

**Land Use Amendment in Skyview Ranch (Ward 5) at 6011 Country Hills Boulevard NE,  
 LOC2022-0213**

**RECOMMENDATION:**

That the Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 2.14 hectares ± (5.29 acres ±) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 Section 4-29-25-23) from Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Low Rise (M-H1) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a higher density multi-residential development in the community of Skyview Ranch.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and *Northeast Community 'A' Area Structure Plan*.
- What does this mean to Calgarians? This proposal would allow for more housing units within proximity of a future LRT station.
- Why does this matter? This will contribute to Calgary's overall economic health by housing more residents within Calgary's city limits and allowing for more compact development with better use of proposed infrastructure.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application was submitted on 2022 November 30 by Darrell Grant on behalf of Sky Vision Development. The approximately 2.14 hectare (5.29 acres) site is located in the northeast community of Skyview Ranch, south of Country Hills Boulevard NE and east of Skyview Parkway NE. The original outline plan and land use amendment applications for this area were approved in 2019. The subject site has not yet been subdivided and is directly surrounded by undeveloped land with existing low density residential located farther to the west.

As referenced in the Applicant Submission (Attachment 2), the proposal is to facilitate a multi-residential development of a higher density than possible under the current land use district. The proposed M-H1 District is anticipated to result in a density of 186 units per hectare (75 units per acre) compared to the existing M-2 District's anticipated density of 168 units per hectare (68 units per acre).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with affected parties was appropriate. The applicant reached out to the Skyview Ranch Community

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Association as part of their outreach. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

One letter of objection was received which expressed concerns with the building height, parking and traffic impacts.

No comments from the Skyview Ranch Community Association were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building height, parking and traffic impacts will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed land use amendment would enable a more efficient use of land and infrastructure and support surrounding uses and amenities.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

**Economic**

Higher density multi-residential development in this location will help to create a viable transit-oriented node around the future LRT station. This would also make more efficient use of land and infrastructure.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 April 06**

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CPC2023-0267  
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3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform