

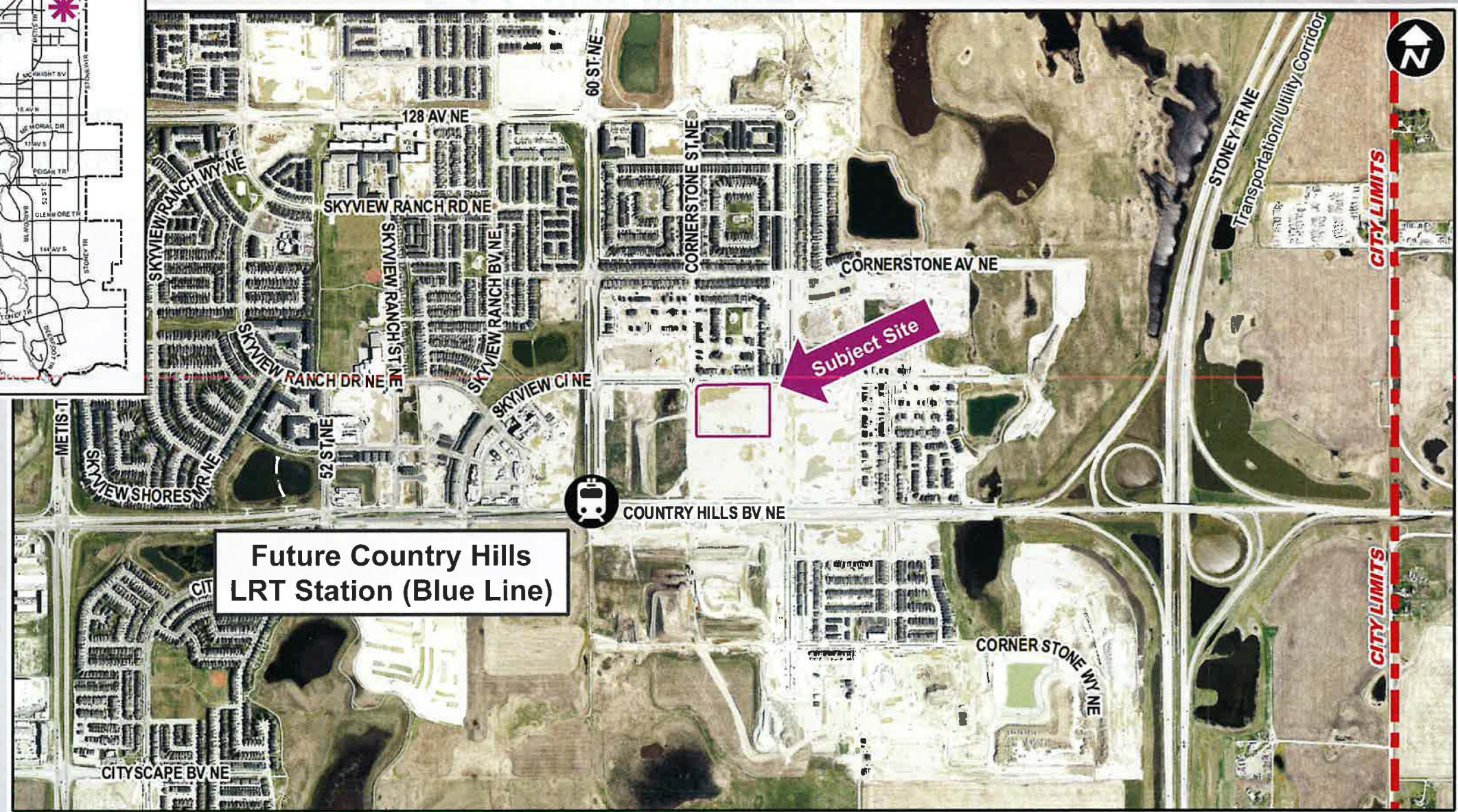
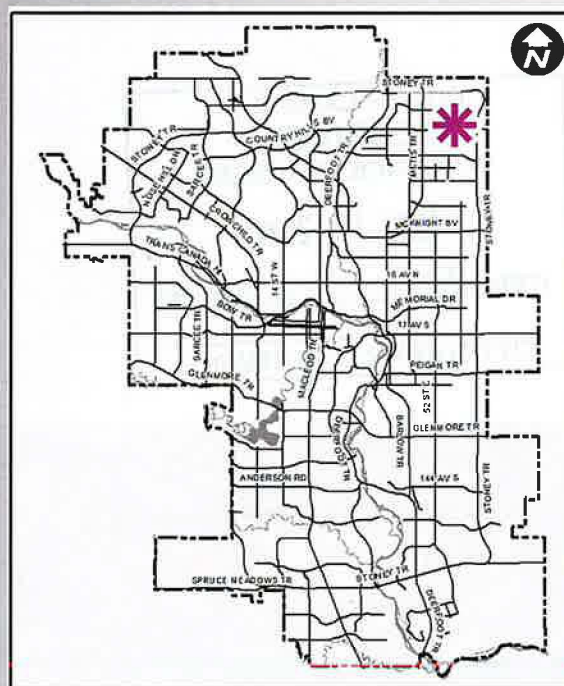


Calgary Planning Commission

Agenda Item: 7.2.5



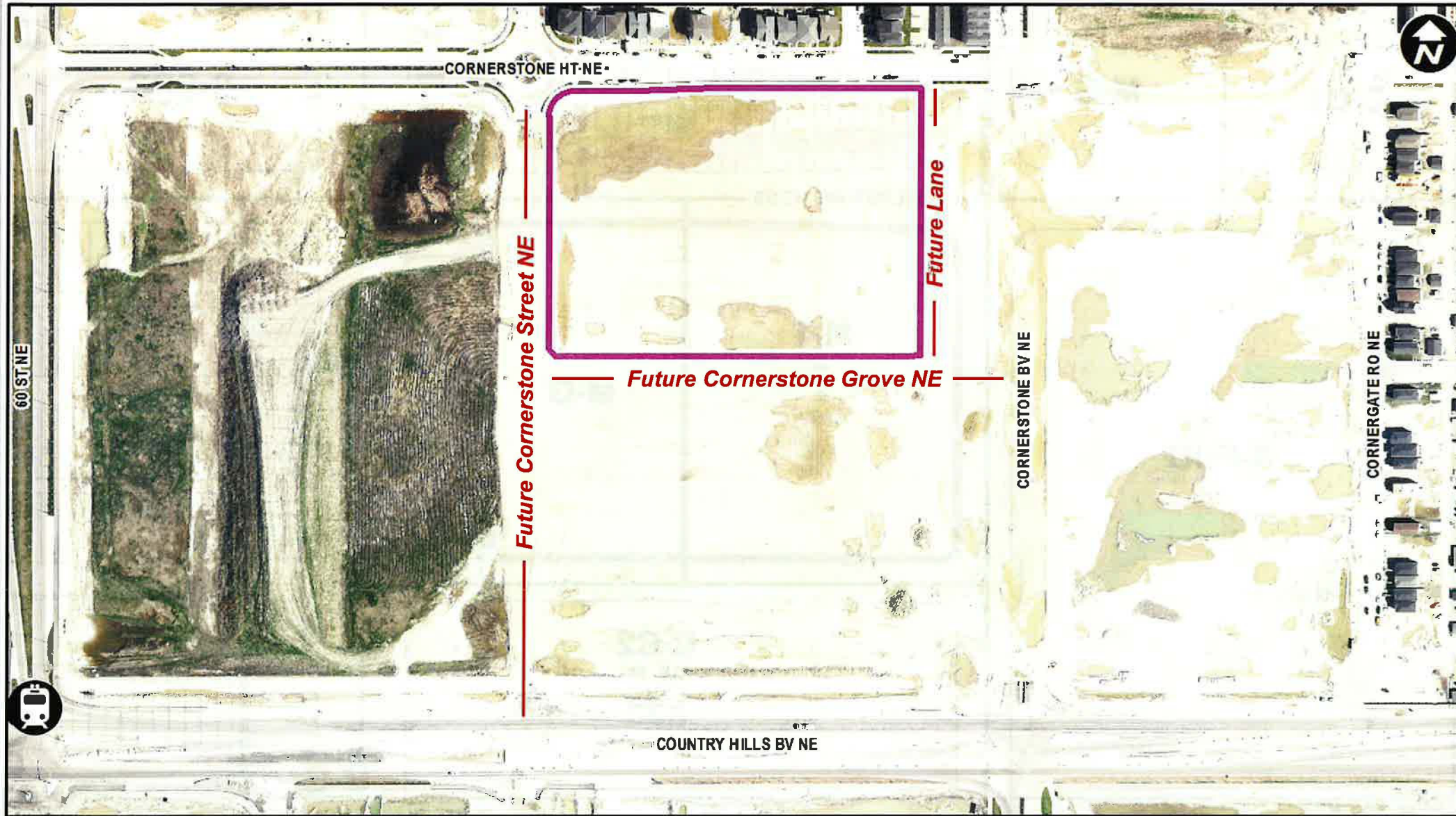
LOC2021-0083
Land Use Amendment
November 18, 2021



**Future Country Hills
LRT Station (Blue Line)**

LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

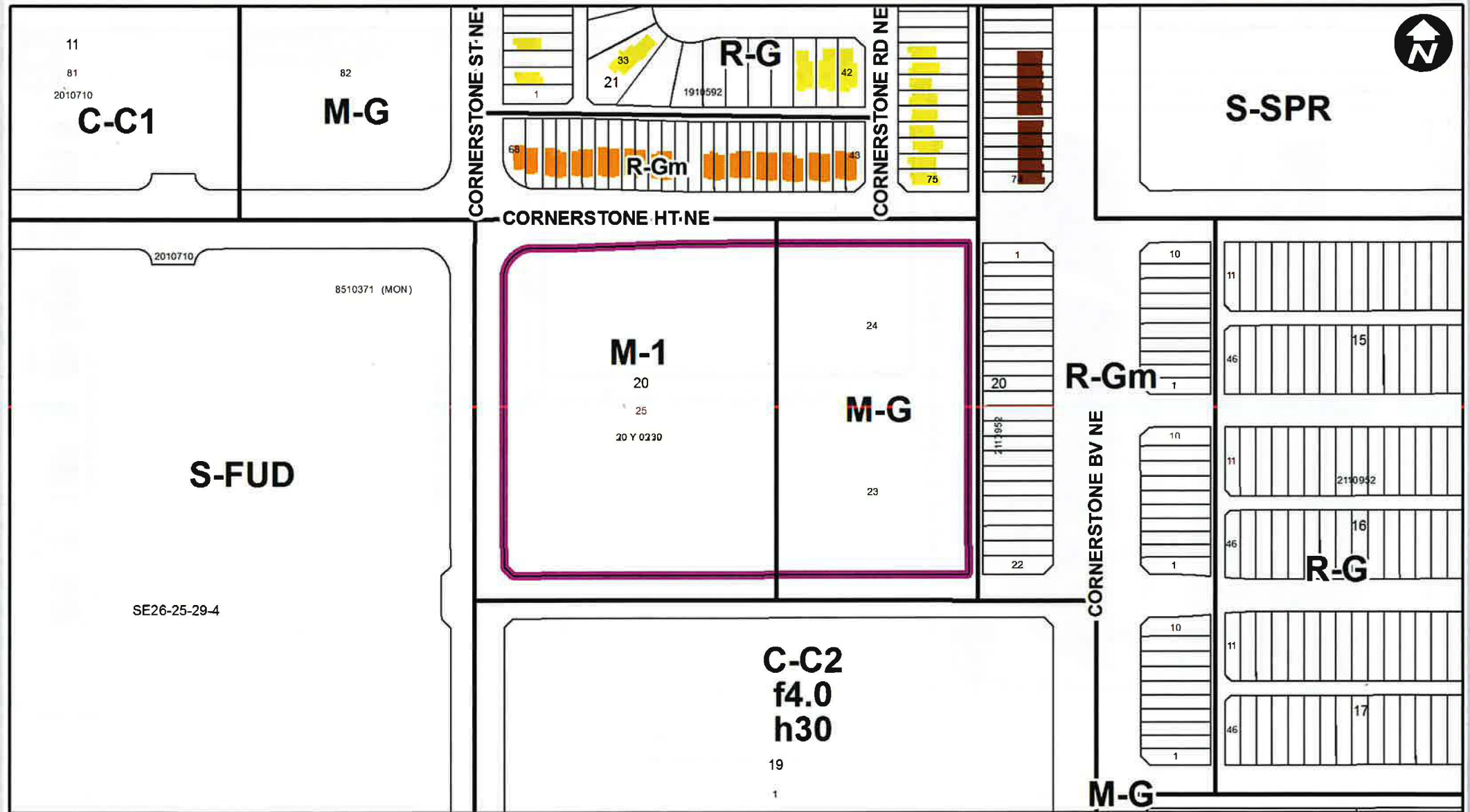


Parcel Size:

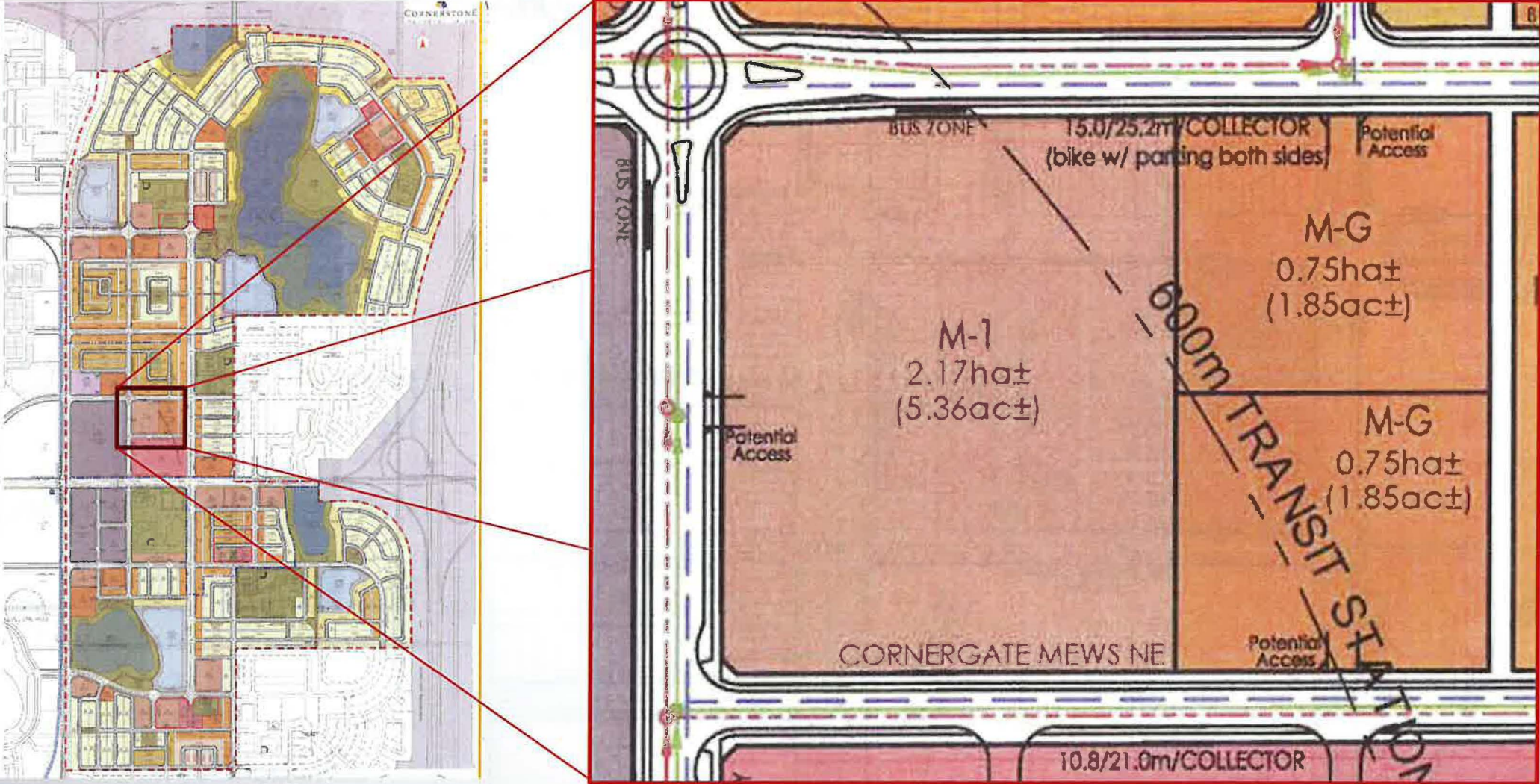
3.64 ha
223m x 163m

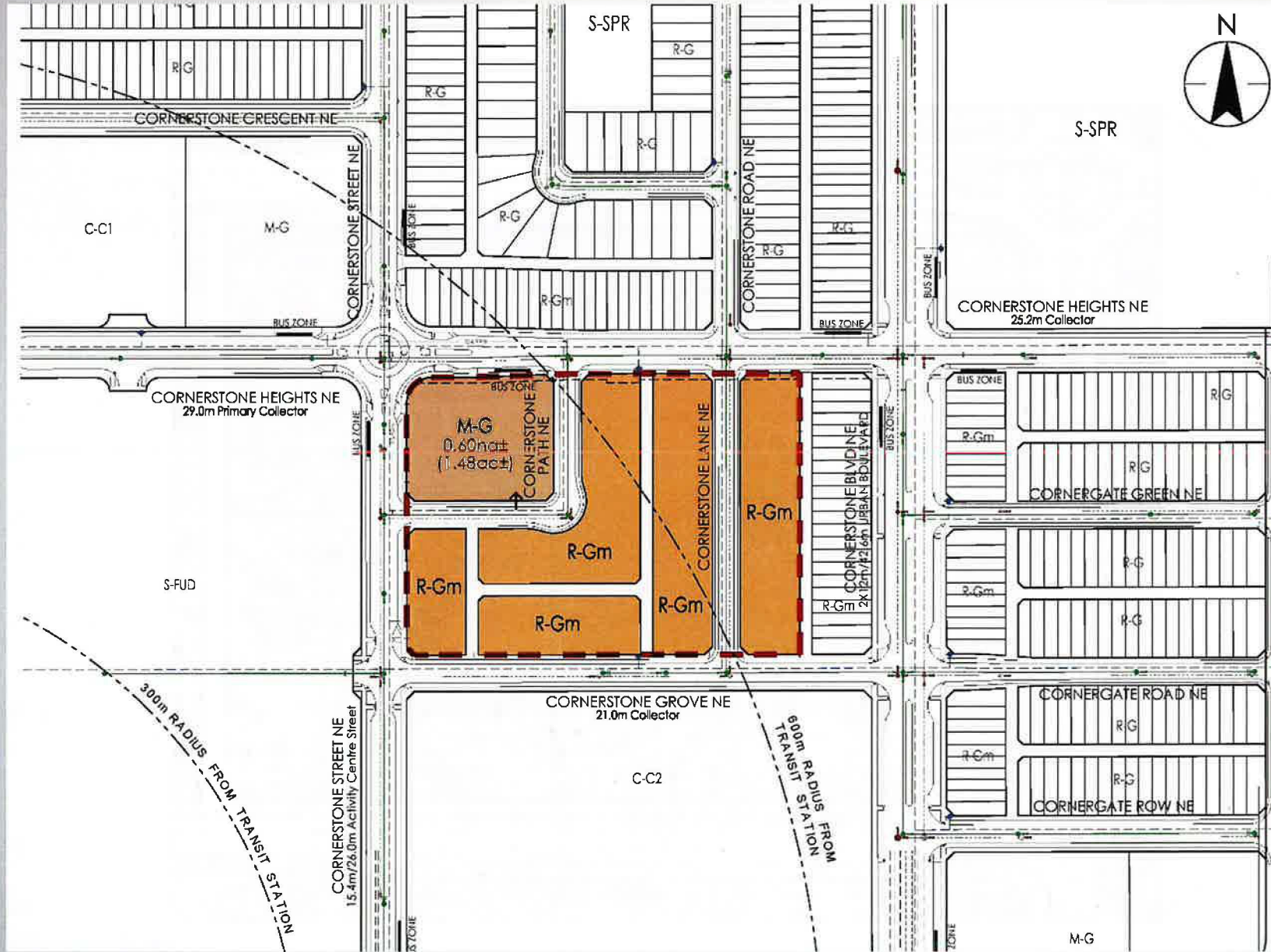
LEGEND

- 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



Approved Outline Plan (LOC2014-0173) and Land Uses (LOC2016-0095)





Proposed land uses:

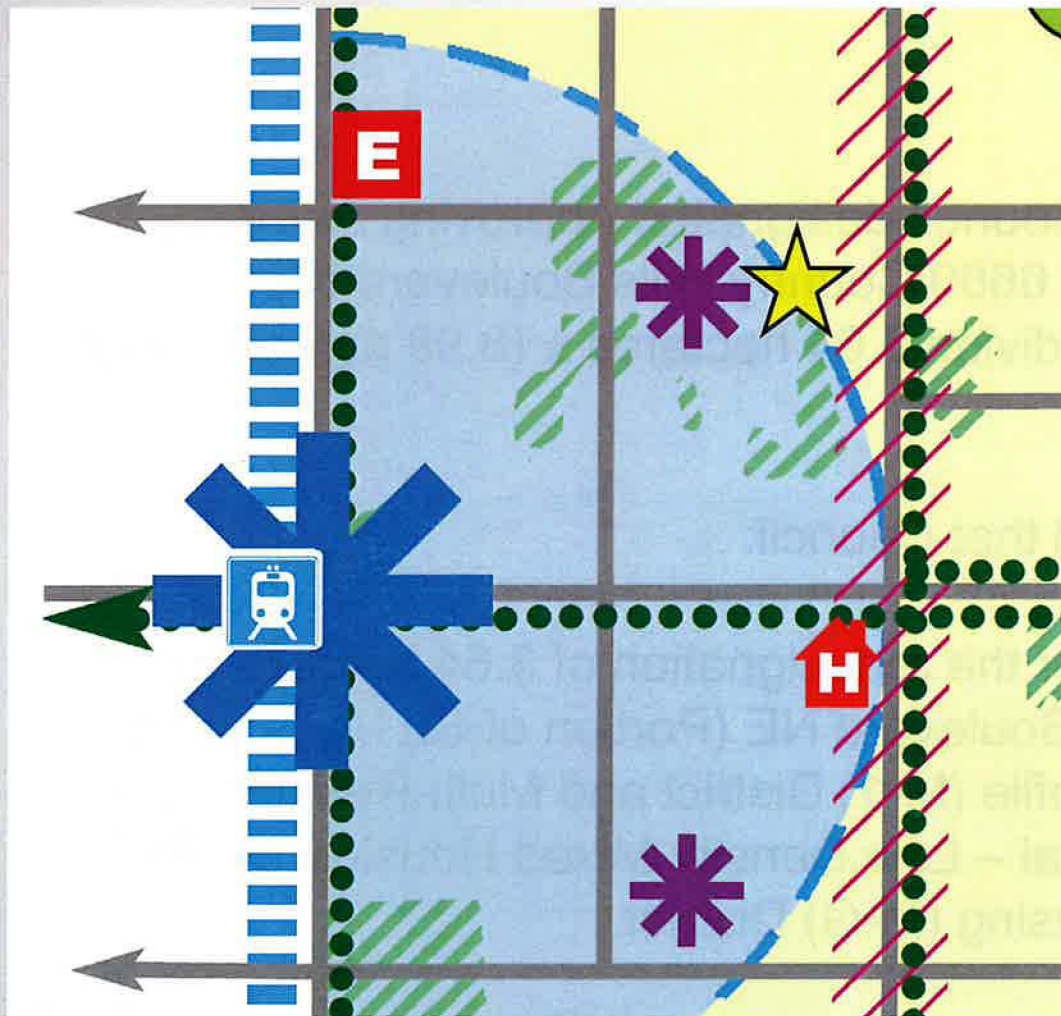
Multi-Residential – At Grade Housing (M-G) District


- Townhouses and rowhouses





















Residential – Low Density Mixed Housing (R-Gm) District

- Semi-detached and rowhouse developments.

Map 3: 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 |

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) to subdivide 3.64 hectares \pm (8.98 acres \pm), with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.64 hectares \pm (8.98 acres \pm) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Multi-Residential – Low Profile (M-1) District and Multi-Residential – At Grade Housing (M-G) District to Residential – Low Density Mixed Housing (R-Gm) District and Multi-Residential – At Grade Housing (M-G) District.

Supplementary Slides

	Existing Approval	Proposed	Required by Policy
Anticipated number of dwellings on the site	328	134	N/A
Anticipated population on the site	754	402	N/A
Anticipated intensity on the site	207 people & jobs / ha	110 people & jobs / ha	100 people & jobs / ha
Anticipated density for Neighbourhood 3, Community A	28 units per hectare (11 units per acre).	25 units per hectare (10 units per acre).	20 units per hectare (8 units per acre).



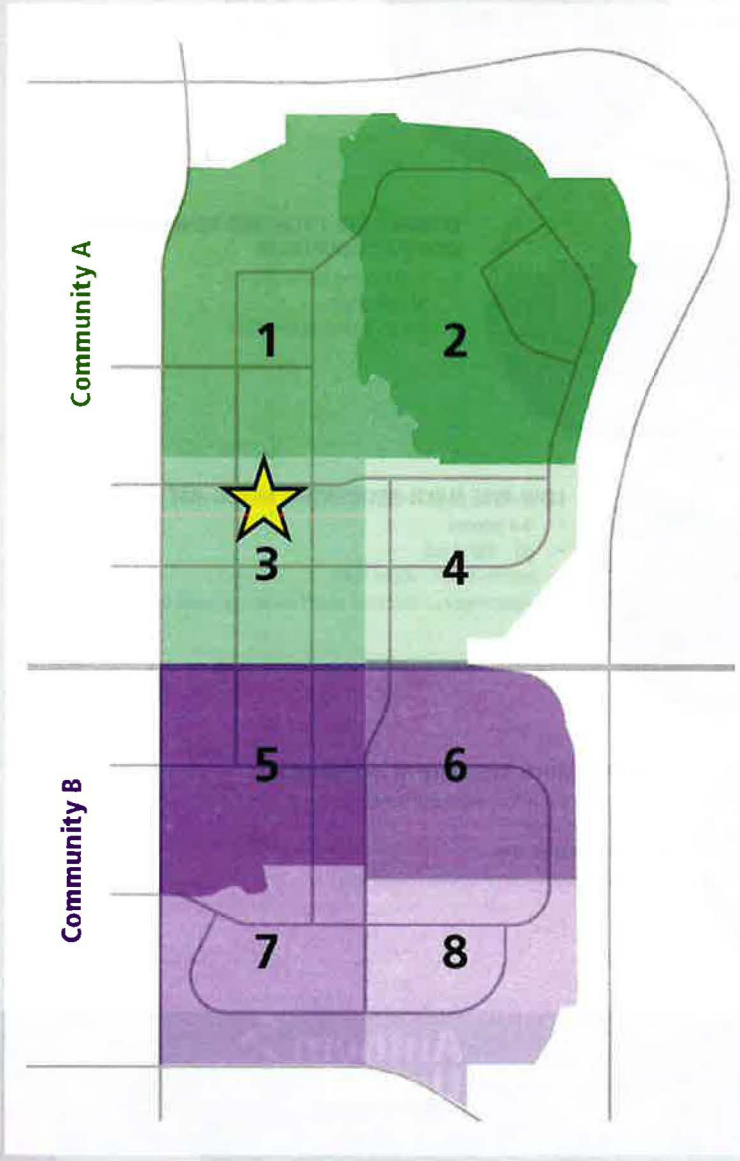
FIGURE 1.0 | CONCEPTUAL
DENSITY TRANSITION CONTEXT MAP



CONCEPT ONLY
 THIS DRAWING IS SUBJECT TO REVISIONS AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE INFORMATION AND TO MAKE ANY NECESSARY CHANGES TO THE PROJECT BEFORE PROCEEDING.

116500775

Map 4: Communities and Neighbourhoods



★ Subject Site



