

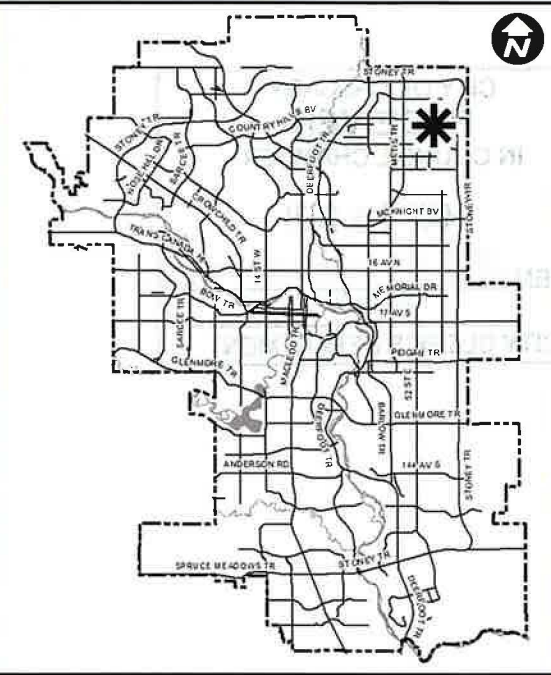


Public Hearing of Council Agenda Item:8.1.1

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

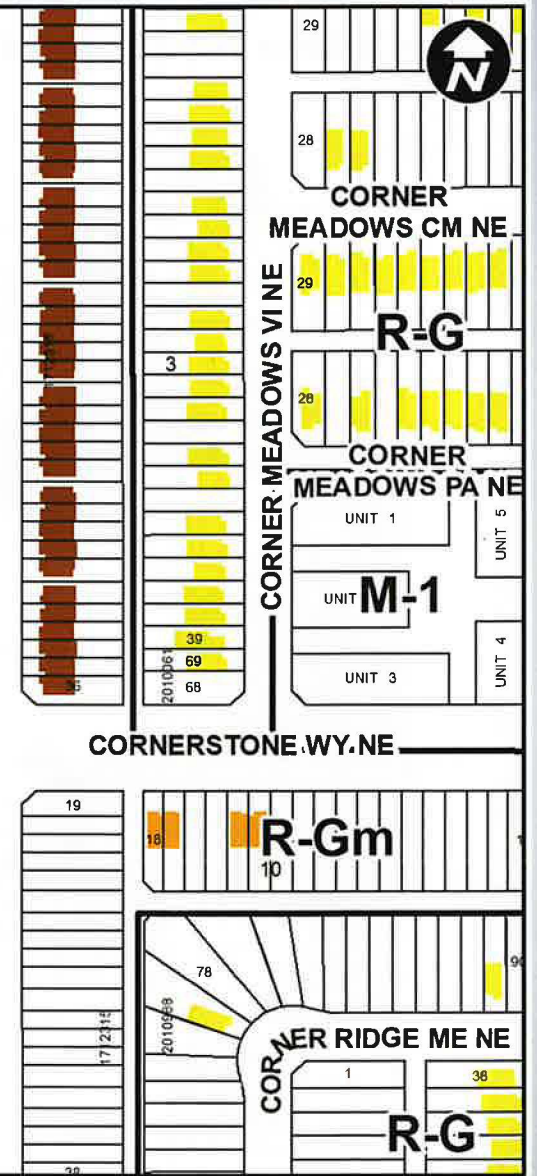
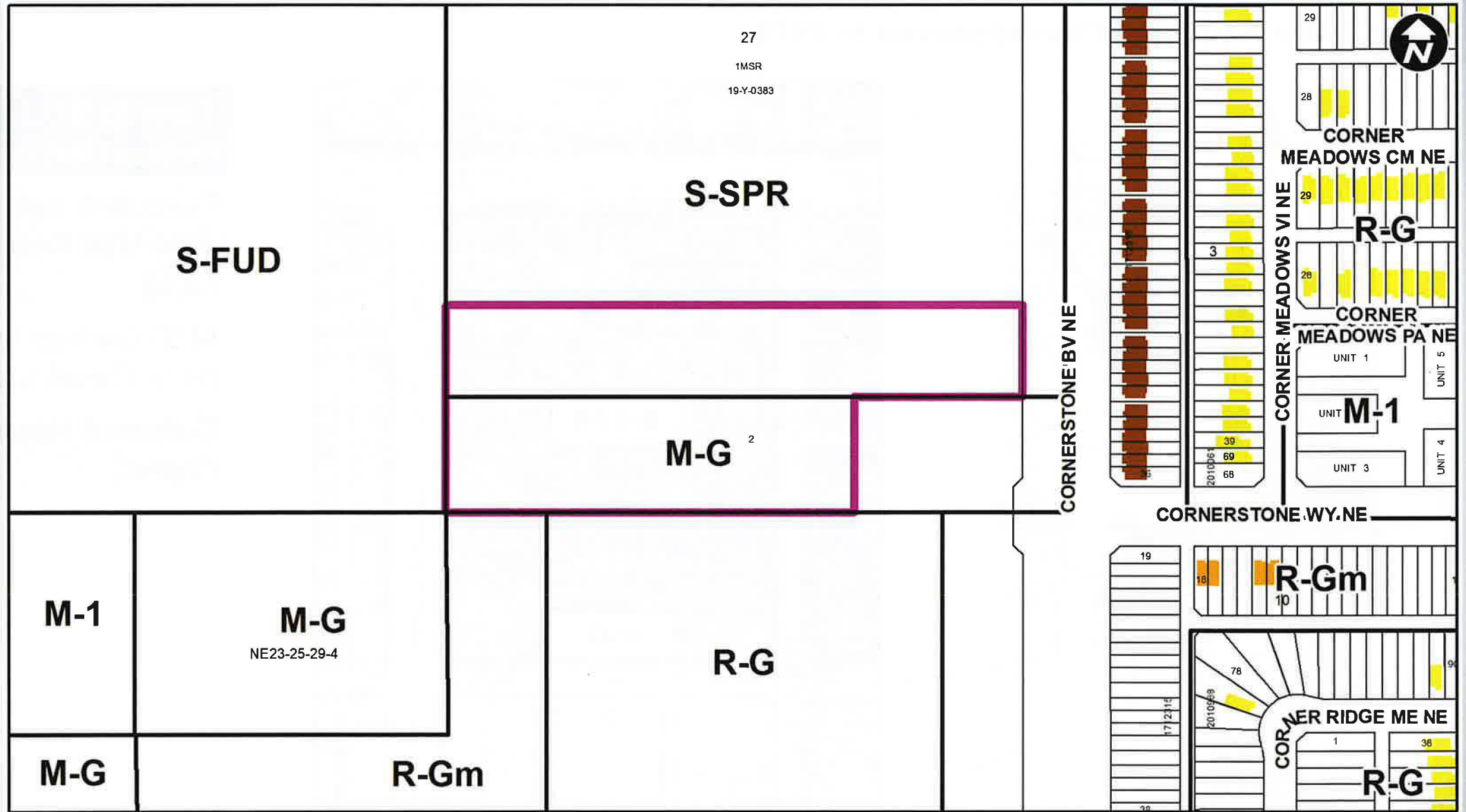
MAY 10 2021
ITEM: #8.1.1 CAC2021-0550
Public
CITY CLERK'S DEPARTMENT

LOC2020-0136 Land Use Amendment

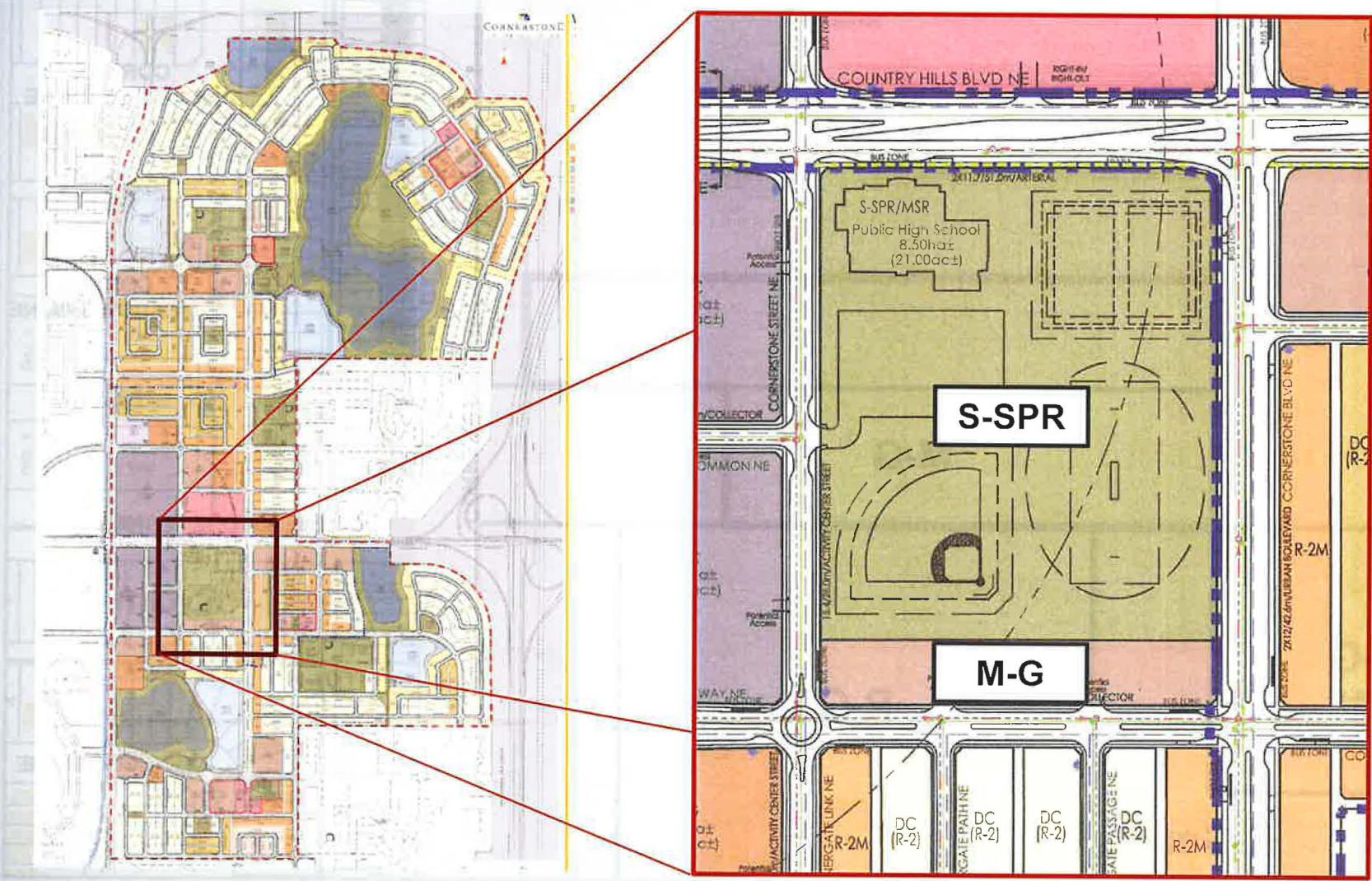


LEGEND

-  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

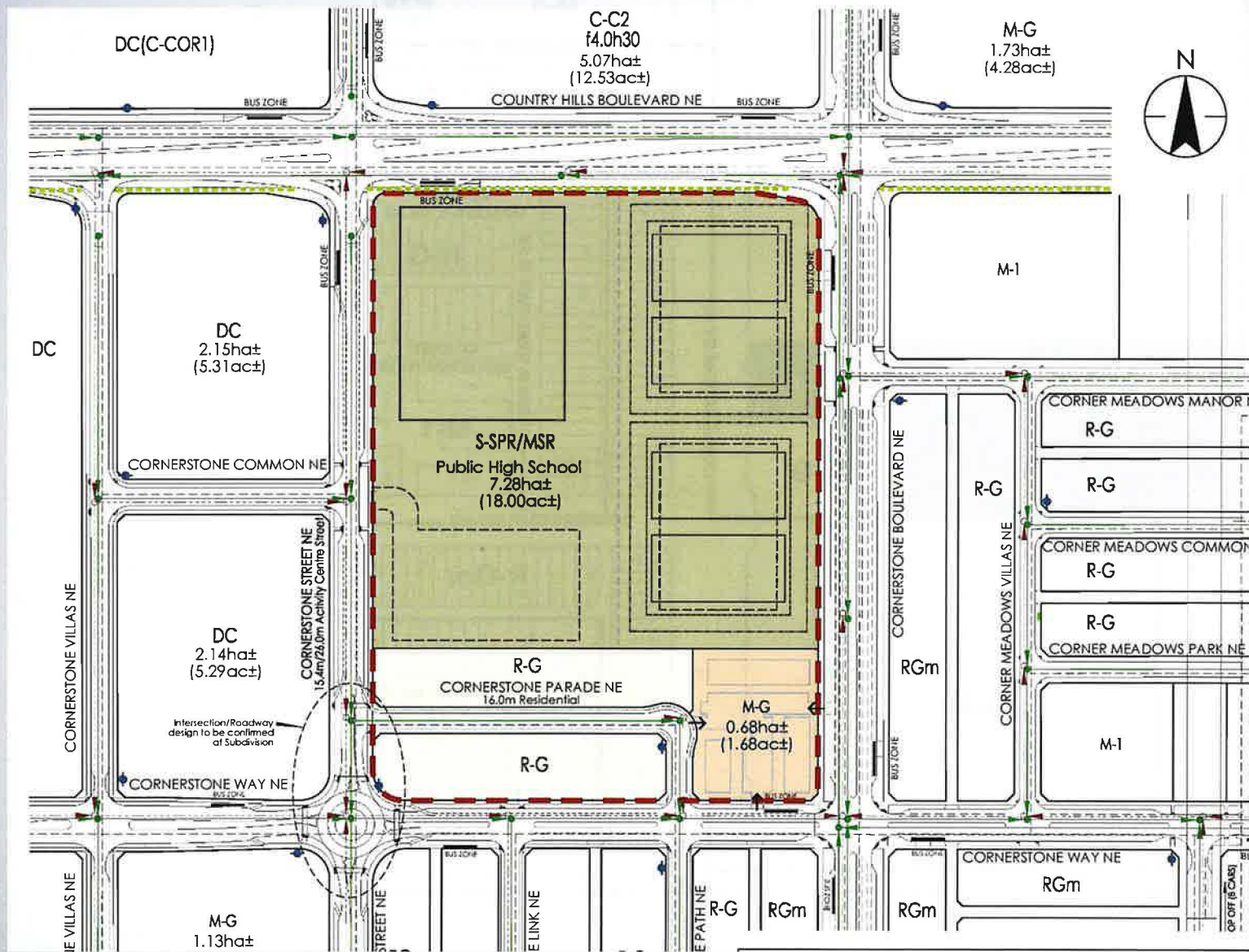


Outline Plan approved in 2015
Land Use Redesignation approved in 2019

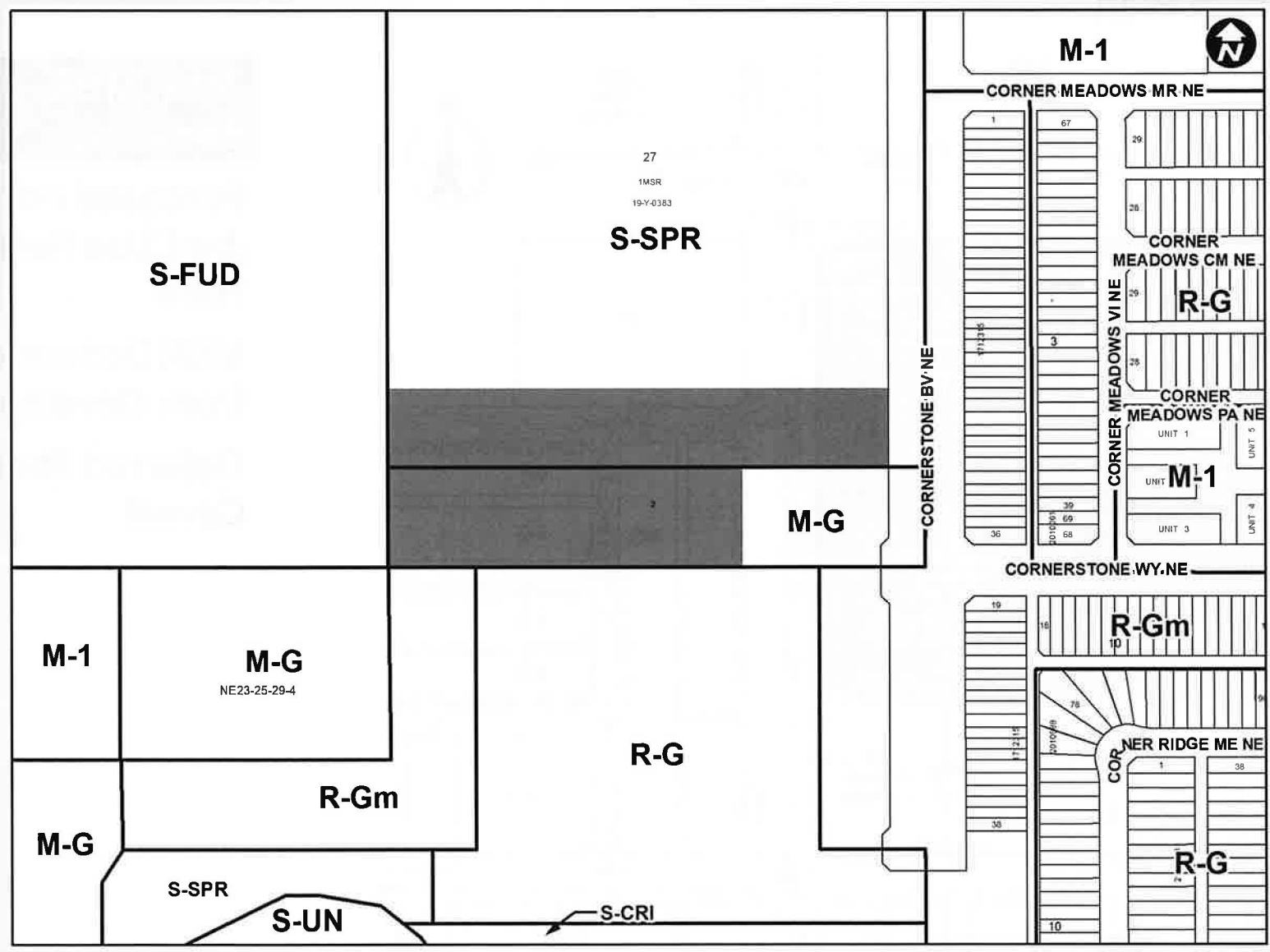


Total MSR dedication	8.5 ha (21 ac)
Purchase using Joint Use Reserve Fund	4.01 ha
MSR Dedication from Developer	0.89 ha
Deferred Reserve Caveat	3.6 ha

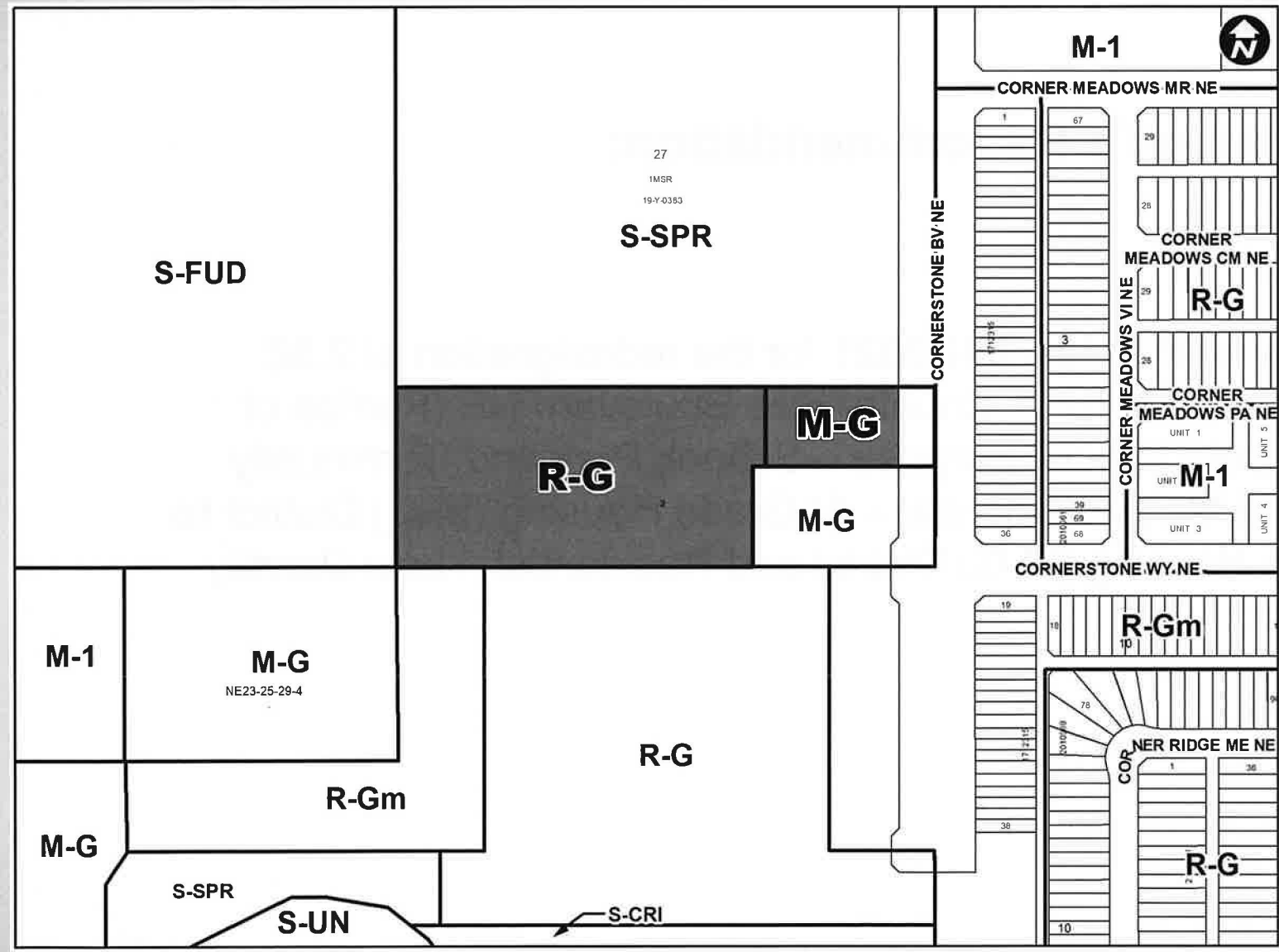
2021 Approved Outline Plan



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:

R-G

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

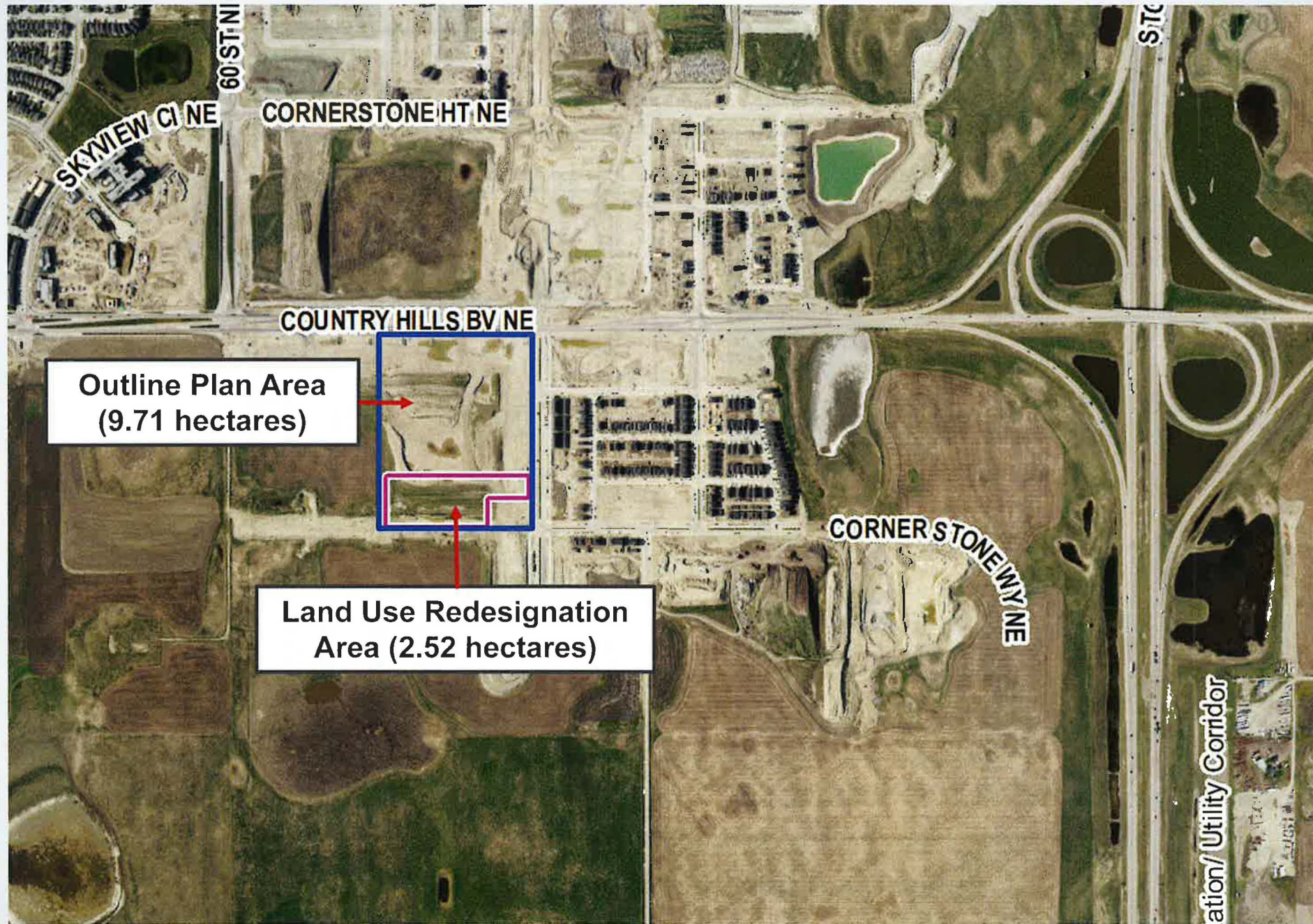
M-G

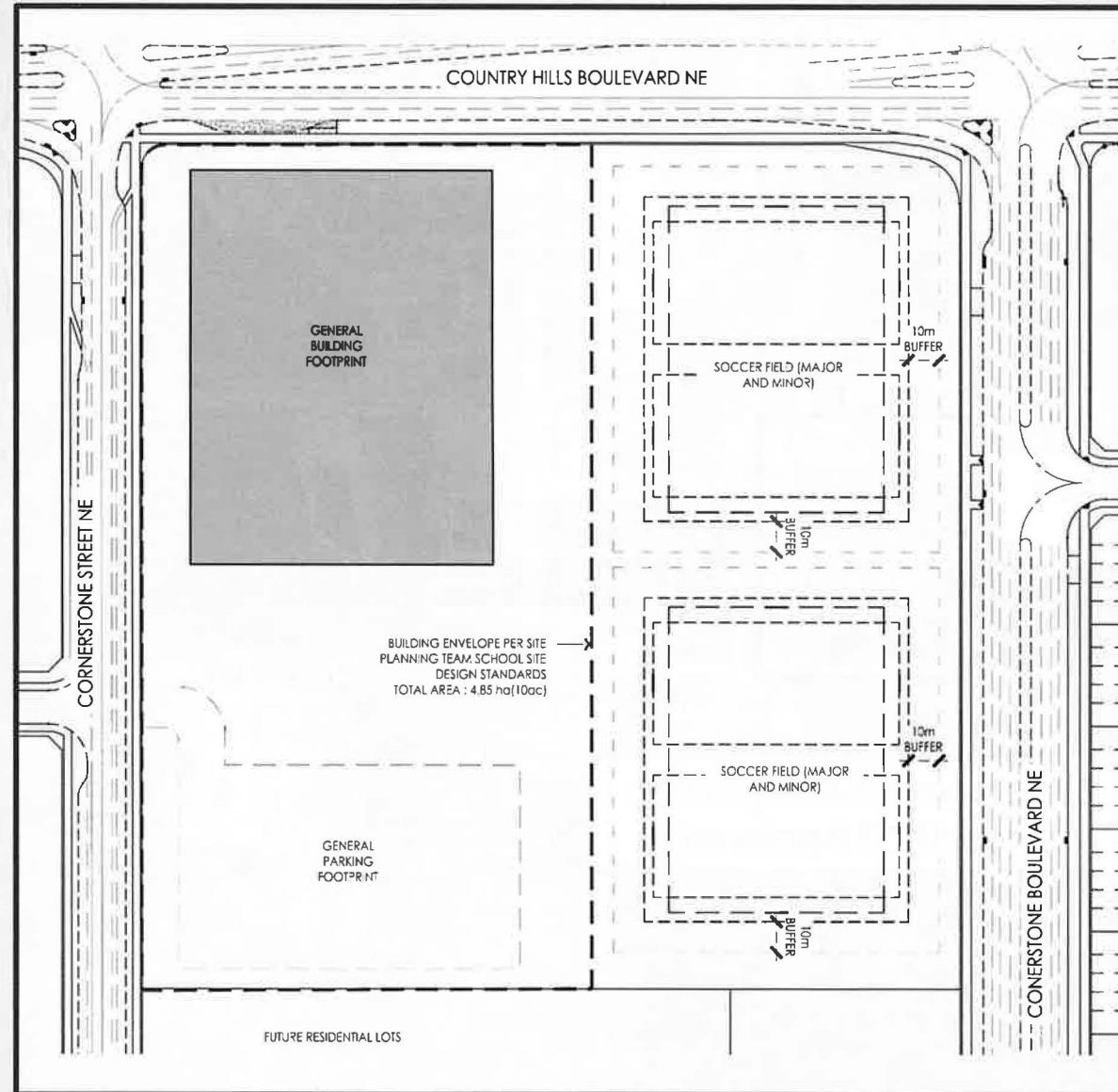
- Primarily for townhouses and rowhouses.
- Max. building height = 13 m

Calgary Planning Commission's Recommendation:

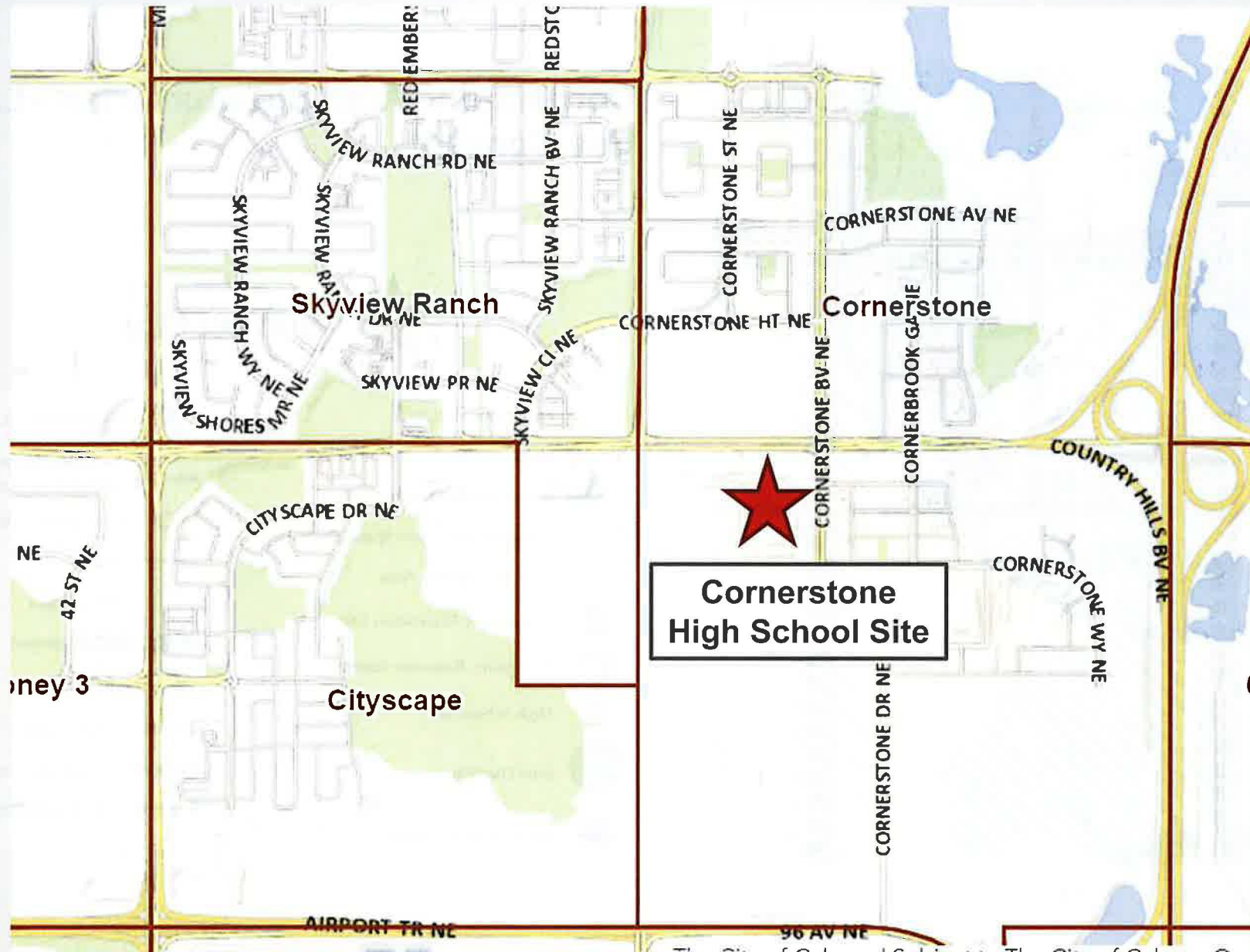
That Council:

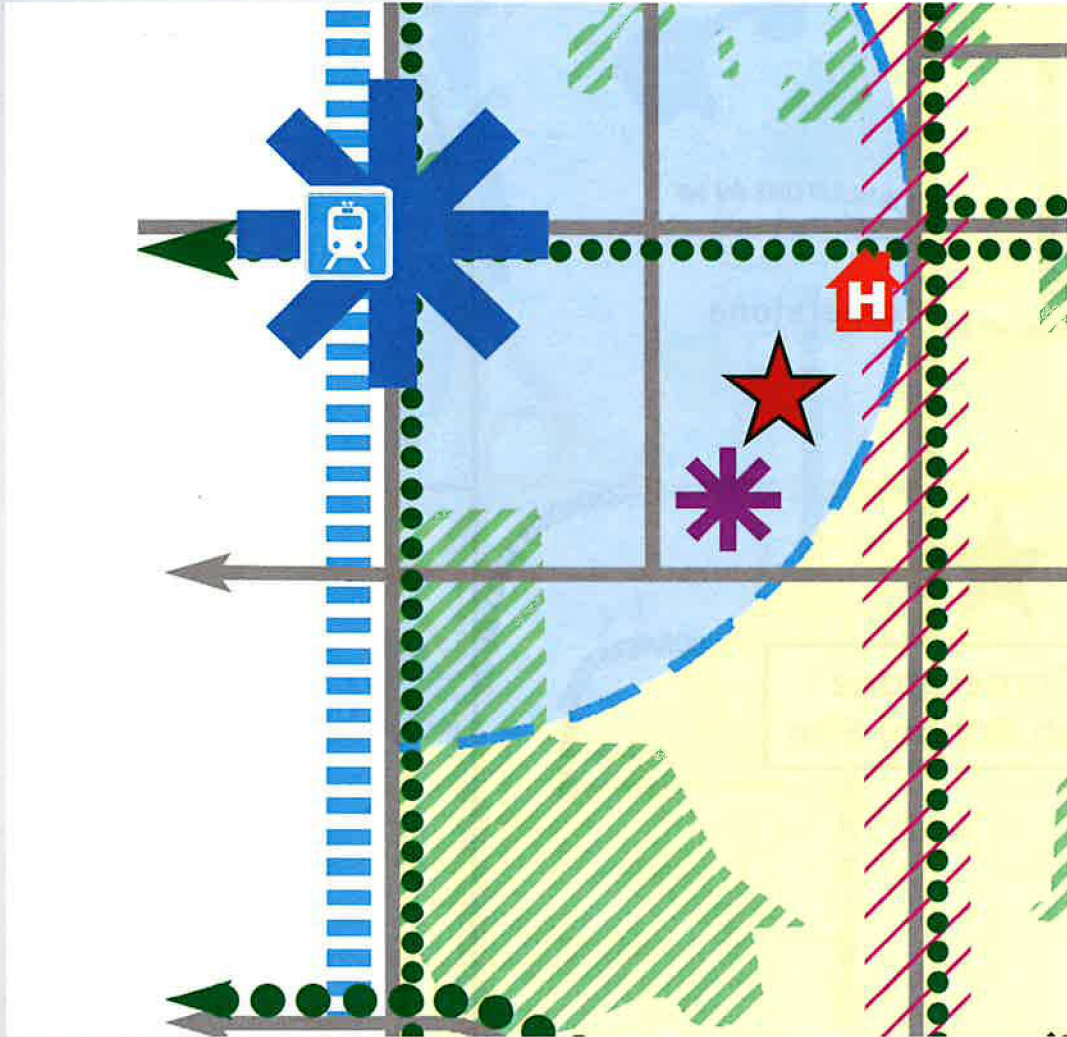
1. Give three readings to **Proposed Bylaw 64D2021** for the redesignation of 2.52 hectares \pm (6.23 acres \pm) located at 6221 Country Hills Boulevard NE (Portion of NE1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade 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)





Cornerstone Area Structure Plan - Land Use Concept

 Subject Site

-  Neighbourhood Area
-  Neighbourhood Area (Restricted)
-  Transit Station Planning Area
-  Environmental Open Space Study Area
-  Corridor Planning Area
-  Community Association Site
-  Emergency Response Station
-  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