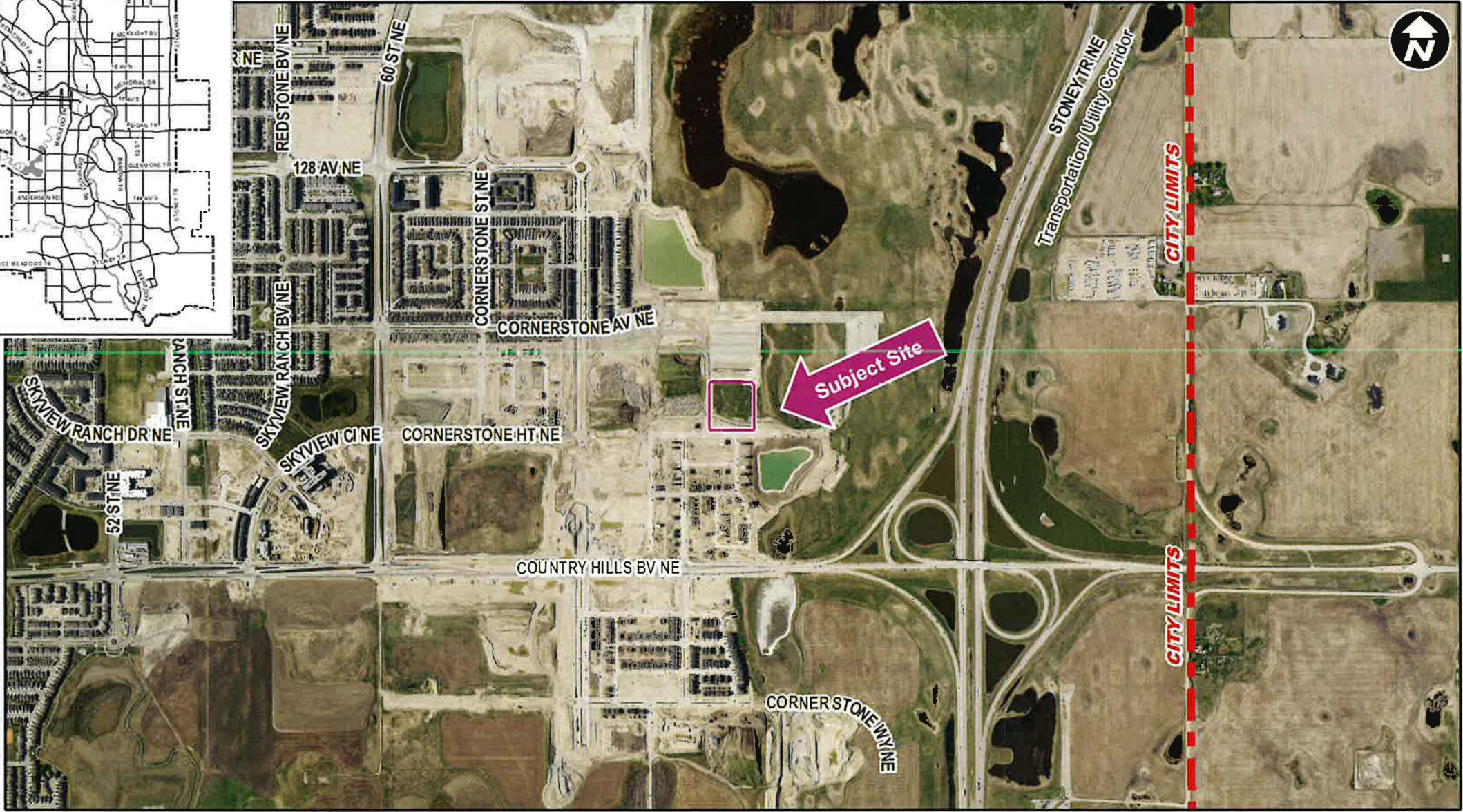
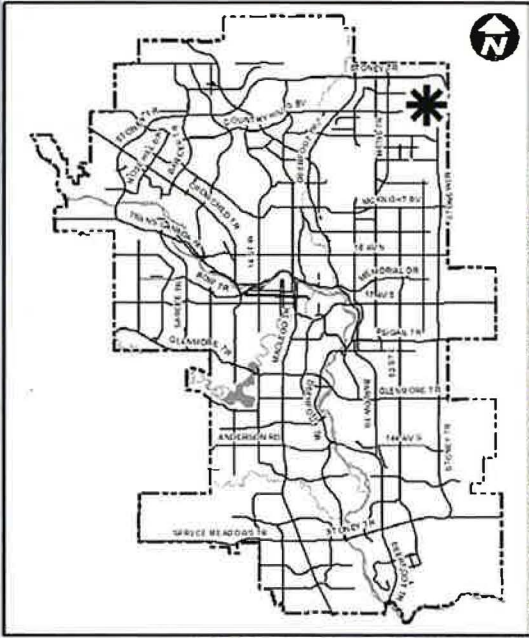




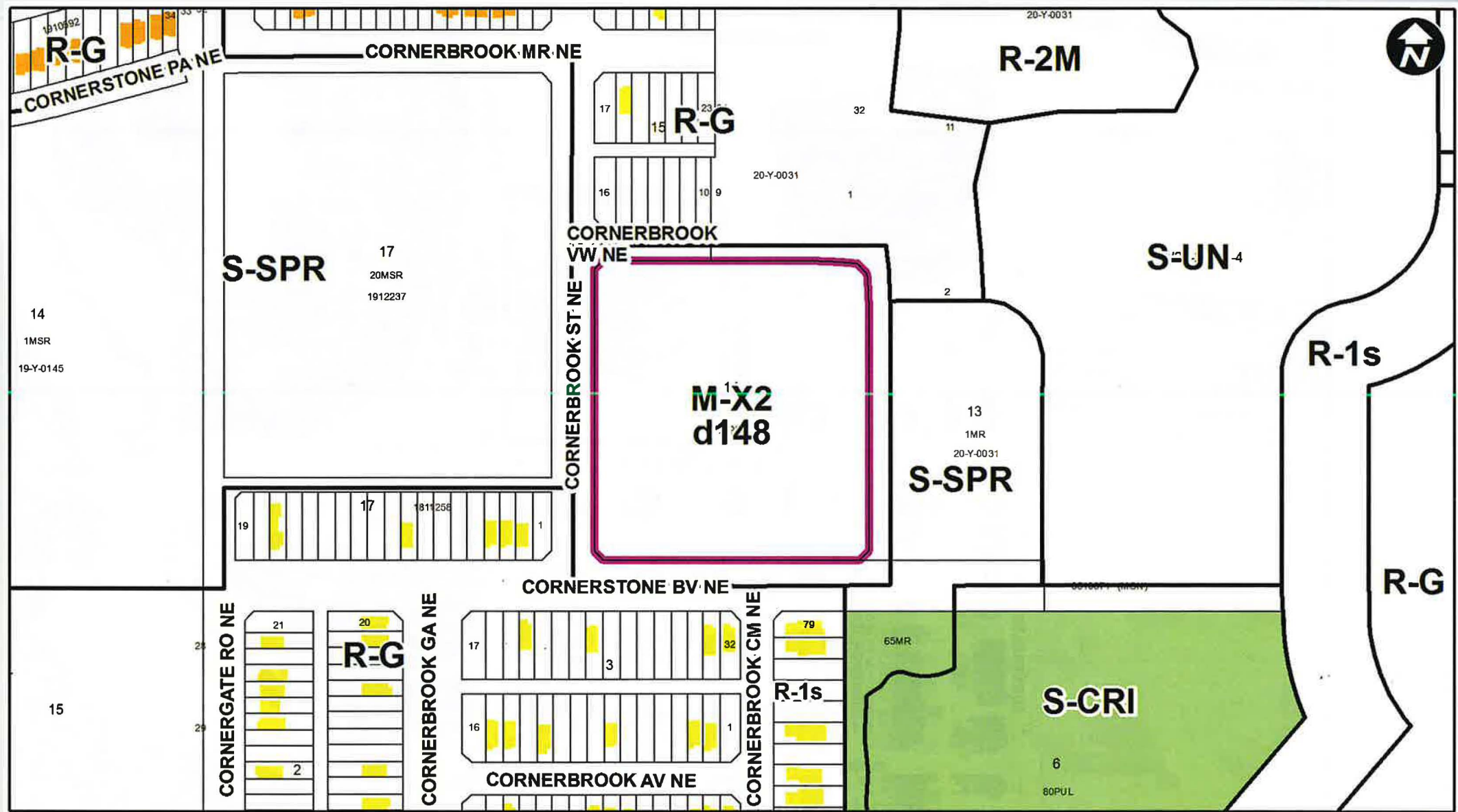
Public Hearing of Council
Agenda Item: 8.1.20

LOC2020-0135
Land Use Amendment
M-X2d148 to C-C1 & M-H1f3.0h24

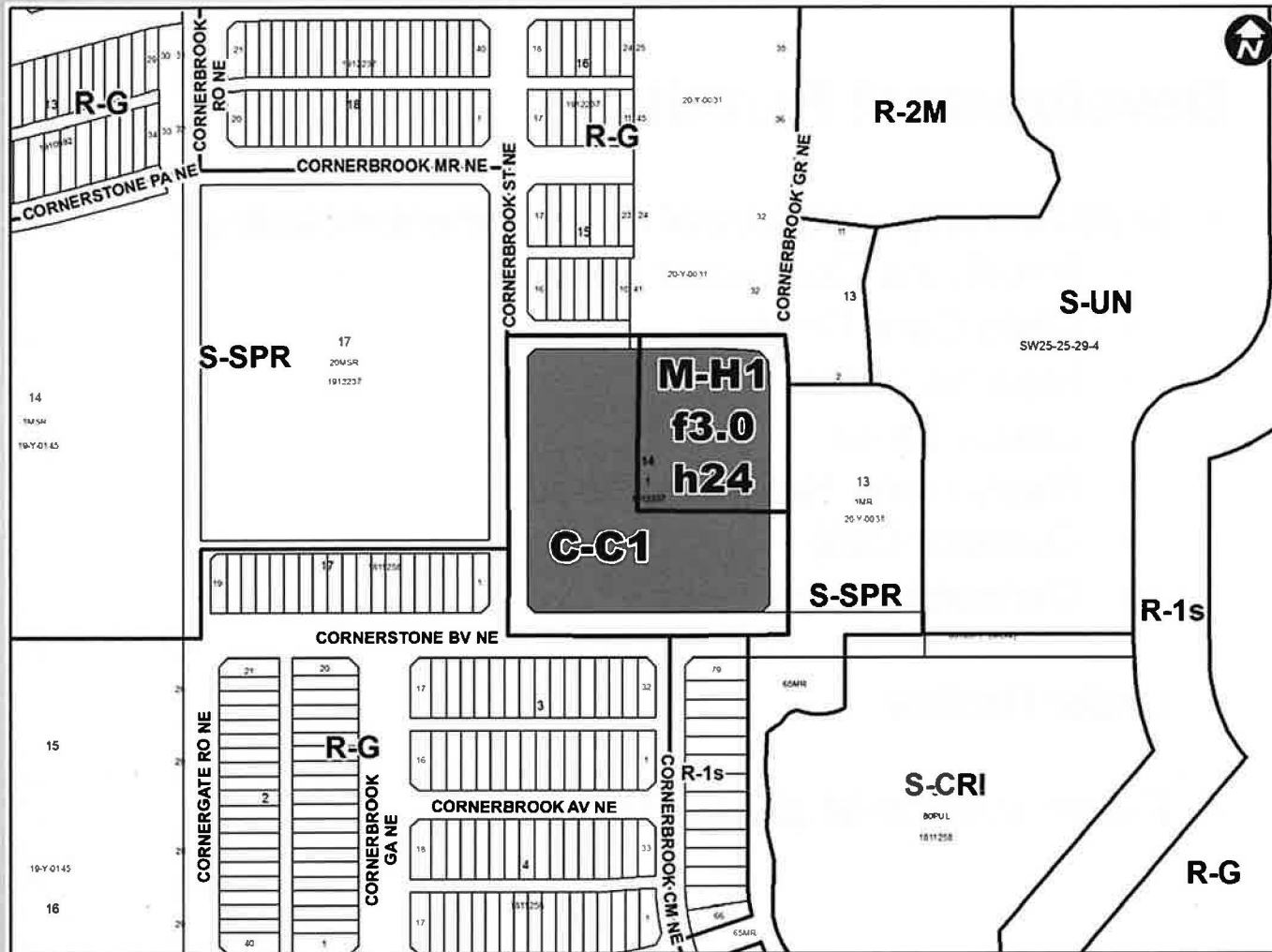
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.20 CFC2021-0081
Distribution
CITY CLERK'S DEPARTMENT







- 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



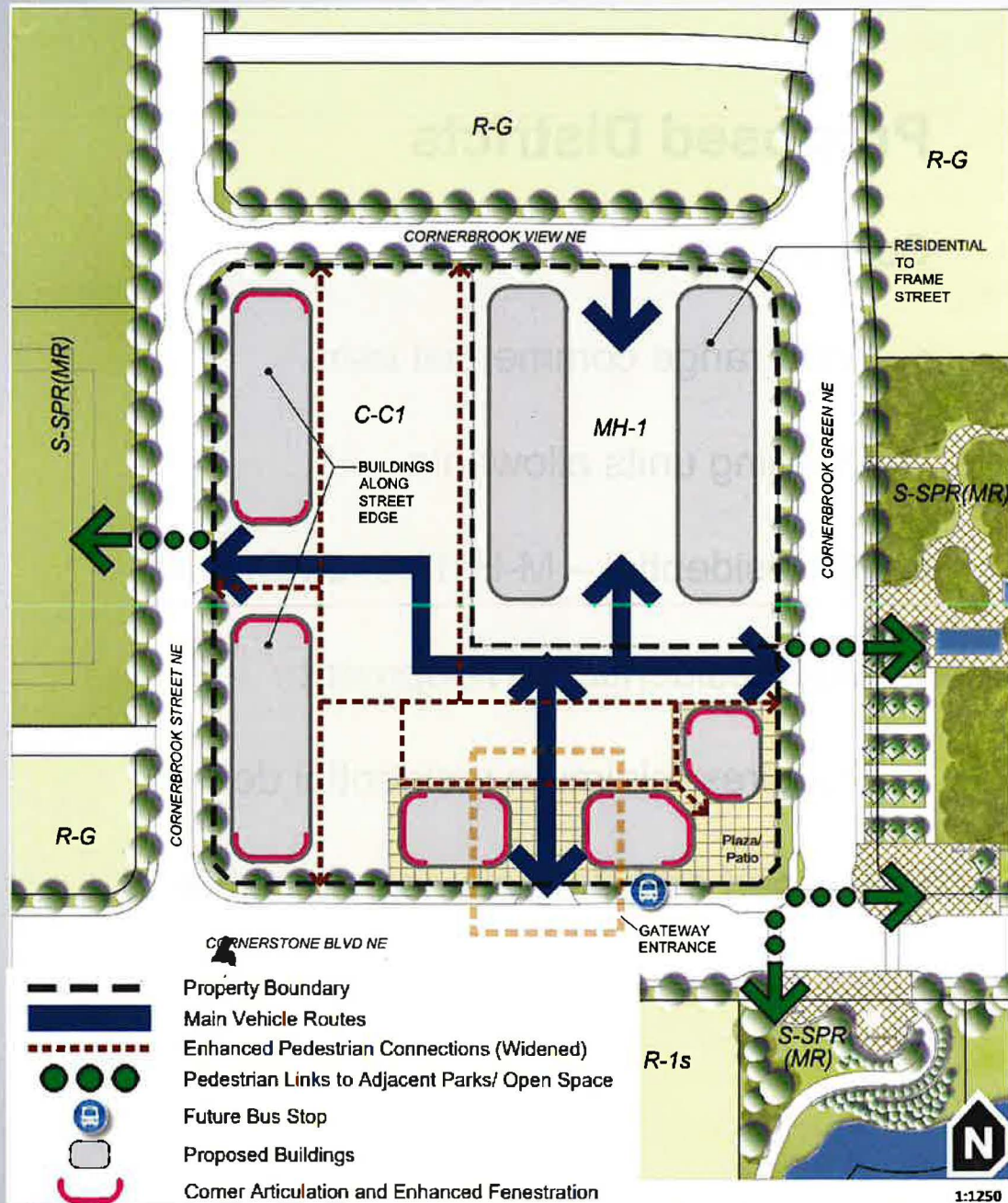
Proposed Districts

Commercial – C-C1 District

- Wide range commercial uses
- Dwelling units allowable

Multi-Residential – M-H1f3.0h24 District

- Multi-residential development
- Requires minimum residential density
- Support commercial uses allowable



Development Permit

- Multi-building commercial development including:
 - Retail and Consumer Service
 - Child Care Service
 - Medical Clinic
 - Liquor Store
 - Restaurant: Neighbourhood
 - Outdoor Café
 - Cannabis Store
- Under Review
- Future residential phase (TBD)

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 46D2021** 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.

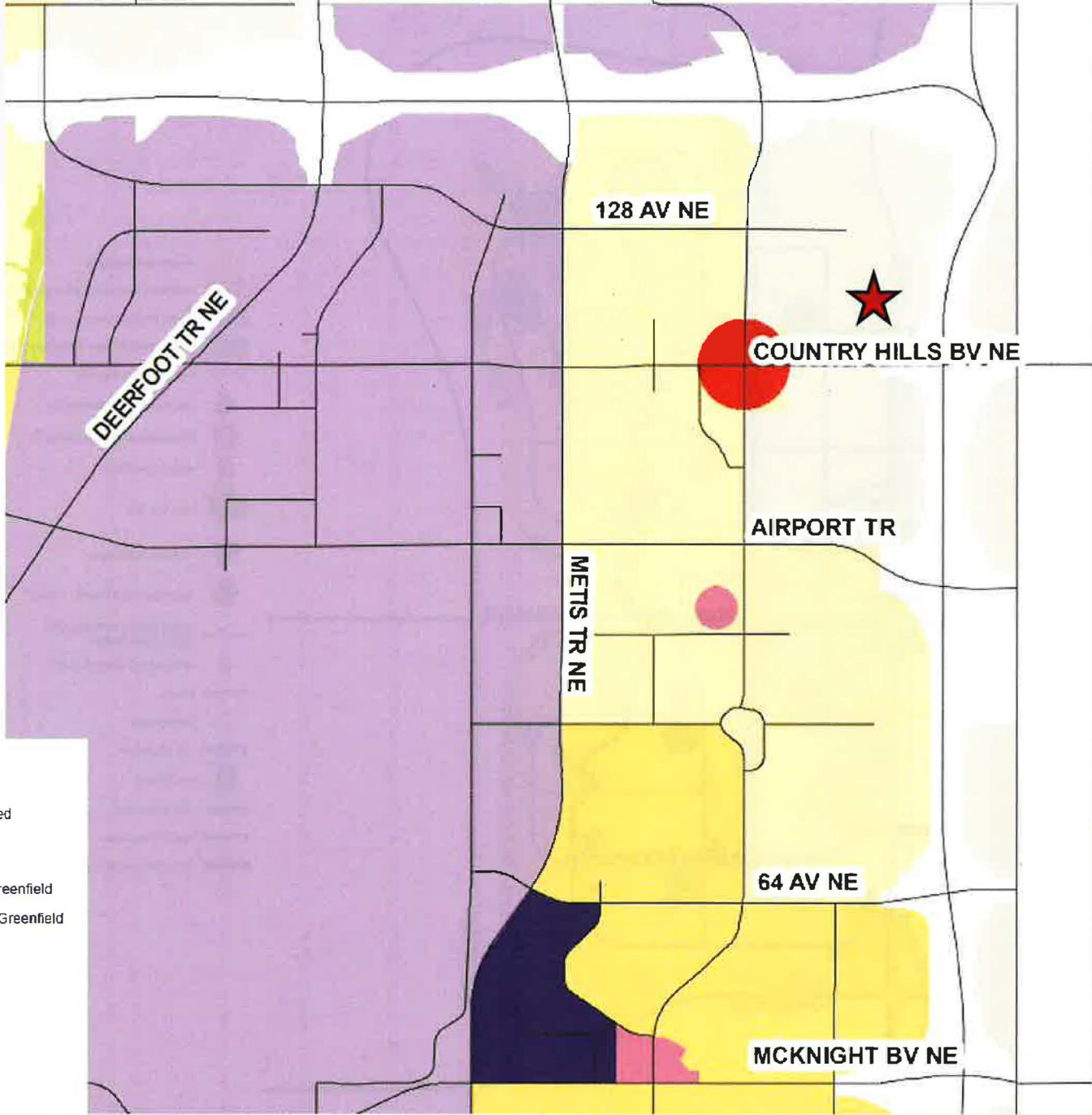
Supplementary Slides


Public Response:

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

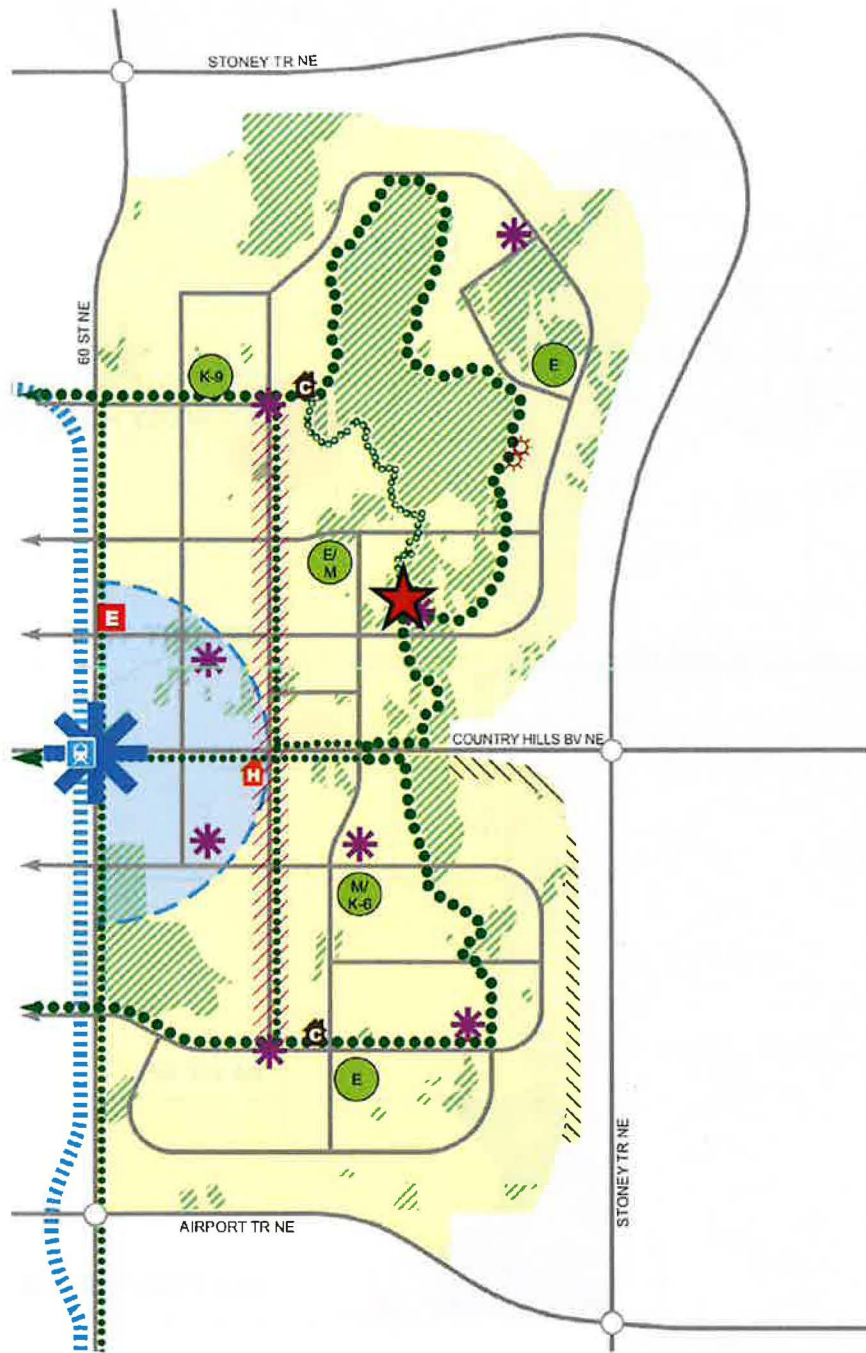
No comments from the public were received during the review process.





 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 |



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

Subject Parcel

