 12, Lot 30
149 Cityscape Way NE	Plan 1611884, Block 12, Lot 31
153 Cityscape Way NE	Plan 1611884, Block 12, Lot 32
157 Cityscape Way NE	Plan 1611884, Block 12, Lot 33
161 Cityscape Way NE	Plan 1611884, Block 12, Lot 34
165 Cityscape Way NE	Plan 1611884, Block 12, Lot 35
169 Cityscape Way NE	Plan 1611884, Block 12, Lot 36
173 Cityscape Way NE	Plan 1611884, Block 12, Lot 37
181 Cityscape Way NE	Plan 1611884, Block 12, Lot 38
203 Cityscape Way NE	Plan 1611884, Block 12, Lot 39
207 Cityscape Way NE	Plan 1611884, Block 12, Lot 40

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215 Cityscape Way NE	Plan 1611884, Block 12, Lot 41
66 Cityscape Bay NE	Plan 1611884, Block 12, Lot 42
58 Cityscape Bay NE	Plan 1611884, Block 12, Lot 43
54 Cityscape Bay NE	Plan 1611884, Block 12, Lot 44
50 Cityscape Bay NE	Plan 1611884, Block 12, Lot 45
46 Cityscape Bay NE	Plan 1611884, Block 12, Lot 46
42 Cityscape Bay NE	Plan 1611884, Block 12, Lot 47
38 Cityscape Bay NE	Plan 1611884, Block 12, Lot 48
34 Cityscape Bay NE	Plan 1611884, Block 12, Lot 49
30 Cityscape Bay NE	Plan 1611884, Block 12, Lot 50
26 Cityscape Bay NE	Plan 1611884, Block 12, Lot 51
22 Cityscape Bay NE	Plan 1611884, Block 12, Lot 52
18 Cityscape Bay NE	Plan 1611884, Block 12, Lot 53
14 Cityscape Bay NE	Plan 1611884, Block 12, Lot 54
10 Cityscape Bay NE	Plan 1611884, Block 12, Lot 55
6 Cityscape Bay NE	Plan 1611884, Block 12, Lot 56
231 Cityscape Way NE	Plan 1611884, Block 12, Lot 57
235 Cityscape Way NE	Plan 1611884, Block 12, Lot 58
243 Cityscape Way NE	Plan 1611884, Block 12, Lot 59
247 Cityscape Way NE	Plan 1611884, Block 12, Lot 60
251 Cityscape Way NE	Plan 1611884, Block 12, Lot 61
26 Cityscape Way NE	Plan 1610289, Block 13, Lot 13
164 Cityscape Terrace NE	Plan 1610289, Block 13, Lot 14
160 Cityscape Terrace NE	Plan 1610289, Block 13, Lot 15
156 Cityscape Terrace NE	Plan 1610289, Block 13, Lot 16
152 Cityscape Terrace NE	Plan 1610289, Block 13, Lot 17
148 Cityscape Terrace NE	Plan 1610289, Block 13, Lot 18
144 Cityscape Terrace NE	Plan 1610289, Block 13, Lot 19
19 Cityscape Passage NE	Plan 1610289, Block 13, Lot 20
18 Cityscape Passage NE	Plan 1610289, Block 14, Lot 35
126 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 36
122 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 37
118 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 38
114 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 39
110 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 40
106 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 41
102 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 42
98 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 43
94 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 44
90 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 45
86 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 46
82 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 47

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78 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 48
74 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 49
70 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 50
66 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 51
62 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 52
58 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 53
54 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 54
50 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 55
46 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 56
20 Cityscape Terrace NE	Plan 1610289, Block 14, Lot 57
6 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 1
117 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 2
121 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 3
125 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 4
129 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 5
133 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 6
137 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 7
141 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 8
145 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 9
149 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 10
153 Cityscape Terrace NE	Plan 1610289, Block 15, Lot 11
38 Cityscape Way NE	Plan 1610289, Block 15, Lot 12
50 Cityscape Way NE	Plan 1610289, Block 15, Lot 13
60 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 14
56 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 15
52 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 16
48 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 17
44 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 18
40 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 19
36 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 20
16 Cityscape Crescent NE	Plan 1610289, Block 15, Lot 21
4 Cityscape Place NE	Plan 1610289, Block 16, Lot 1
65 Cityscape Terrace NE	Plan 1610289, Block 16, Lot 2
71 Cityscape Terrace NE	Plan 1610289, Block 16, Lot 3
77 Cityscape Terrace NE	Plan 1610289, Block 16, Lot 4
83 Cityscape Terrace NE	Plan 1610289, Block 16, Lot 5
5 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 6
11 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 7
15 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 8
19 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 9
23 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 10
27 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 11

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SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 216D2017**

MAP 22NE

31 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 12
35 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 13
39 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 14
43 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 15
47 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 16
51 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 17
55 Cityscape Crescent NE	Plan 1610289, Block 16, Lot 18
70 Cityscape Way NE	Plan 1610289, Block 16, Lot 19
78 Cityscape Way NE	Plan 1610289, Block 16, Lot 20
84 Cityscape Place NE	Plan 1610289, Block 16, Lot 21
80 Cityscape Place NE	Plan 1610289, Block 16, Lot 22
76 Cityscape Place NE	Plan 1610289, Block 16, Lot 23
72 Cityscape Place NE	Plan 1610289, Block 16, Lot 24
68 Cityscape Place NE	Plan 1610289, Block 16, Lot 25
64 Cityscape Place NE	Plan 1610289, Block 16, Lot 26
60 Cityscape Place NE	Plan 1610289, Block 16, Lot 27
56 Cityscape Place NE	Plan 1610289, Block 16, Lot 28
52 Cityscape Place NE	Plan 1610289, Block 16, Lot 29
48 Cityscape Place NE	Plan 1610289, Block 16, Lot 30
26 Cityscape Place NE	Plan 1610289, Block 16, Lot 31
20 Cityscape Place NE	Plan 1610289, Block 16, Lot 32
16 Cityscape Place NE	Plan 1610289, Block 16, Lot 33
12 Cityscape Place NE	Plan 1610289, Block 16, Lot 34
8 Cityscape Place NE	Plan 1610289, Block 16, Lot 35
10687 Cityscape Drive NE	Plan 1610289, Block 17, Lot 1
13 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 2
17 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 3
21 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 4
25 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 5
29 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 6
33 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 7
37 Cityscape Terrace NE	Plan 1610289, Block 17, Lot 8
5 Cityscape Place NE	Plan 1610289, Block 17, Lot 9
13 Cityscape Place NE	Plan 1610289, Block 17, Lot 10
17 Cityscape Place NE	Plan 1610289, Block 17, Lot 11
21 Cityscape Place NE	Plan 1610289, Block 17, Lot 12
25 Cityscape Place NE	Plan 1610289, Block 17, Lot 13
29 Cityscape Place NE	Plan 1610289, Block 17, Lot 14
37 Cityscape Place NE	Plan 1610289, Block 17, Lot 15
41 Cityscape Place NE	Plan 1610289, Block 17, Lot 16
45 Cityscape Place NE	Plan 1610289, Block 17, Lot 17
49 Cityscape Place NE	Plan 1610289, Block 17, Lot 18

**LAND USE AMENDMENT
CITYSCAPE (WARD 3)
SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 216D2017**

MAP 22NE

53 Cityscape Place NE	Plan 1610289, Block 17, Lot 19
57 Cityscape Place NE	Plan 1610289, Block 17, Lot 20
61 Cityscape Place NE	Plan 1610289, Block 17, Lot 21
65 Cityscape Place NE	Plan 1610289, Block 17, Lot 22
69 Cityscape Place NE	Plan 1610289, Block 17, Lot 23
73 Cityscape Place NE	Plan 1610289, Block 17, Lot 24
77 Cityscape Place NE	Plan 1610289, Block 17, Lot 25
94 Cityscape Way NE	Plan 1610289, Block 17, Lot 26
98 Cityscape Way NE	Plan 1611884, Block 17, Lot 27
102 Cityscape Way NE	Plan 1611884, Block 17, Lot 28
106 Cityscape Way NE	Plan 1611884, Block 17, Lot 29
110 Cityscape Way NE	Plan 1611884, Block 17, Lot 30
114 Cityscape Way NE	Plan 1611884, Block 17, Lot 31
118 Cityscape Way NE	Plan 1611884, Block 17, Lot 32
122 Cityscape Way NE	Plan 1611884, Block 17, Lot 33
126 Cityscape Way NE	Plan 1611884, Block 17, Lot 34
130 Cityscape Way NE	Plan 1611884, Block 17, Lot 35
96 Cityscape View NE	Plan 1611884, Block 17, Lot 36
72 Cityscape View NE	Plan 1611884, Block 17, Lot 37
68 Cityscape View NE	Plan 1611884, Block 17, Lot 38
64 Cityscape View NE	Plan 1611884, Block 17, Lot 39
60 Cityscape View NE	Plan 1611884, Block 17, Lot 40
56 Cityscape View NE	Plan 1611884, Block 17, Lot 41
52 Cityscape View NE	Plan 1611884, Block 17, Lot 42
44 Cityscape View NE	Plan 1611884, Block 17, Lot 43
40 Cityscape View NE	Plan 1611884, Block 17, Lot 44
36 Cityscape View NE	Plan 1611884, Block 17, Lot 45
32 Cityscape View NE	Plan 1611884, Block 17, Lot 46
28 Cityscape View NE	Plan 1611884, Block 17, Lot 47
24 Cityscape View NE	Plan 1611884, Block 17, Lot 48
20 Cityscape View NE	Plan 1611884, Block 17, Lot 49
16 Cityscape View NE	Plan 1611884, Block 17, Lot 50
12 Cityscape View NE	Plan 1611884, Block 17, Lot 51
184 Cityscape Boulevard NE	Plan 1611884, Block 17, Lot 52
172 Cityscape Boulevard NE	Plan 1611884, Block 17, Lot 53
11 Cityscape Park NE	Plan 1611884, Block 17, Lot 54
15 Cityscape Park NE	Plan 1611884, Block 17, Lot 55
19 Cityscape Park NE	Plan 1611884, Block 17, Lot 56
23 Cityscape Park NE	Plan 1611884, Block 17, Lot 57
27 Cityscape Park NE	Plan 1611884, Block 17, Lot 58
31 Cityscape Park NE	Plan 1611884, Block 17, Lot 59
35 Cityscape Park NE	Plan 1611884, Block 17, Lot 60

**LAND USE AMENDMENT
CITYSCAPE (WARD 3)
SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 216D2017**

MAP 22NE

39 Cityscape Park NE	Plan 1611884, Block 17, Lot 61
43 Cityscape Park NE	Plan 1611884, Block 17, Lot 62
47 Cityscape Park NE	Plan 1611884, Block 17, Lot 63
51 Cityscape Park NE	Plan 1611884, Block 17, Lot 64
55 Cityscape Park NE	Plan 1611884, Block 17, Lot 65
59 Cityscape Park NE	Plan 1611884, Block 17, Lot 66
68 Cityscape Park NE	Plan 1611884, Block 18, Lot 1
48 Cityscape Park NE	Plan 1611884, Block 18, Lot 2
44 Cityscape Park NE	Plan 1611884, Block 18, Lot 3
40 Cityscape Park NE	Plan 1611884, Block 18, Lot 4
36 Cityscape Park NE	Plan 1611884, Block 18, Lot 5
11 Cityscape Mount NE	Plan 1611884, Block 18, Lot 6
23 Cityscape Mount NE	Plan 1611884, Block 18, Lot 7
49 Cityscape Mount NE	Plan 1611884, Block 18, Lot 8
53 Cityscape Mount NE	Plan 1611884, Block 18, Lot 9
57 Cityscape Mount NE	Plan 1611884, Block 18, Lot 10
61 Cityscape Mount NE	Plan 1611884, Block 18, Lot 11
82 Cityscape Park NE	Plan 1611884, Block 18, Lot 12
66 Cityscape Mount NE	Plan 1611884, Block 19, Lot 1
60 Cityscape Mount NE	Plan 1611884, Block 19, Lot 2
56 Cityscape Mount NE	Plan 1611884, Block 19, Lot 3
52 Cityscape Mount NE	Plan 1611884, Block 19, Lot 4
48 Cityscape Mount NE	Plan 1611884, Block 19, Lot 5
44 Cityscape Mount NE	Plan 1611884, Block 19, Lot 6
40 Cityscape Mount NE	Plan 1611884, Block 19, Lot 7
36 Cityscape Mount NE	Plan 1611884, Block 19, Lot 8
32 Cityscape Mount NE	Plan 1611884, Block 19, Lot 9
28 Cityscape Mount NE	Plan 1611884, Block 19, Lot 10
24 Cityscape Mount NE	Plan 1611884, Block 19, Lot 11
20 Cityscape Mount NE	Plan 1611884, Block 19, Lot 12
16 Cityscape Mount NE	Plan 1611884, Block 19, Lot 13
12 Cityscape Mount NE	Plan 1611884, Block 19, Lot 14
66 Cityscape Mount NE	Plan 1611884, Block 19, Lot 15
66 Cityscape Mount NE	Plan 1611884, Block 20, Lot 1
150 Cityscape Way NE	Plan 1611884, Block 20, Lot 2
154 Cityscape Way NE	Plan 1611884, Block 20, Lot 3
158 Cityscape Way NE	Plan 1611884, Block 20, Lot 4
162 Cityscape Way NE	Plan 1611884, Block 20, Lot 5
166 Cityscape Way NE	Plan 1611884, Block 20, Lot 6
170 Cityscape Way NE	Plan 1611884, Block 20, Lot 7
174 Cityscape Way NE	Plan 1611884, Block 20, Lot 8
178 Cityscape Way NE	Plan 1611884, Block 20, Lot 9

**LAND USE AMENDMENT
CITYSCAPE (WARD 3)
SOUTH OF COUNTRY HILLS BOULEVARD NE AND EAST OF
MÉTIS TRAIL NE
BYLAW 216D2017**

MAP 22NE

182 Cityscape Way NE	Plan 1611884, Block 20, Lot 10
186 Cityscape Way NE	Plan 1611884, Block 20, Lot 11
190 Cityscape Way NE	Plan 1611884, Block 20, Lot 12
194 Cityscape Way NE	Plan 1611884, Block 20, Lot 13
198 Cityscape Way NE	Plan 1611884, Block 20, Lot 14
202 Cityscape Way NE	Plan 1611884, Block 20, Lot 15
206 Cityscape Way NE	Plan 1611884, Block 20, Lot 16
210 Cityscape Way NE	Plan 1611884, Block 20, Lot 17
214 Cityscape Way NE	Plan 1611884, Block 20, Lot 18
238 Cityscape Way NE	Plan 1611884, Block 20, Lot 19
17 Cityscape View NE	Plan 1611884, Block 20, Lot 39
21 Cityscape View NE	Plan 1611884, Block 20, Lot 40
25 Cityscape View NE	Plan 1611884, Block 20, Lot 41
29 Cityscape View NE	Plan 1611884, Block 20, Lot 42
33 Cityscape View NE	Plan 1611884, Block 20, Lot 43
37 Cityscape View NE	Plan 1611884, Block 20, Lot 44
41 Cityscape View NE	Plan 1611884, Block 20, Lot 45
45 Cityscape View NE	Plan 1611884, Block 20, Lot 46
49 Cityscape View NE	Plan 1611884, Block 20, Lot 47
53 Cityscape View NE	Plan 1611884, Block 20, Lot 48
57 Cityscape View NE	Plan 1611884, Block 20, Lot 49
61 Cityscape View NE	Plan 1611884, Block 20, Lot 50
65 Cityscape View NE	Plan 1611884, Block 20, Lot 51
69 Cityscape View NE	Plan 1611884, Block 20, Lot 52
66 Cityscape Mount NE	Plan 1611884, Block 20, Lot 53
185 Cityscape Boulevard NE	Plan 1611884, Block 22, Lot 1
70 Cityside Heath NE	Plan 1611884, Block 22, Lot 2
66 Cityside Heath NE	Plan 1611884, Block 22, Lot 3
62 Cityside Heath NE	Plan 1611884, Block 22, Lot 4
61 Cityside Rise NE	Plan 1611884, Block 22, Lot 32
65 Cityside Rise NE	Plan 1611884, Block 22, Lot 33
69 Cityside Rise NE	Plan 1611884, Block 22, Lot 34
173 Cityscape Boulevard NE	Plan 1611884, Block 22, Lot 35
10011 – 52 Street NE	Potion of SE1/4 22-25-29-4