



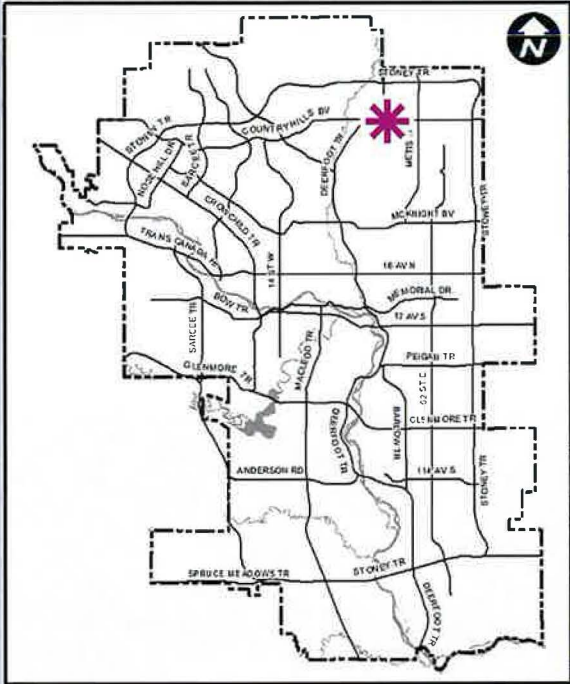
Calgary Planning Commission

Agenda Item: 7.2.1

1

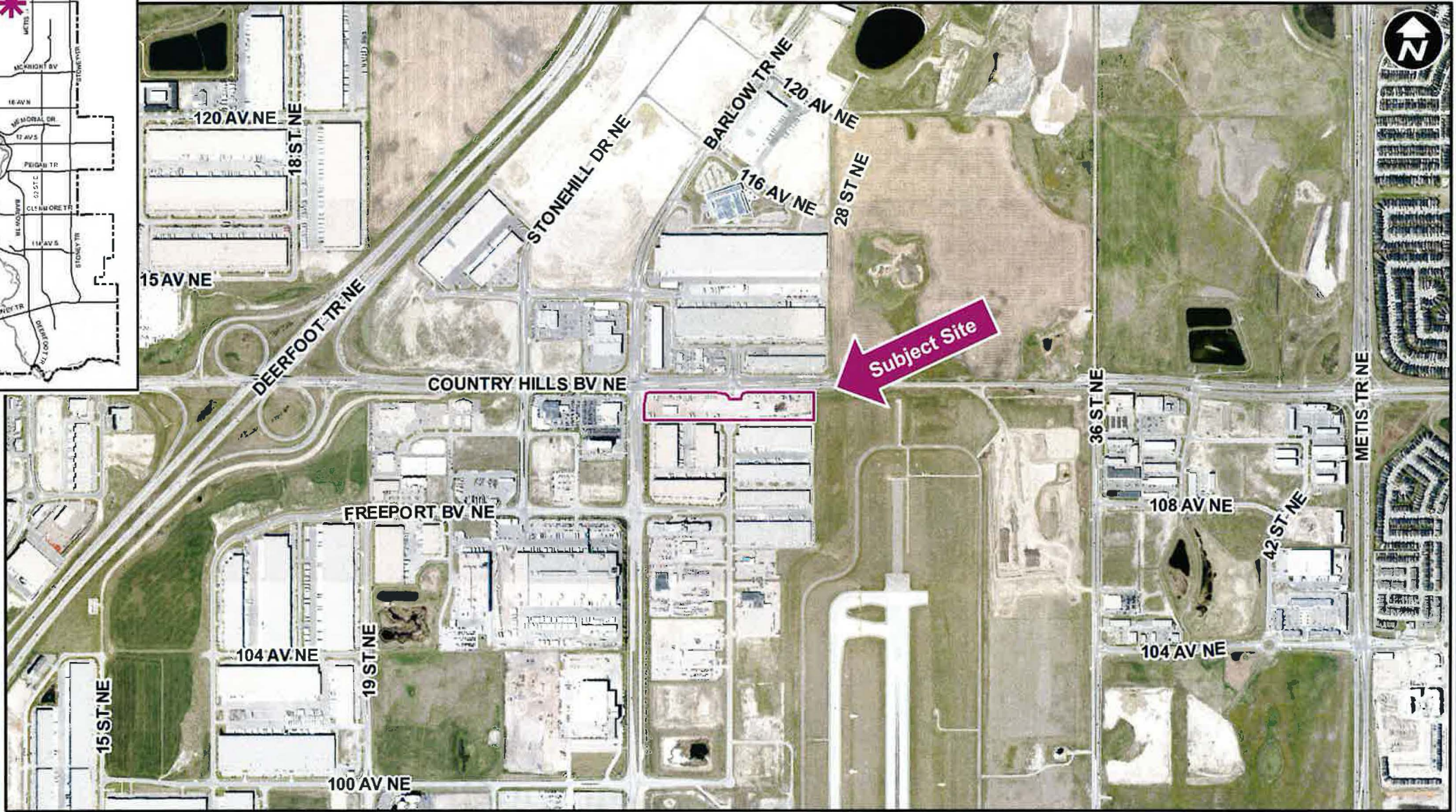


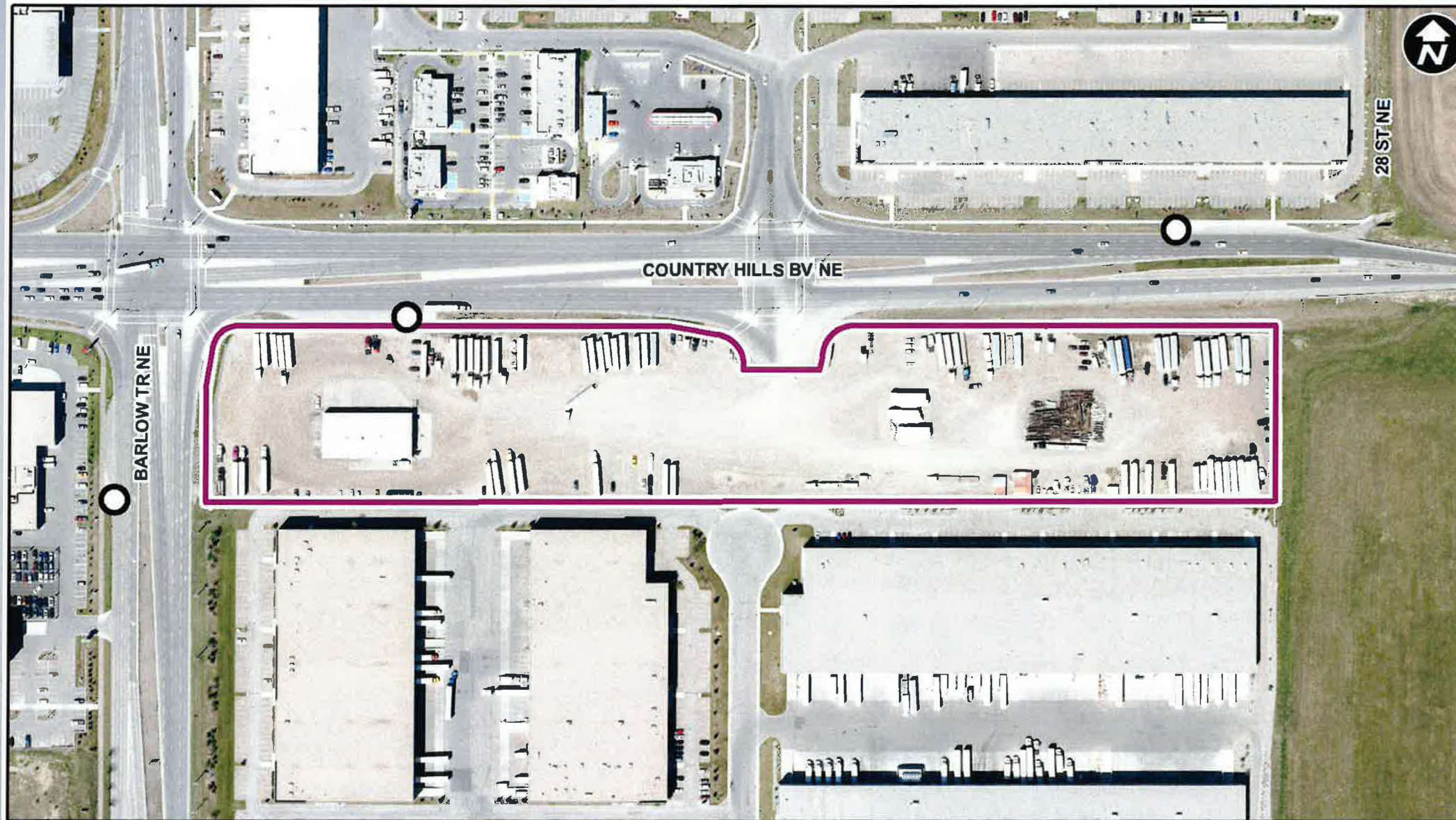
LOC2022-0128
Land Use Amendment
November 3, 2022



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





○ Bus Stop

Parcel Size:

**4.30 ha
515m x 85m**



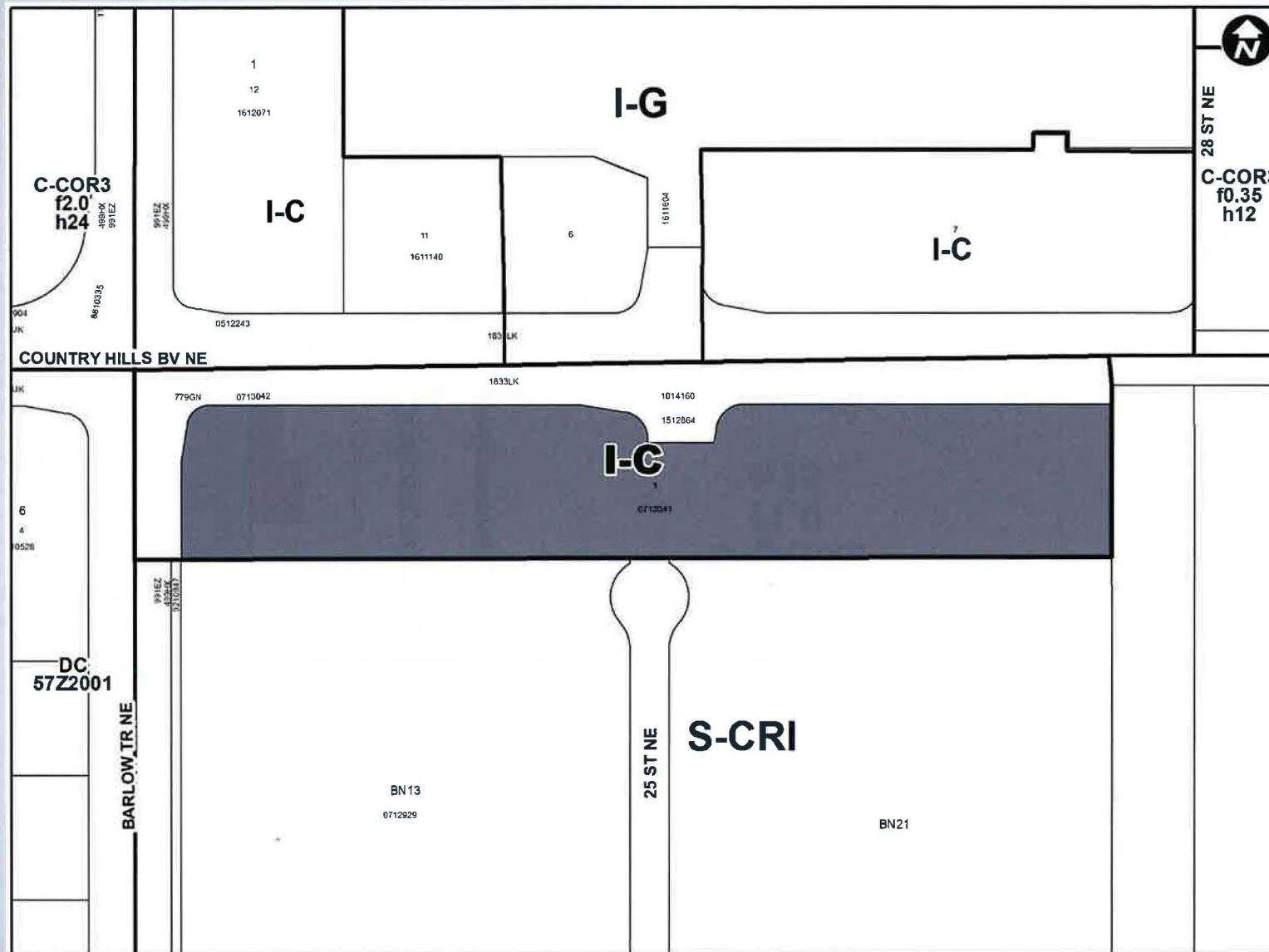
West portion



East portion



Country Hills Boulevard intersection



Proposed I-C District:

- Intended for locations located along major streets or expressways
- Light industrial uses, and compatible small scale commercial uses
- Maximum floor area ratio 1.0
- Maximum building height 12 metres

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 4.30 hectares $\pm$ (10.63 acres $\pm$) located at 2505 Country Hills Boulevard NE (Plan 0713041, Block 1, Lot 1) from Commercial – Corridor 2 (C-COR2 f1.0h15) District and Commercial – Corridor 3 (C-COR3 f1.0h15) District to Industrial – Commercial (I-C) District.