



# Calgary Planning Commission

## Agenda Item: 7.2.9

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

FEB 18 2021

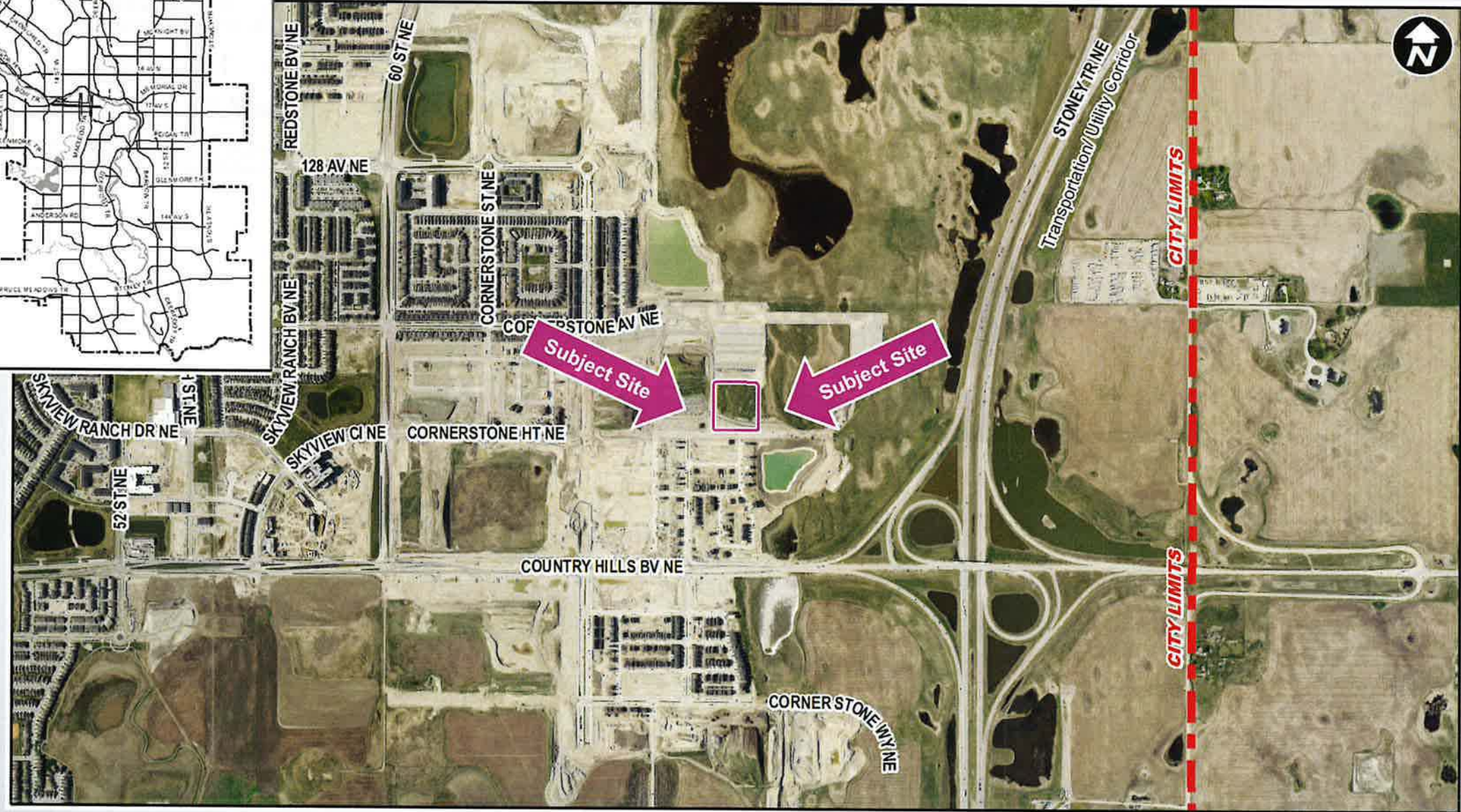
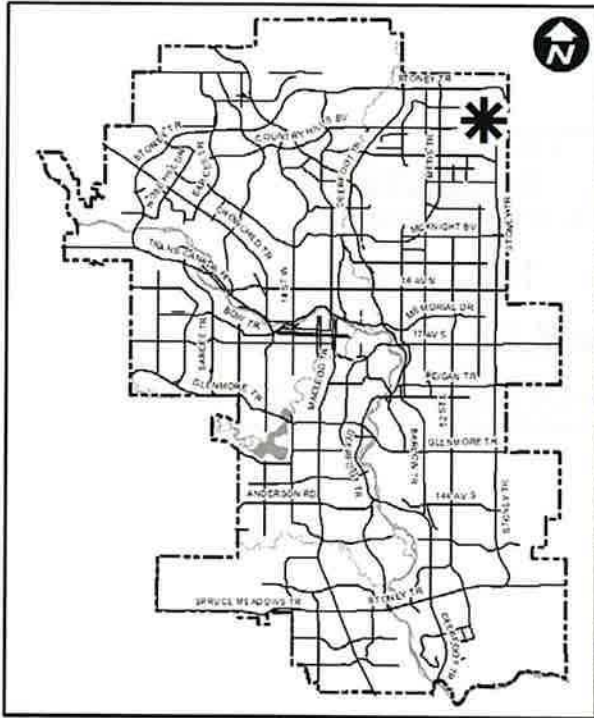
ITEM: 7.2.9 CPC 2021-0081

Distrib

CITY CLERK'S DEPARTMENT

# LOC2020-0135

## Land Use Amendment

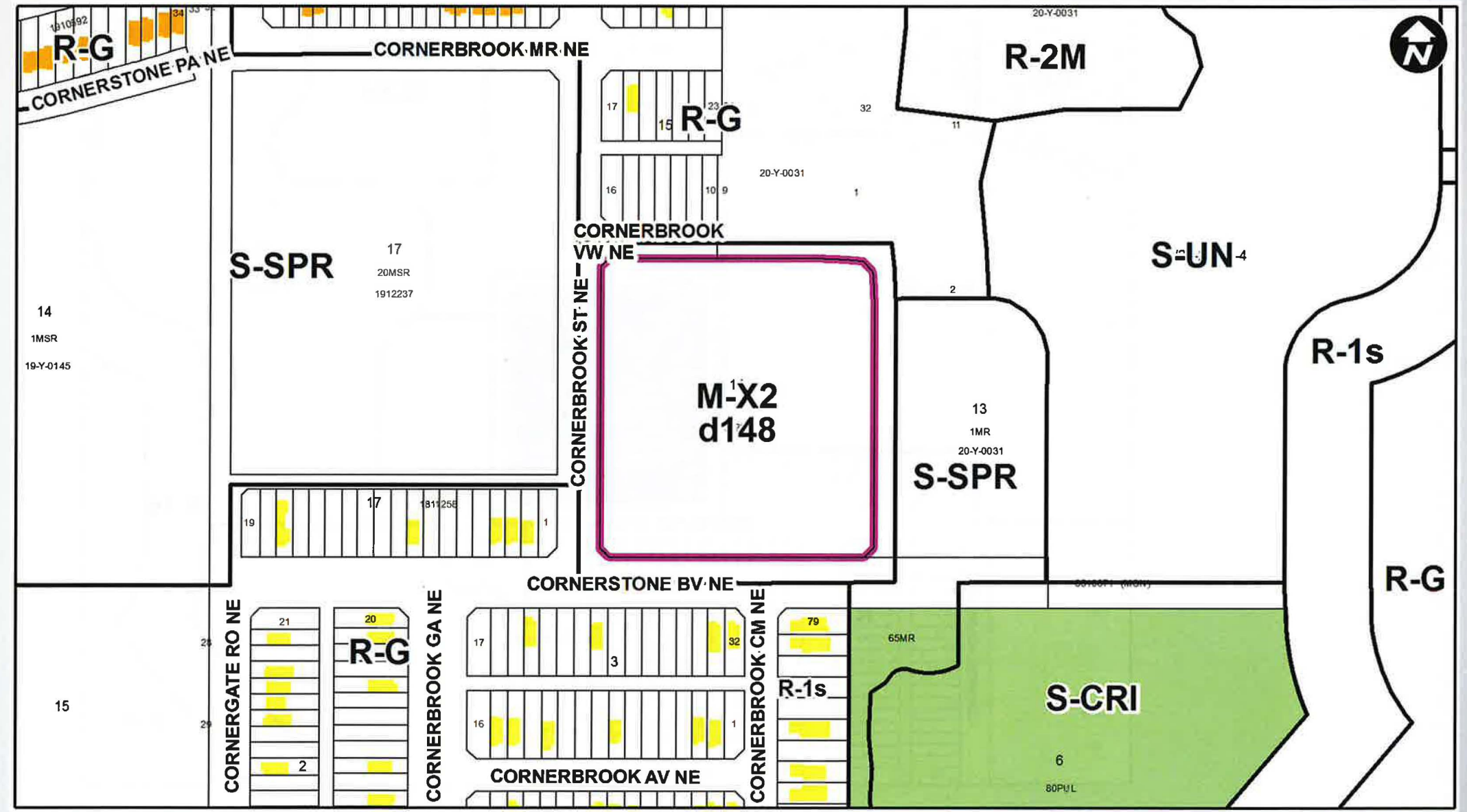






LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

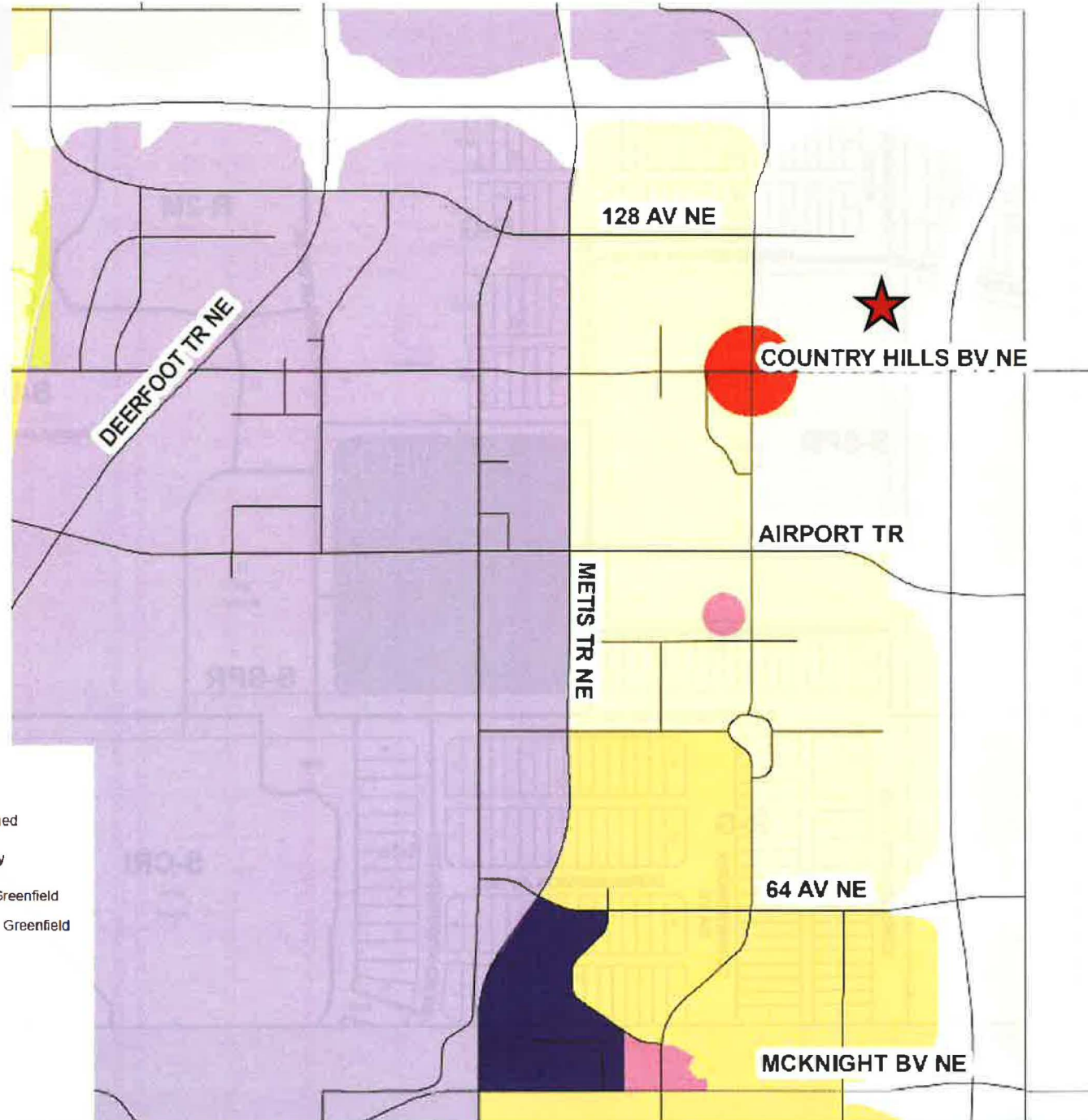




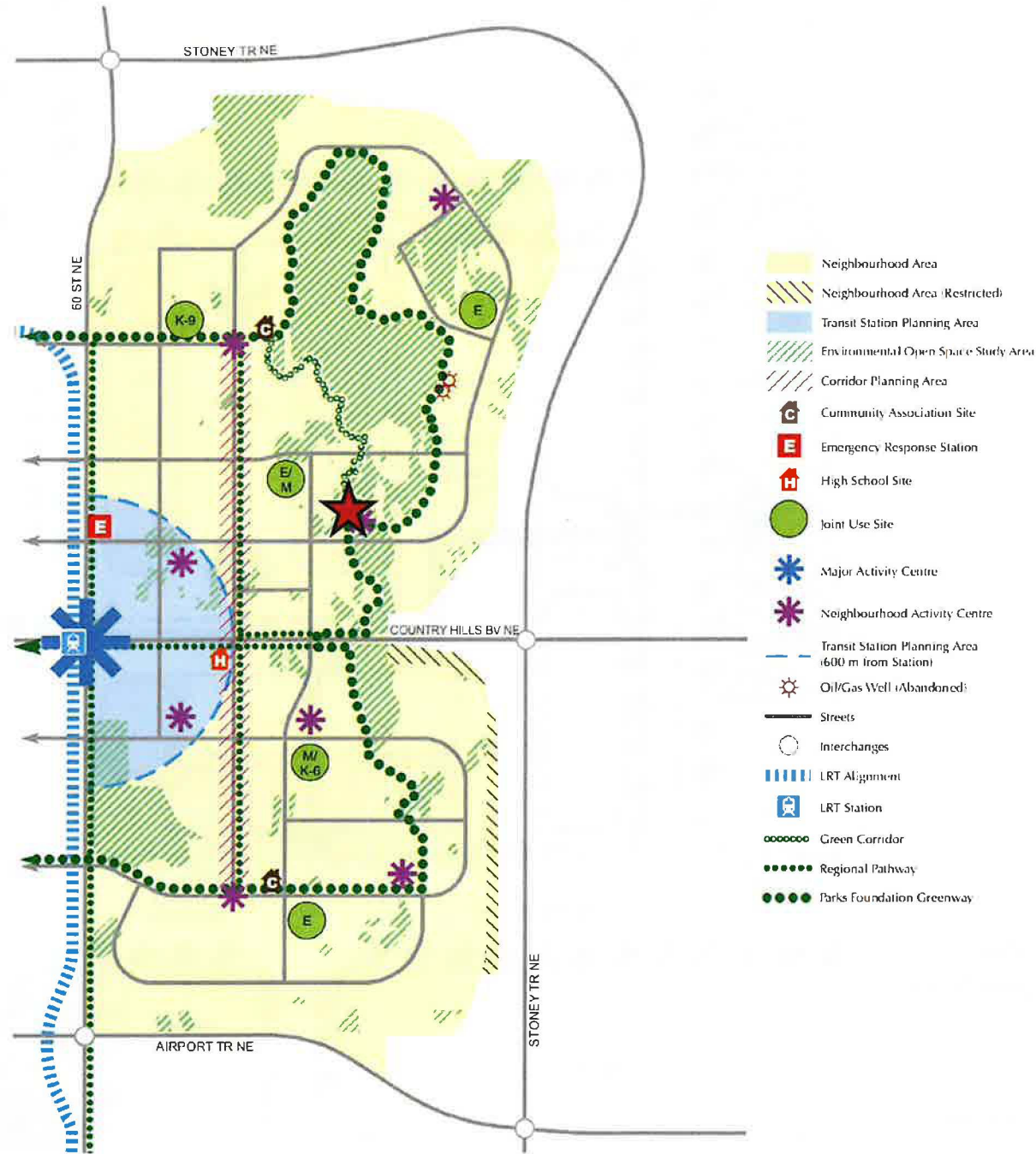


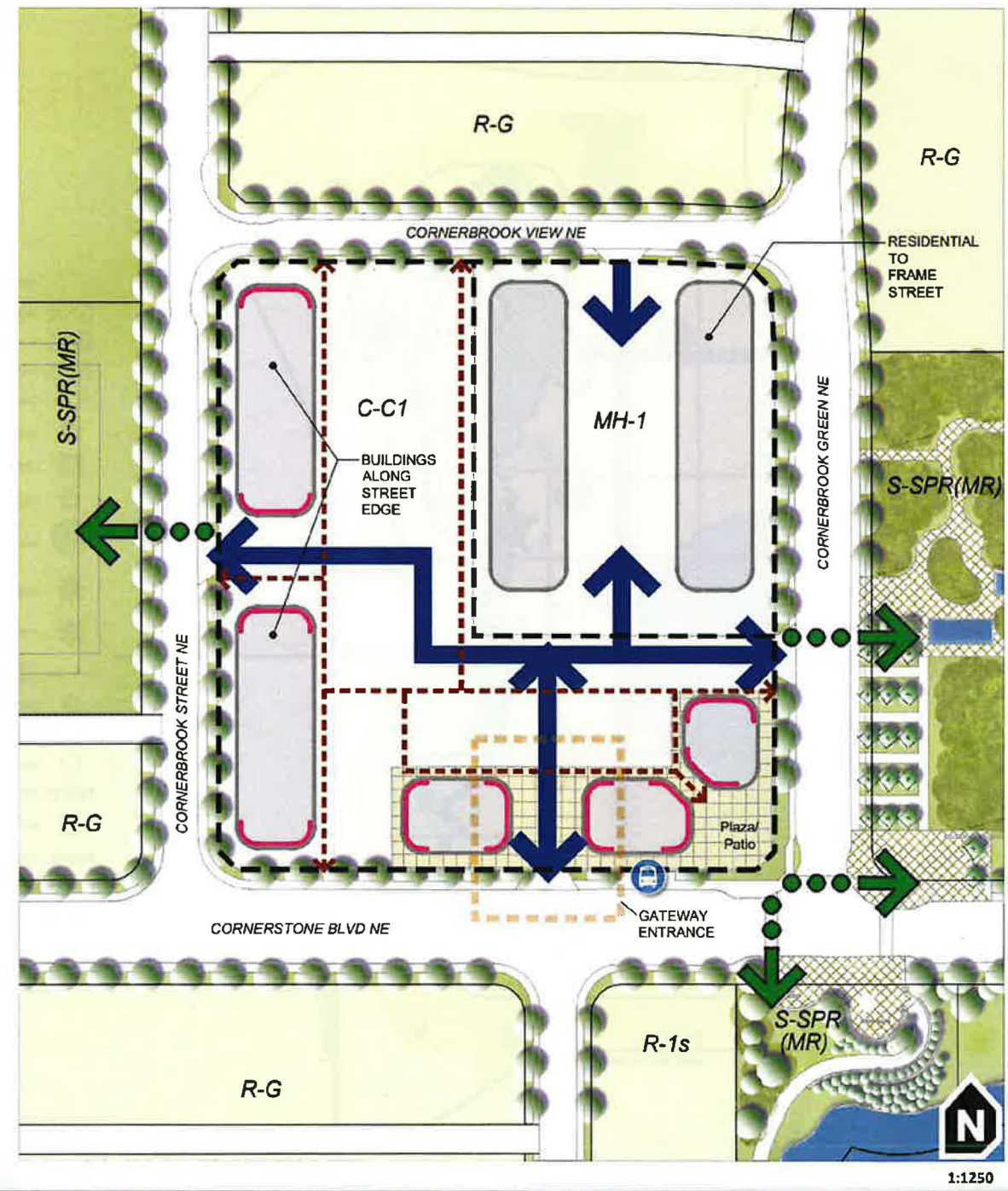
★ Subject Parcel

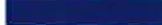
- |                                 |                                                                          |
|---------------------------------|--------------------------------------------------------------------------|
| Centre City                     | Public Utility                                                           |
| Community Activity Centre       | Residential Developed Established                                        |
| Industrial - Employee Intensive | Residential Developed Inner City                                         |
| Industrial Greenfield           | Residential Developing Future Greenfield                                 |
| Major Activity Centre           | Residential Developing Planned Greenfield with Area Structure Plan (ASP) |
| Major Public Open Space         | Standard Industrial                                                      |
| Neighbourhood Main Street       | Urban Main Street                                                        |
|                                 | Transportation/ Utility Corridor                                         |
|                                 | City Limits                                                              |



 Subject Parcel





-  Property Boundary
-  Main Vehicle Routes
-  Enhanced Pedestrian Connections (Widened)
-  Pedestrian Links to Adjacent Parks/ Open Space
-  Future Bus Stop
-  Proposed Buildings
-  Corner Articulation and Enhanced Fenestration

## Administration Recommendation

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.96 hectares  $\pm$  (4.84 acres  $\pm$ ) located at 3876 Cornerstone Boulevard NE (Plan 1912237, Block 14, Lot 1) from Multi-Residential – Medium Profile Support Commercial (M-X2d148) District **to** Multi-Residential – High Density Low Rise (M-H1f3.0h24) District and Commercial – Community 1 (C-C1) District.

## Administration Recommendations

Total Capacity: 100,000 (100,000 x 100%)

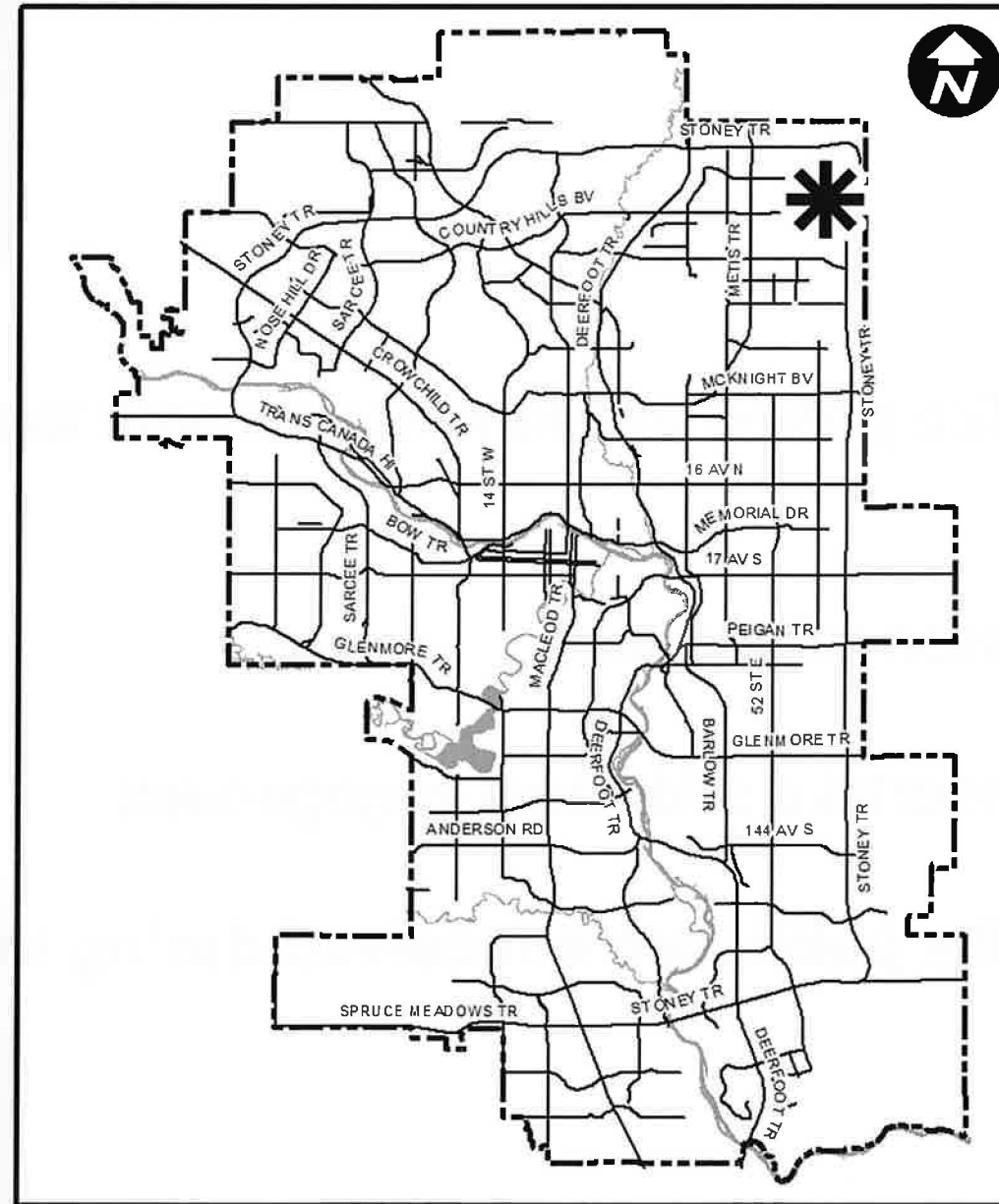
Given that the average of the average of 100,000 is 100,000, the average of 100,000 is 100,000.

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## **Public Response:**

- Application was notice posted and letters were sent to adjacent landowners
- Community Association for the area
- Applicant did not undertake additional engagement

**No comments from the public were received during the review process.**