

Applicant Submission

PROPOSED LAND USE REDESIGNATION

M-2 to M-H1

Portion of 6011 Country Hills Boulevard NE (Portion of NW23-25-29-W4M)

27 February 2023

On behalf of Sky Vision Development, we are seeking approval to redesignate 2.14 hectares or 5.29 acres from M-2 (Multi-Residential – Medium Profile District) to M-H1 (Multi-Residential - High-Density Low-Rise District), in order to increase the building height from 16 metres to 26 metres, or from four storeys to six storeys, and to add the opportunity for commercial uses on the main floor.

The subject parcel is located between 260 metres and 460 metres from the future 60 Street NE (at Country Hills Boulevard NE) LRT station, thus directed by Transit Oriented Development guidelines, where greater density is encouraged, and the following City of Calgary statement is maintained: *“New development will provide the opportunity for more people to live, work and shop within walking distance of public transit.”*

There are two edges of this block: the north and east sides, that are designated as Primary Commercial Streets in the *Northeast Community ‘A’ Area Structure Plan: Part II Country Hills Station Area Plan* where commercial, office, and/or civic uses are required at-grade and therefore, the proposed M-H1 land use district aligns with this directive.

We respectfully seek the approval of City Administration, Calgary Planning Commission, and Calgary Council for this proposed land use redesignation.