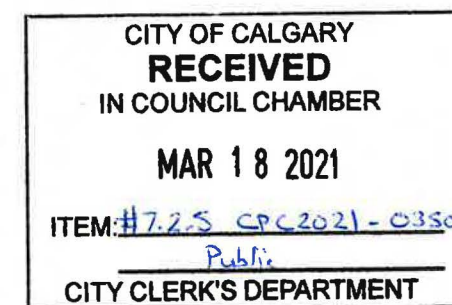




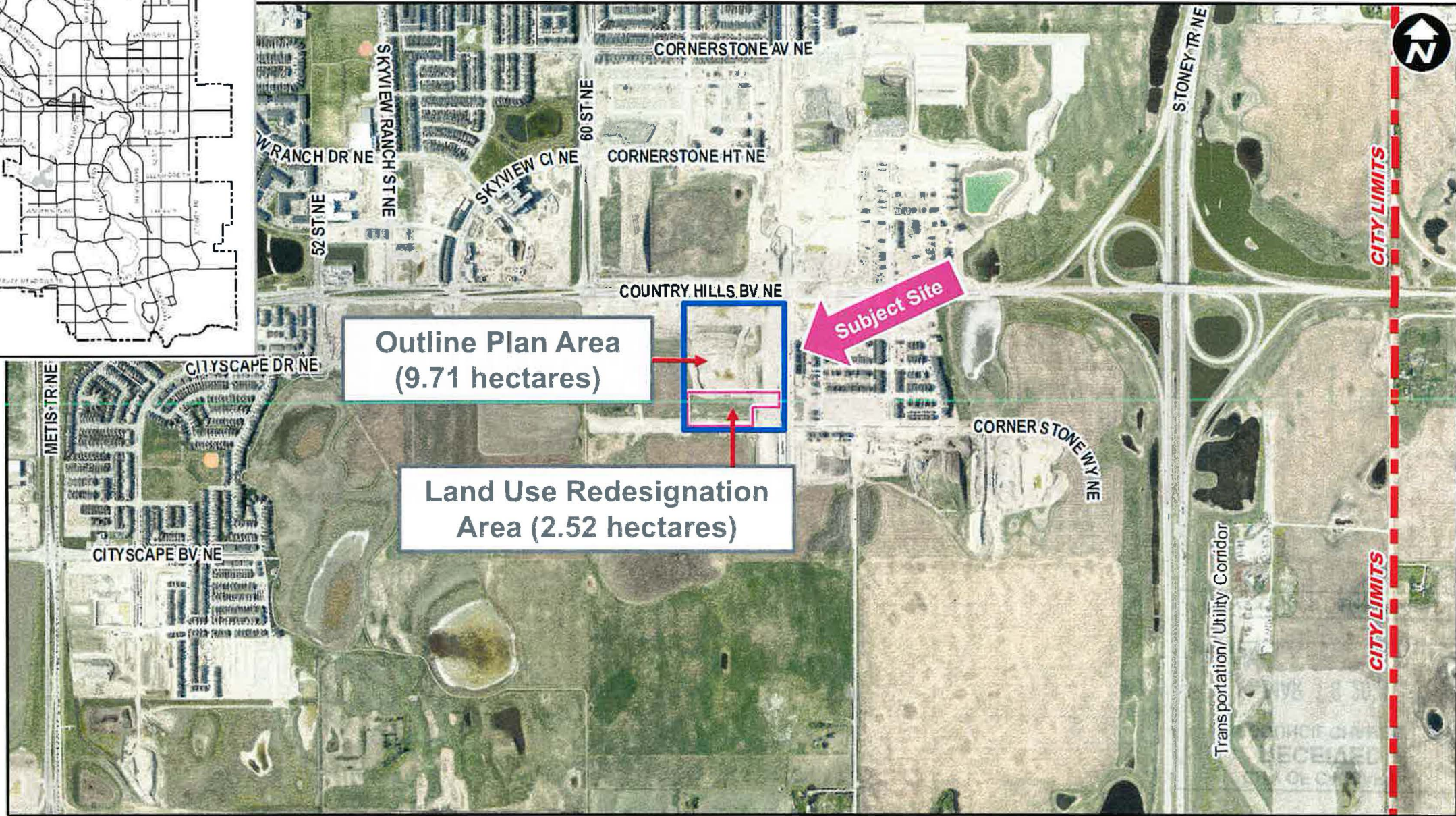
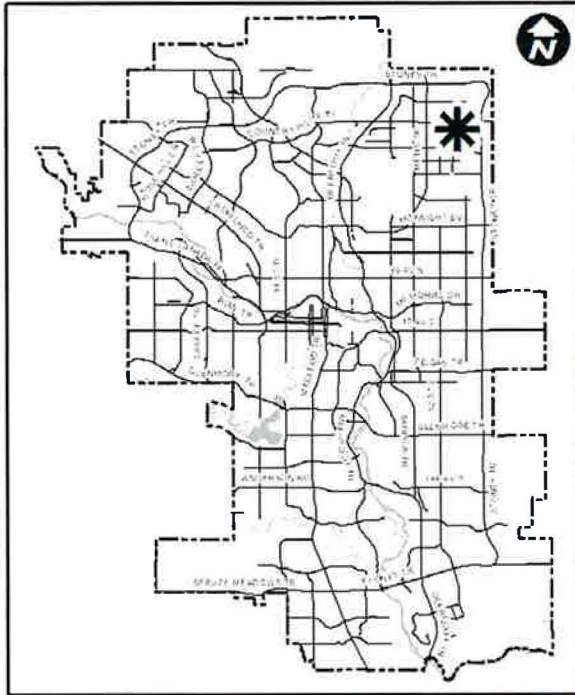
Calgary Planning Commission

Agenda Item: 7.2.5

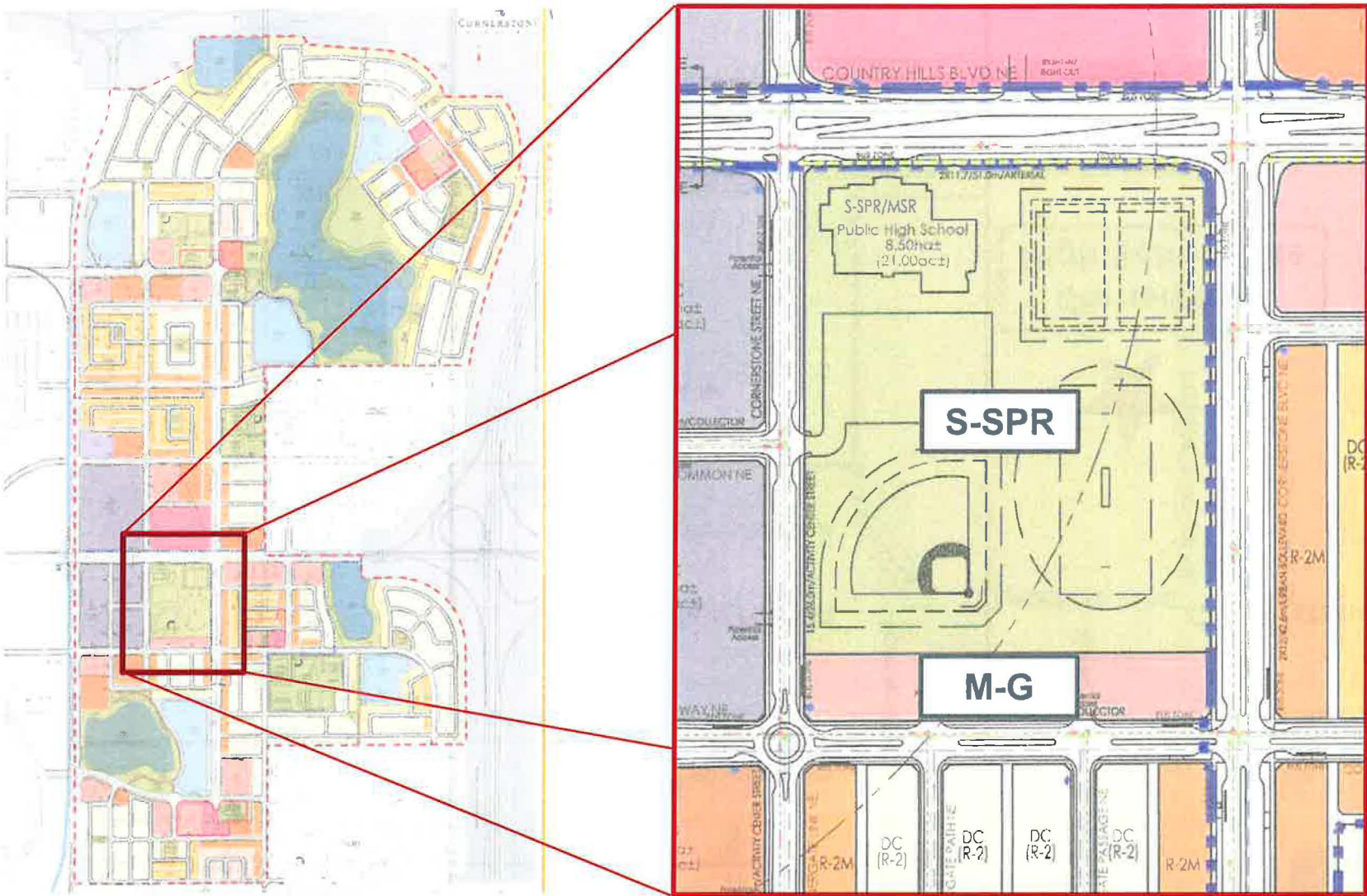


LOC2020-0136

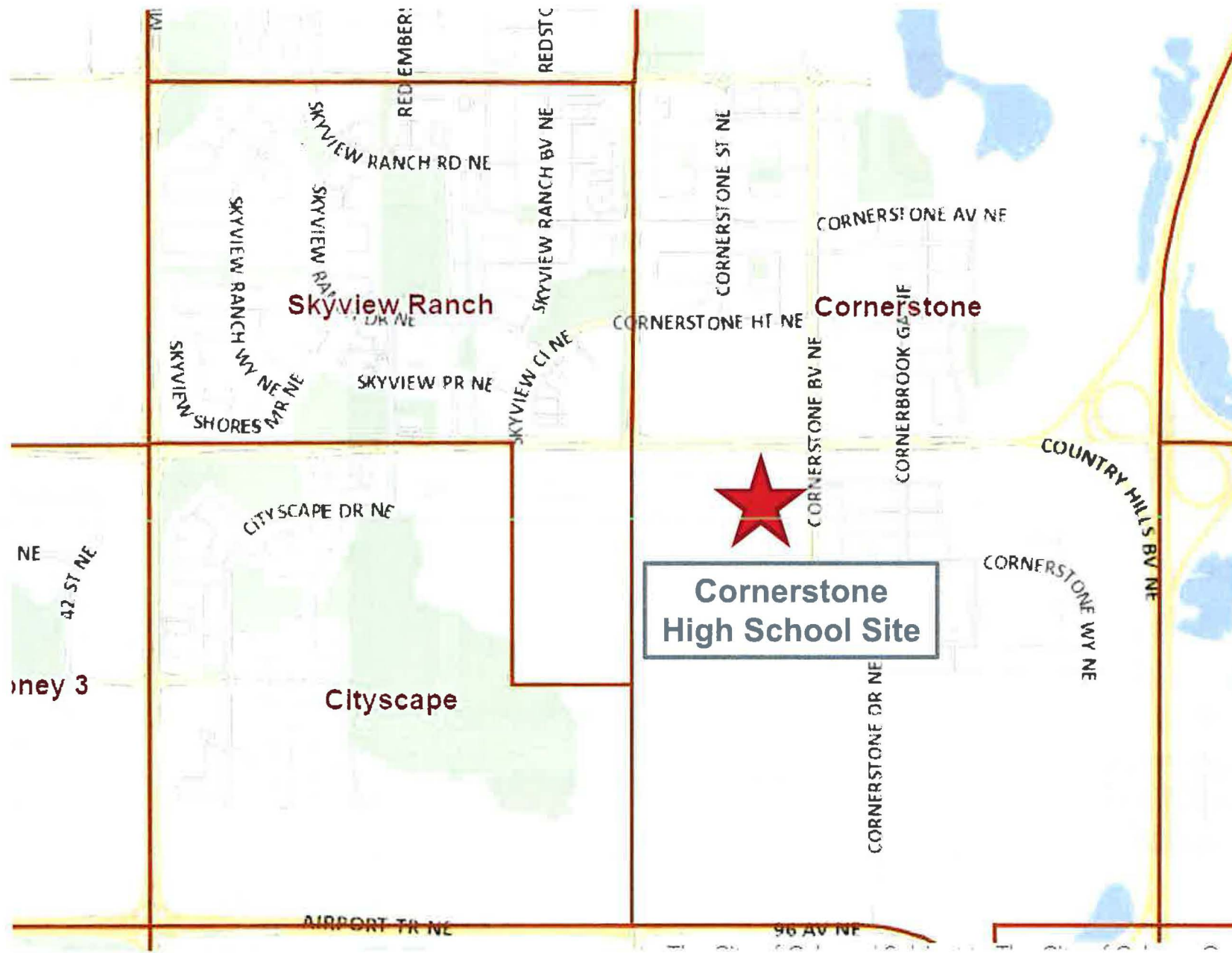
Land Use Amendment and Outline Plan



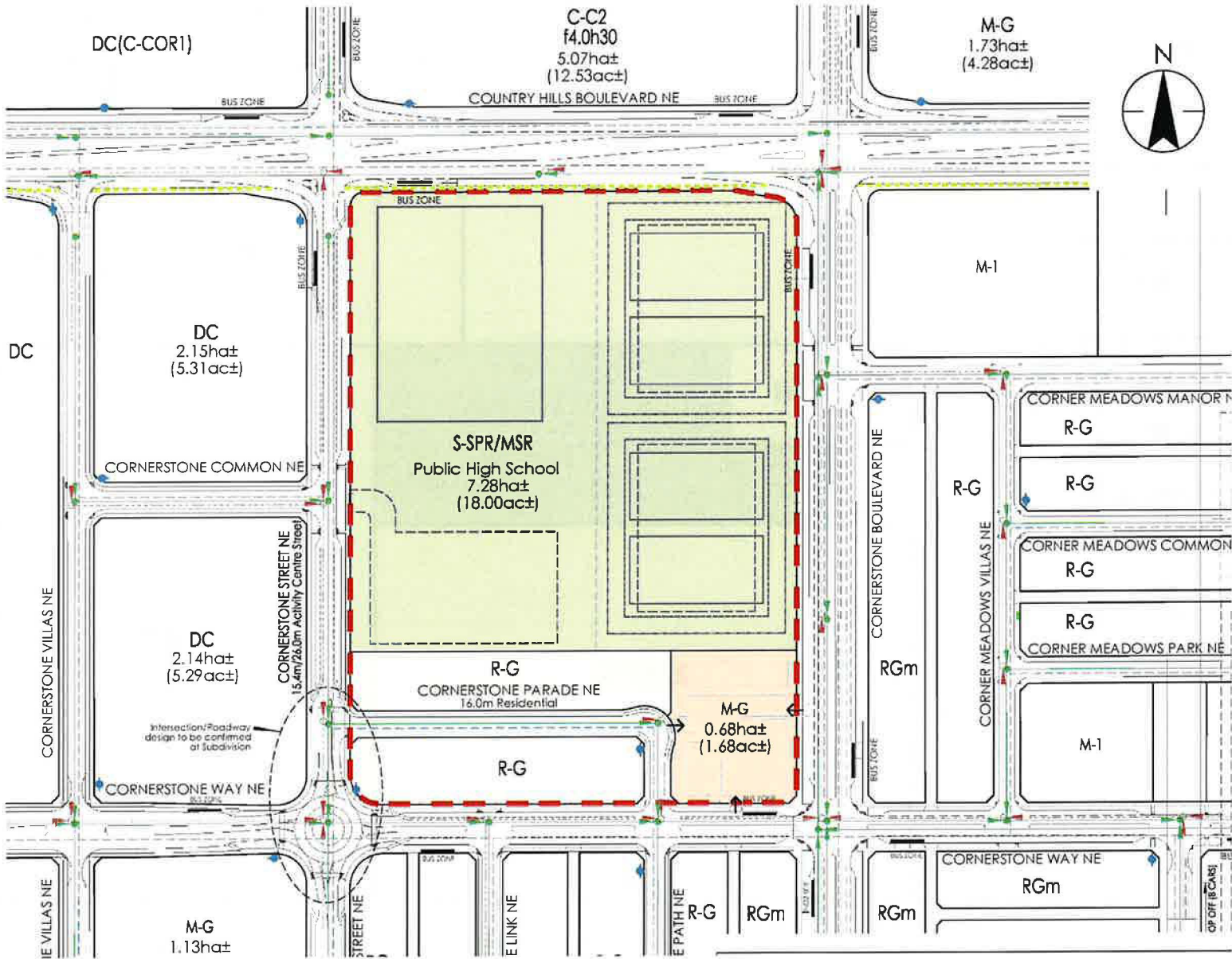
Outline Plan approved in 2015
Land Use Redesignation approved in 2019



Total MSR dedication	8.5 ha (21 ac)
Purchase using Joint Use Reserve Fund	4.01 ha
MSR Dedication from Developer	0.89 ha
Deferred Reserve Caveat	3.6 ha

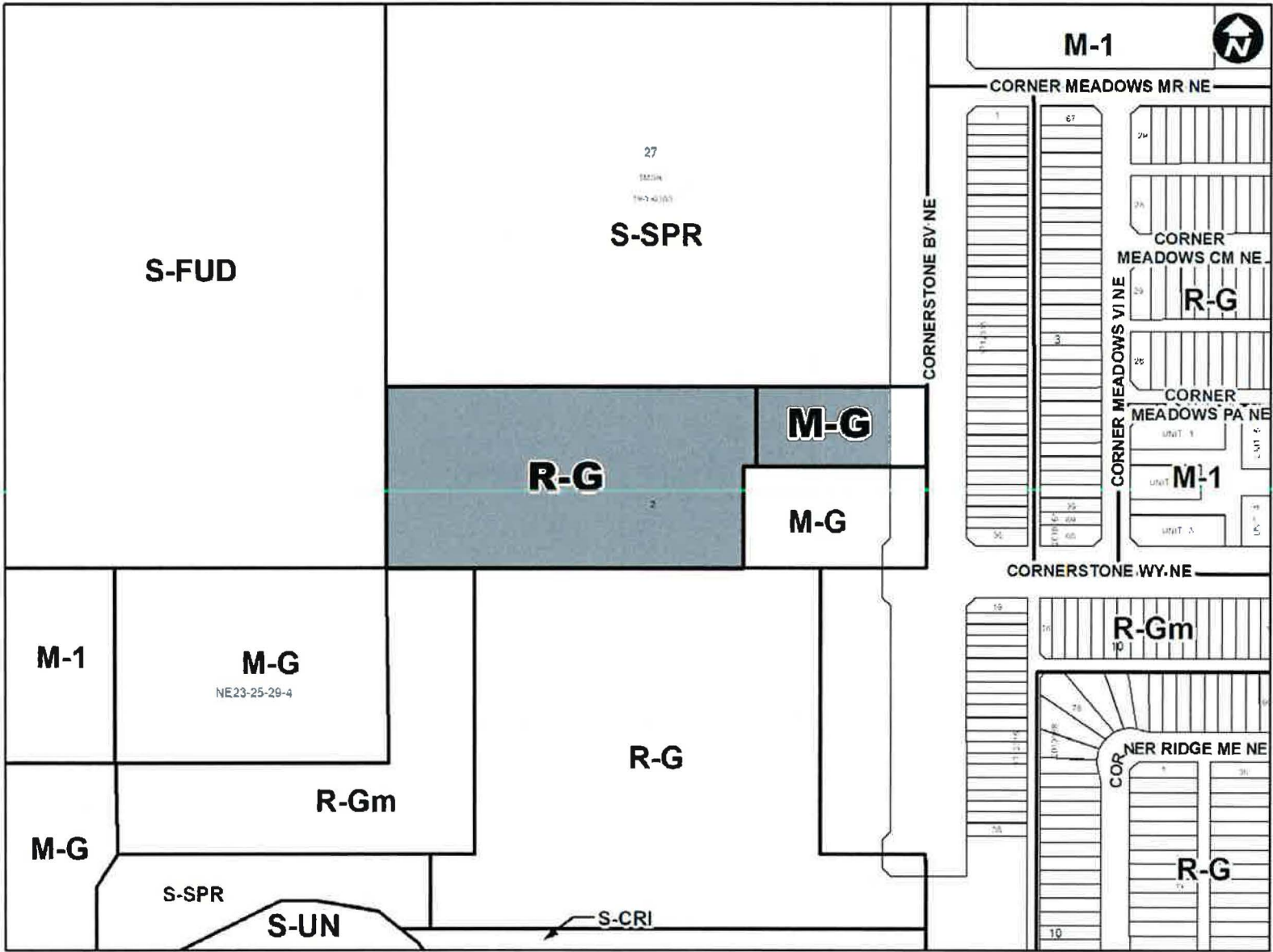


Proposed Outline Plan



Total MSR dedication	7.28 ha (18 ac)
Purchase using Joint Use Reserve Fund	6.39 ha
MSR Dedication from Developer	0.89 ha
Deferred Reserve Caveat	N/A

Proposed Land Use Redesignation



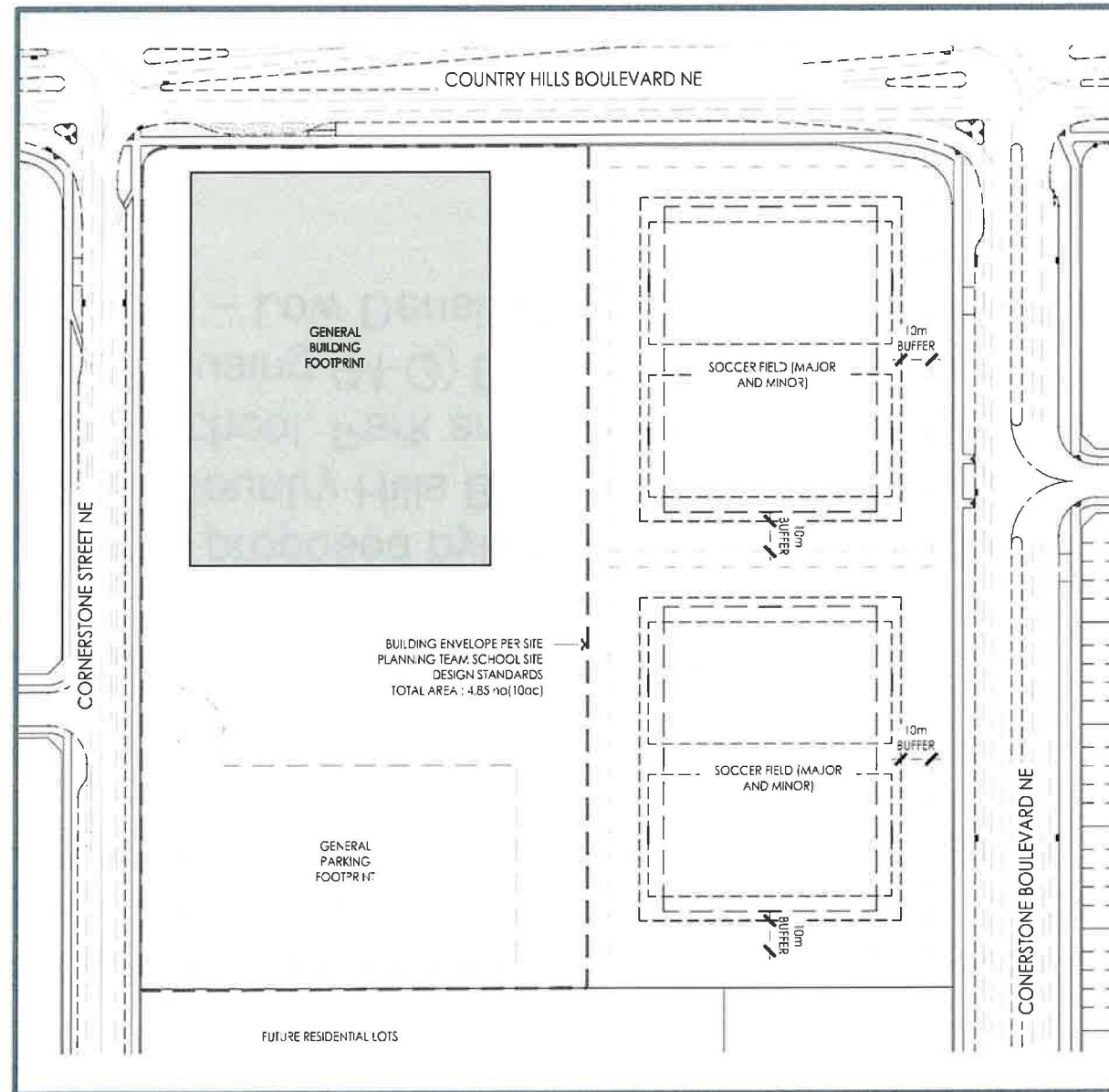
Proposed land uses:

M-G

- Primarily for townhouses and rowhouses.
- Max building height = 13 m

R-G

- Primarily for single detached, semi-detached and rowhouses.
- Max building height = 12 m



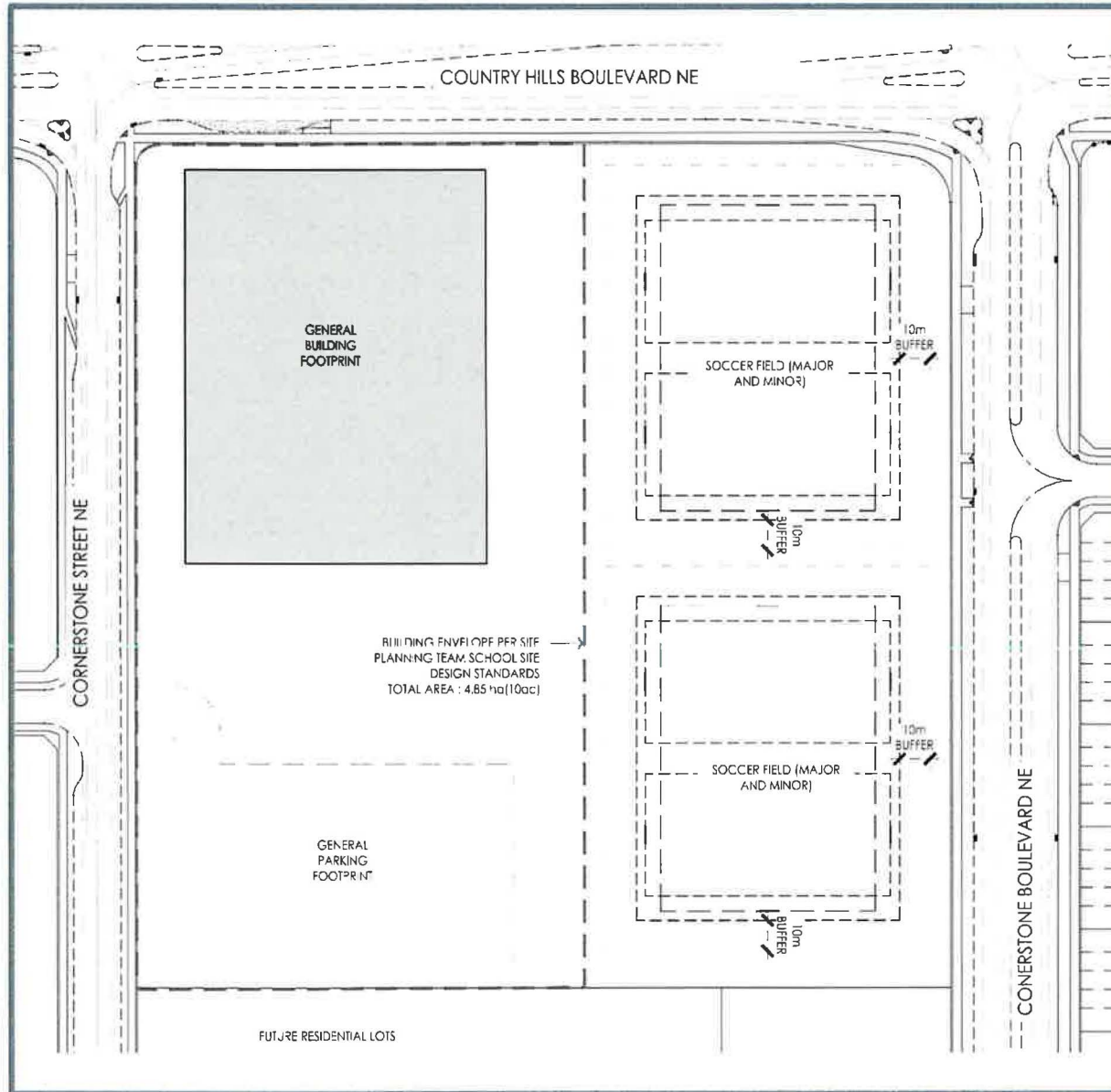
School building envelope 4.85 ha (10 ac)

Administration Recommends:

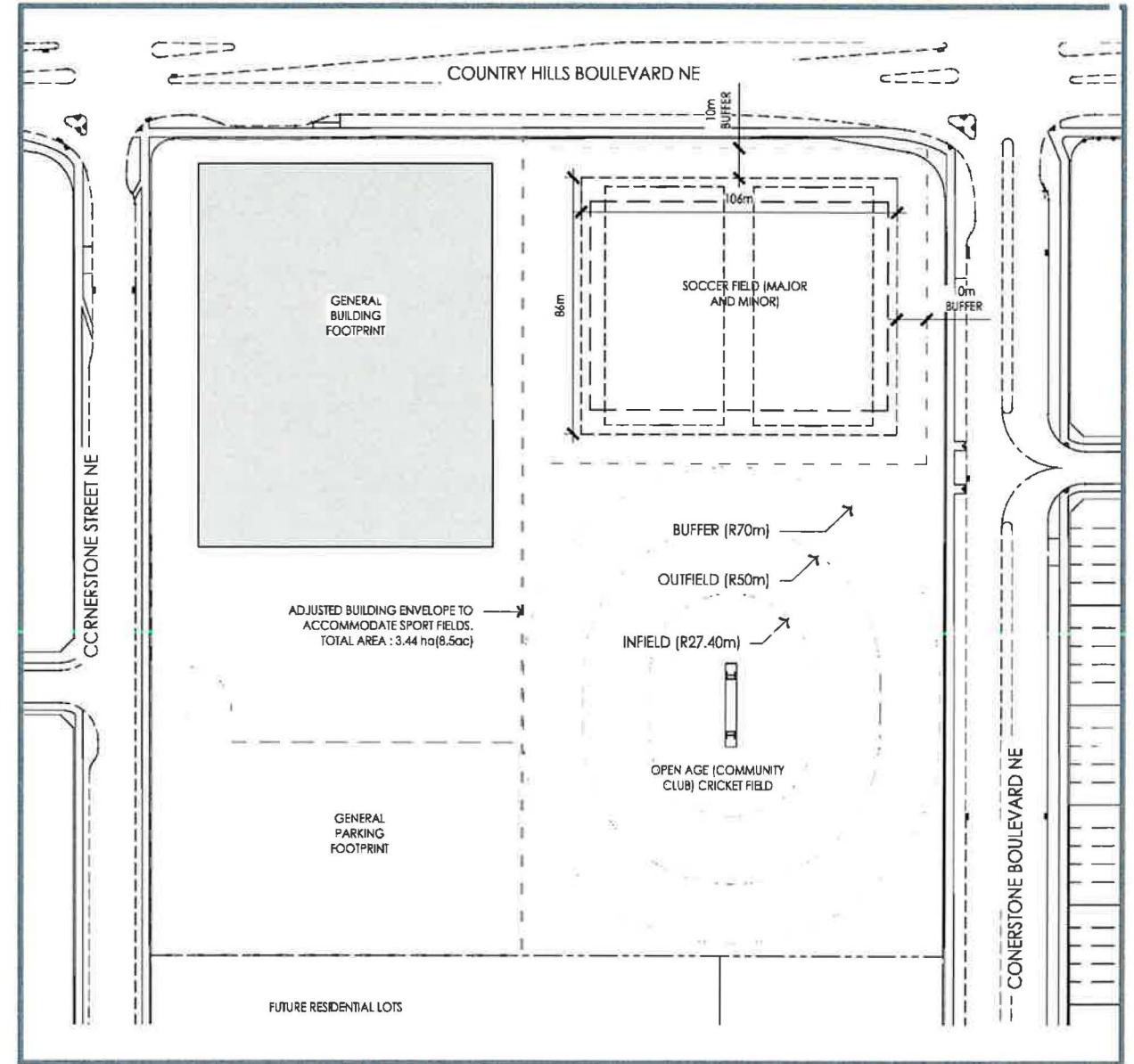
1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) to subdivide 9.71 hectares $\pm$ (23.98 acres $\pm$), with conditions (Attachment 5).

That Calgary Planning Commission recommend that Council:

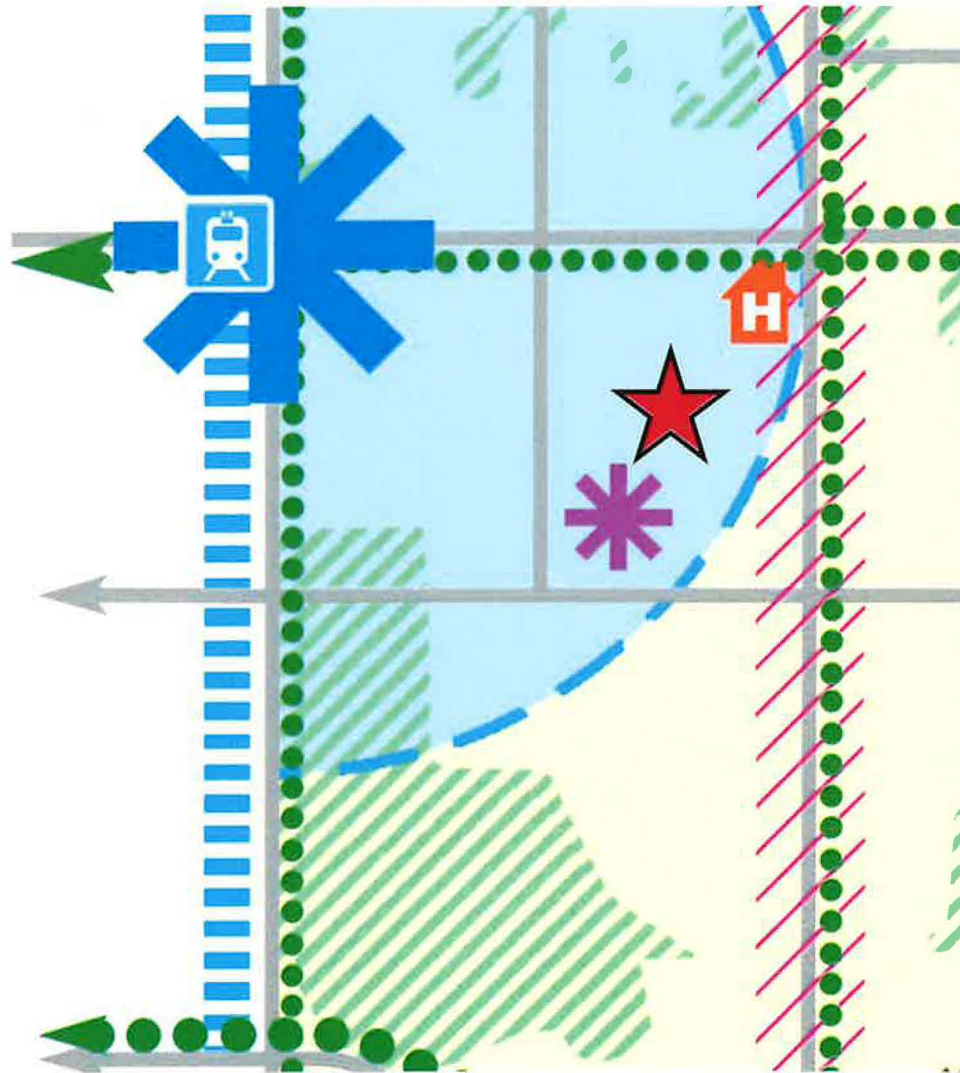
2. Give three readings to the proposed bylaw for the redesignation of 2.52 hectares $\pm$ (6.23 acres $\pm$) located at 6221 Country Hills Boulevard NE (Portion of NE1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District **to** Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District.



School building envelope 4.85 ha (10 ac)



School building envelope 3.44 ha (8.5 ac)



Cornerstone Area Structure Plan - Land Use Concept

 Subject Site

- | | | | |
|---|-------------------------------------|---|--|
|  | Neighbourhood Area |  | Neighbourhood Activity Centre |
|  | Neighbourhood Area (Restricted) | | Transit Station Planning Area (600 m from Station) |
|  | Transit Station Planning Area |  | Oil/Gas Well (Abandoned) |
|  | Environmental Open Space Study Area | | Streets |
|  | Corridor Planning Area |  | Interchanges |
|  | Community Association Site |  | LRT Alignment |
|  | Emergency Response Station |  | LRT Station |
|  | High School Site |  | Green Corridor |
|  | Joint Use Site |  | Regional Pathway |
|  | Major Activity Centre |  | Parks Foundation Greenway |