

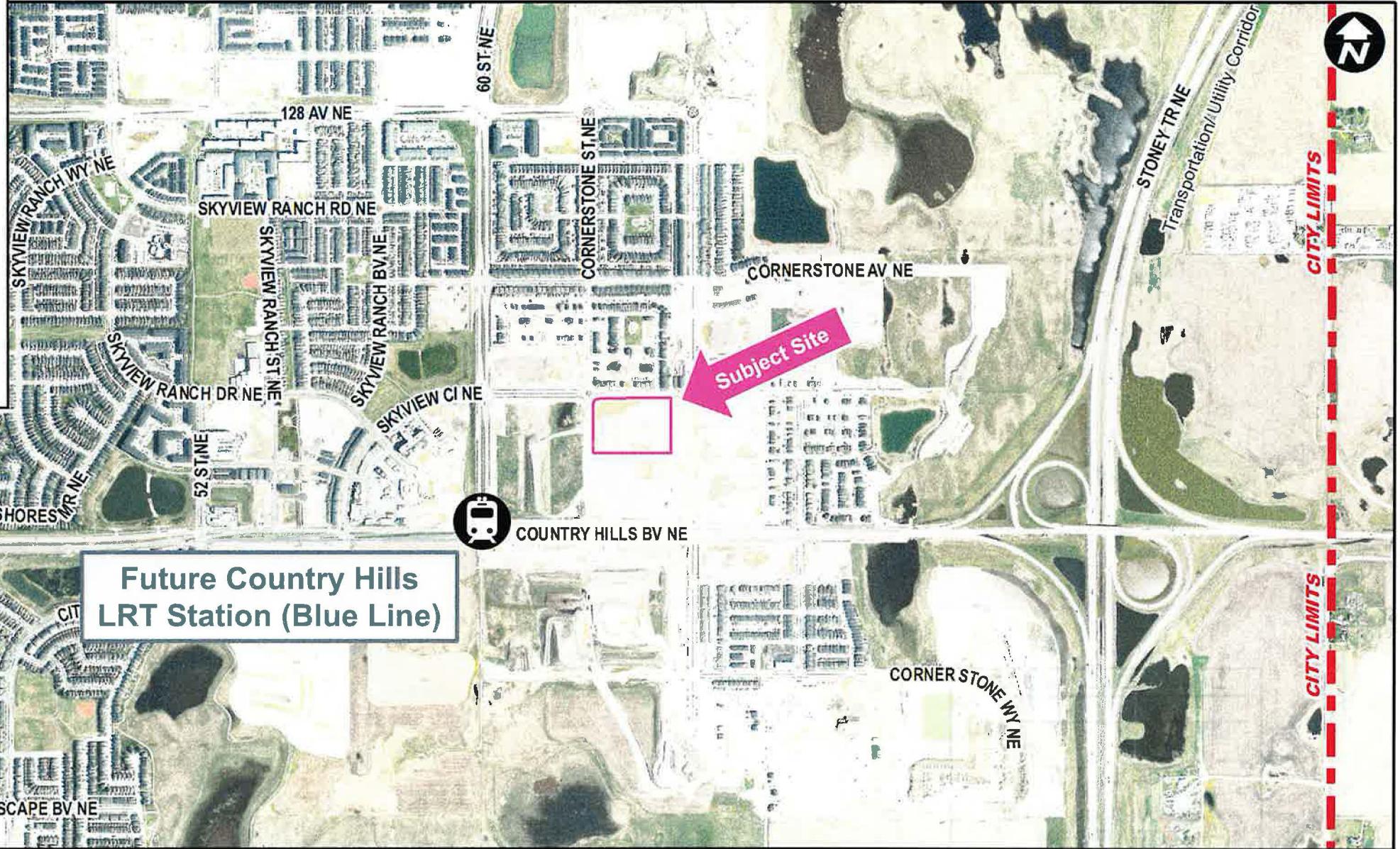
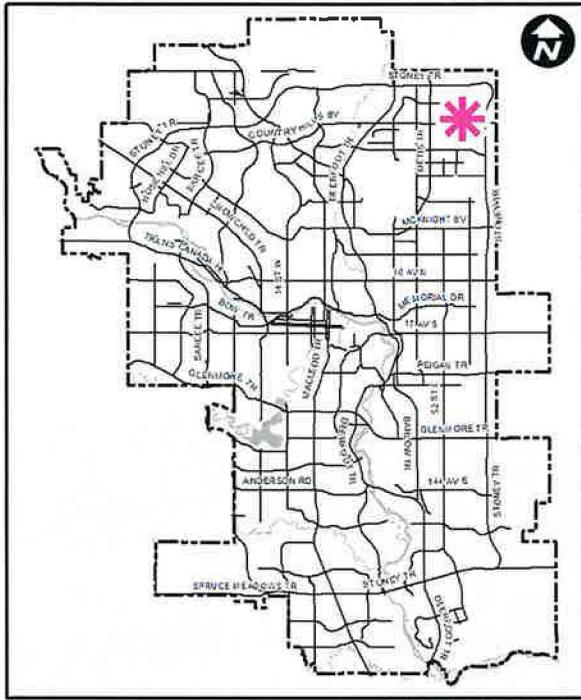


Public Hearing of Council

Agenda Item: 8.1.12

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 11 2022
ITEM: 8.1.12 - CPC 2021-1445
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0083
Land Use Amendment
January 11, 2022



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

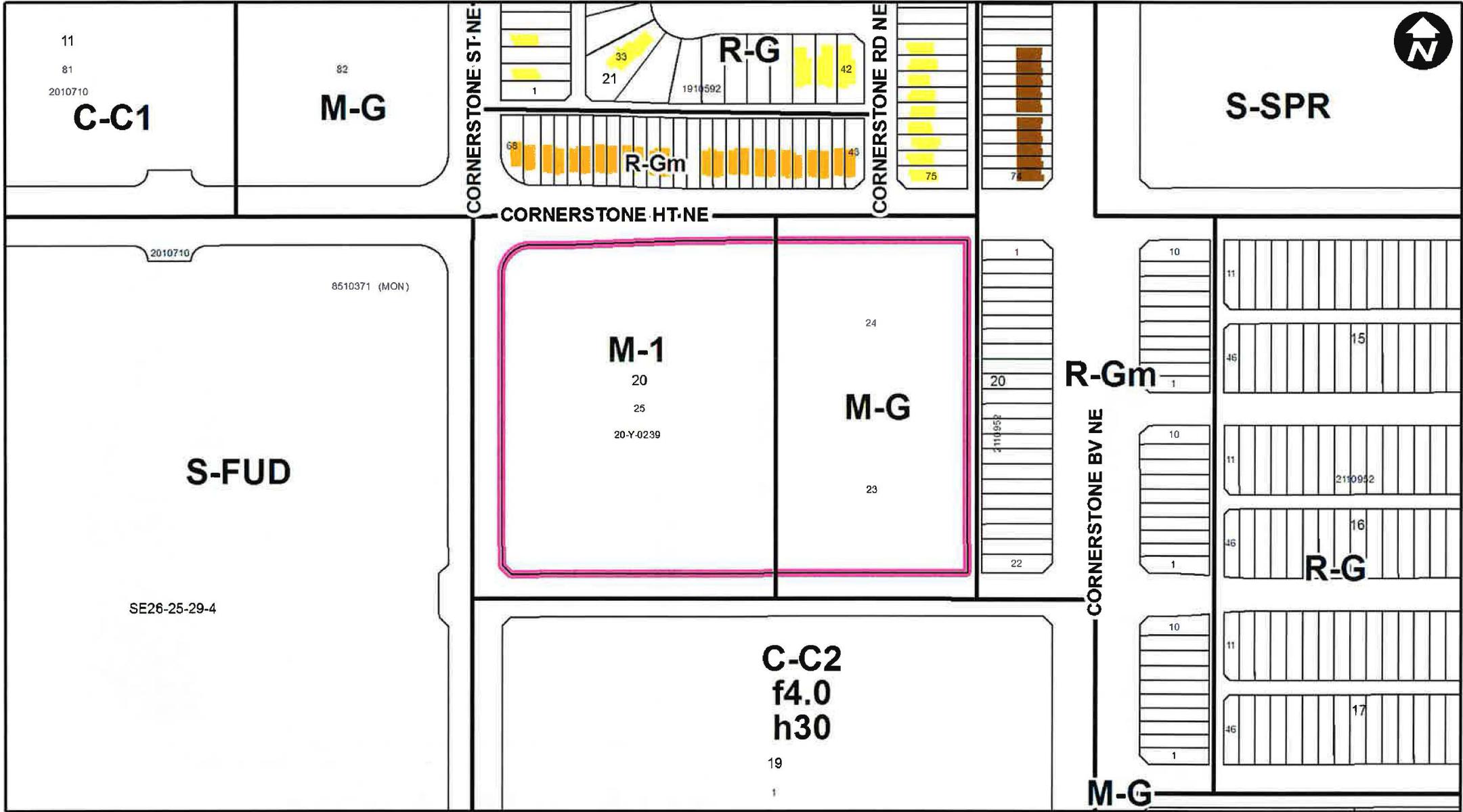
**Future Country Hills
LRT Station (Blue Line)**

Subject Site

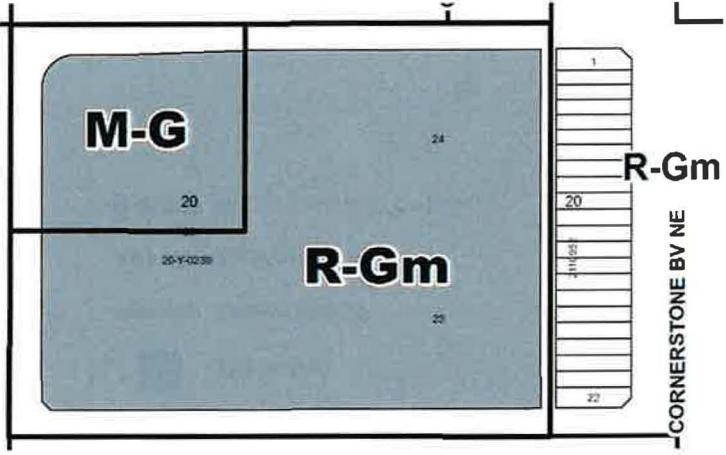


Parcel Size:

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



Proposed land uses:

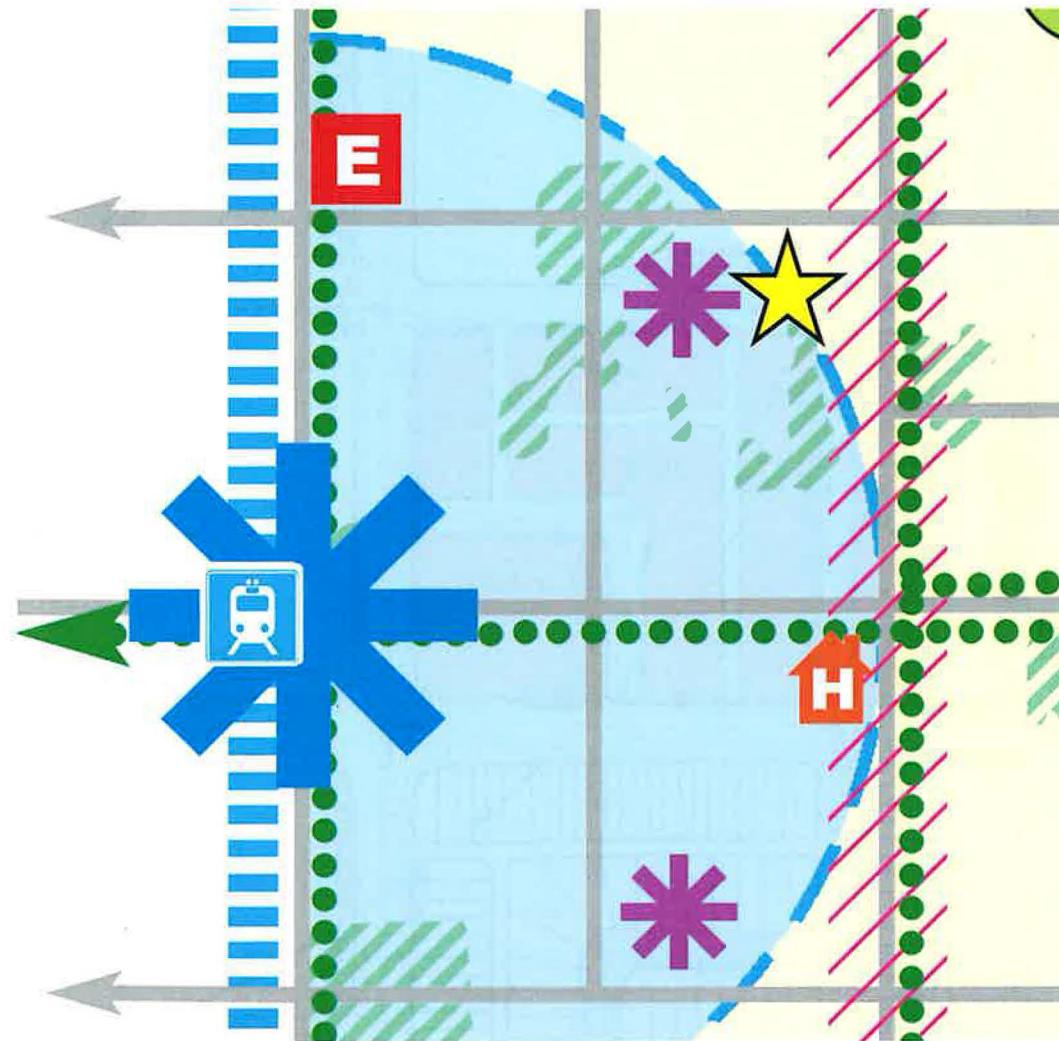
Multi-Residential – At Grade Housing (M-G) District

- Multi-residential development

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 |

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 11D2022** 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).

