

**MISCELLANEOUS - NORTHEAST COMMUNITY 'A' AREA
STRUCTURE PLAN
NORTHEAST COMMUNITY 'A' (WARD 3)
MÉTIS TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 27P2014**

EXECUTIVE SUMMARY

The proposed amendment to the Northeast Community 'A' ASP includes housekeeping amendments (text and maps) to facilitate the approval of the proposed Cornerstone ASP.

PREVIOUS COUNCIL DIRECTION

The direction to commence this ASP amendment stems from the Council directive to begin the Developer Funded ASP program, with Cornerstone Plan Area.

ADMINISTRATION RECOMMENDATION(S)

2014 July 31

That Calgary Planning Commission recommend **APPROVAL** for the proposed amendments to the Northeast Community 'A' Area Structure Plan.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 27P2014; and

1. **ADOPT** the proposed amendments to Northeast Community 'A' Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 27P2014

REASON(S) FOR RECOMMENDATION:

The Plan Area agreed to by Council, Administration, and Landowners drawn to include the east portion (east of 60 Street NE) of the identified Major Activity Centre (MAC). In doing so, it requires an amendment to the existing Northeast Community 'A' ASP to put that portion of the MAC into the Cornerstone ASP. This will allow the respective owners on both sides of 60 Street to plan for future growth on their own lands.

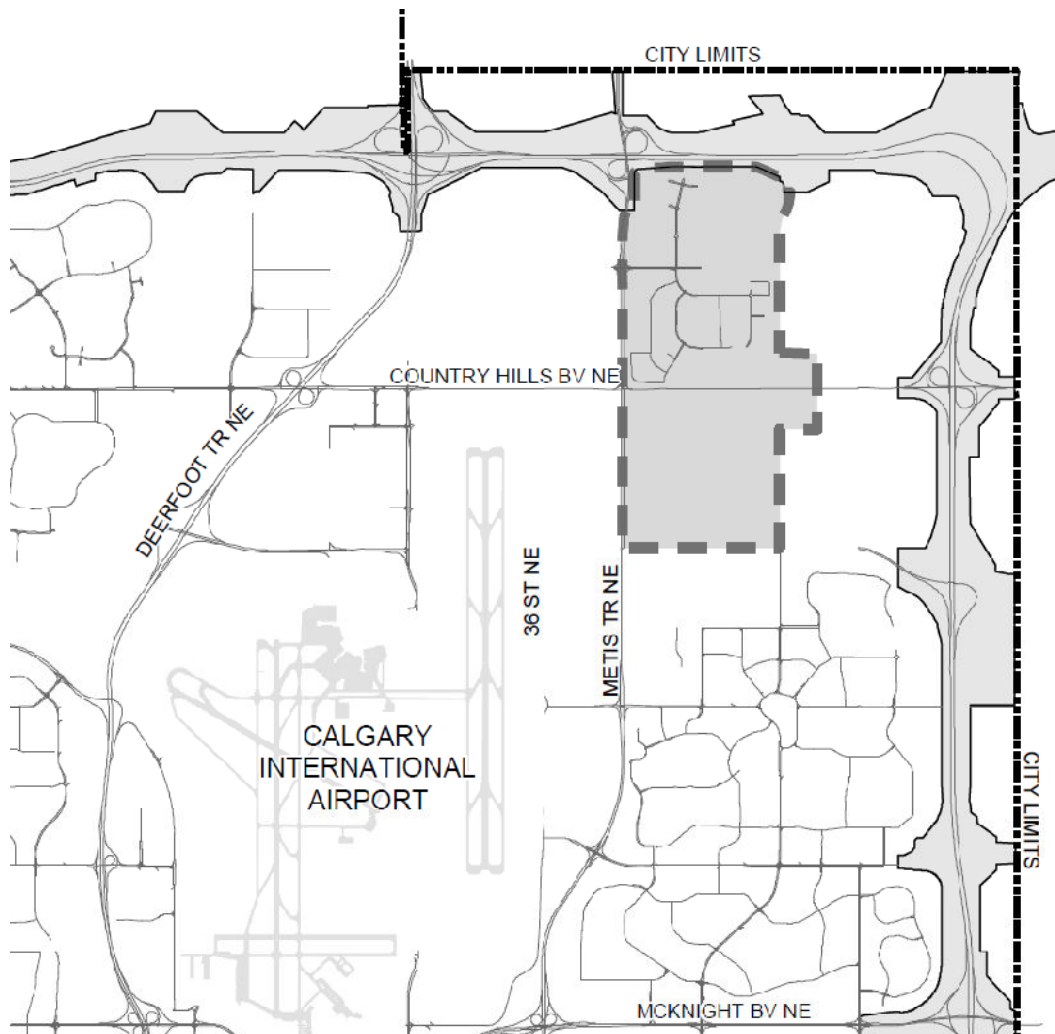
The proposed policy and map amendments ensure continuing of vision for the Major Activity Centre on both sides of 60 Street and in conjunction with the proposed LRT station at 60 Street and Country Hills Boulevard NE.

ATTACHMENT

1. Proposed Bylaw 27P2014

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LOCATION MAPS



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CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Northeast Community 'A' Area Structure Plan (APPENDIX I).

Moved by: G.-C. Carra

Carried: 6 – 0

Absent: Ms. Wade and Mr. Honsberger left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Affected Plan Area Landowners:

The La Caille Group
Walton
Mattamy

| Planning Evaluation Content | Issue | Page |
|--|-------|------|
| Density <i>Is a density increase being proposed?</i> | No | - |
| Proposed Use of Land <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i> | Yes | 3 |
| Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i> | No | 4 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site?</i> | No | 4 |
| Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i> | No | 4 |
| Environmental Issues <i>Other considerations (e.g., sour gas or contaminated sites)?</i> | No | 4 |
| Growth Management <i>Does this site have the appropriate growth management direction?</i> | No | 4 |
| Public Engagement <i>Were major comments received from circulation (by time of CPC report deadline)?</i> | No | 4 |

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PLANNING EVALUATION

SITE CONTEXT

The existing Northeast Community 'A' ASP takes in the communities of Redstone, Skyview Ranch and Cityscape. The parcel of land proposed for amendment out of this ASP is a portion of the MDP identified Major Activity Centre (MAC). This is a "house-keeping" amendment to provide a portion of the MAC within the proposed Cornerstone ASP.

The Major Activity Centre proposed for Cornerstone is mixed-use and transit oriented. It will include a mix of high-density residential, office, institutional and commercial/retail.

PROPOSED USE OF LAND

The portion of the MAC to amend out of Northeast Community 'A' ASP and into the proposed Cornerstone ASP, includes the following proposed use of land:

| Proposed Use of Land | Reason(s) | Planning Evaluation (page) |
|---|---|-----------------------------------|
| Commercial / Office, Residential, Retail, Institutional | Land identified as a MAC in the MDP; maximize mixed-use potential in a high intensity setting. | Site Context (page 3) |
| Future LRT Station Plazas | To support the future LRT station. | Transportation Networks (page 4) |
| Roads | Providing a grid network that reduces the amount of overall roads and livable streets to accommodate all modes of transportation. | Transportation Networks (page 4) |
| High School | Site proposed in the MAC on east side of 60 Street NE. | Public Facilities (page 4) |
| Utilities | Providing sustainable, cost-effective services for water, sanitary and stormwater management. | Utilities and Servicing (page 4) |

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LEGISLATION & POLICY

The hierarchy of plans related to the Cornerstone ASP are as follows:

- Municipal Development Plan / Calgary Transportation Plan (2009); including New Community Planning Guidebook.
- MD of Rocky View / City of Calgary Intermunicipal Development Plan (2012)
- Northeast Regional Policy Plan (2006)

Approving the amendments to the Northeast Community 'A' ASP does not have capital budget impacts.

TRANSPORTATION NETWORKS

No specific mobility considerations impact this site as a result of the proposed amendments.

UTILITIES & SERVICING

No specific utility and servicing considerations impact this site as a result of the proposed amendments.

PUBLIC FACILITIES

The existing Northeast Community 'A' ASP proposes a High School located in the southeast corner of the MAC (east of 60 Street NE). The amendment does not change this proposal.

ENVIRONMENTAL ISSUES

No specific environmental issues impact this site as a result of the proposed amendments.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

GROWTH MANAGEMENT

No specific growth management considerations impact this site as a result of the proposed amendments.

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PUBLIC ENGAGEMENT

The affected stakeholders regarding the proposed amendments to the Northeast Community 'A' ASP were notified by the project website (through the Cornerstone ASP process) and further notified of a public open house (held 2014 July 02) where the amendments were presented and attendees had an opportunity ask questions. No residual issues are remaining from the engagement program.

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APPENDIX I

Proposed Northeast Community 'A' ASP Amendments

- (a) In Section 1.8, following existing text, insert a new paragraph as follows:

“For the purposes of this ASP, the term “Core Centre” is taken to mean lands as identified in mapping as “Core Centre” (i.e., west of 60 Street NE).”

- (b) In Section 6.4.1, delete the first paragraph and replace with the following text:

“The purpose of the Core Centre is to create a community oriented institutional, residential and commercial development area, west of 60 Street NE that is strategically located within both the Plan area community, and within the larger Northeast Regional Policy Plan residential area. The Core Centre will function as the community hub for the Northeast Regional Policy Plan residential area, serving as the central Community 'A' area for both residential Area Structure Plan areas. The Cornerstone Area Structure Plan will provide a similar role as community hub for the neighbourhoods east of 60 Street NE.”

- (c) In Section 6.4.1, delete the second paragraph and replace with the following text:

“The Core Centre Area (west of 60 Street NE) is anchored by an LRT station and community facilities including a recreation centre, library, and community hall and senior high school site.”

- (d) In Section 6.4.1 in the third paragraph, delete the first sentence and replace with the following text:

“The Core Centre is centrally located within the Plan, and with the Northeast Regional Policy Plan area, occupying all four the two western corners at the intersection of 60th Street NE and Country Hills Boulevard NE.”

- (e) In Section 6.4.1, in the fourth paragraph, delete the first sentence and replace with the following text:

“Required land area and/or minimum and maximum size requirements for Core Centre Area components, including but not limited to a Senior High School, the LRT station, recreation centre, community hall, public library, multi-residential, and commercial and retail, will be generally identified within this ASP.”

- (f) Delete Section 6.4.2 (1a.ii) and renumber the remainder of list accordingly.

- (g) Delete Section 6.9 entirely (including 6.9.1 and 6.9.2).

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- (h) In Section 6.11, in the first paragraph, delete the first sentence and replace with the following text:

“There are two (2) Transit Planning Areas within the Plan area, with each area anchored by an LRT station. The Transit Planning Area applies to a 600 metre radius from each station (affecting the west side of 60 Street NE only).”

- (i) Delete Section 12.3.2 (3i) and renumber the remainder of list accordingly.

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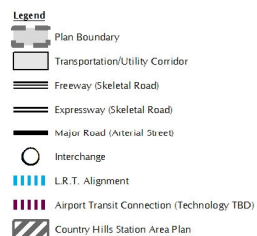
- (j) Delete the existing Map 1 entitled "Plan Area" and insert the revised Map 1 entitled "Plan Area" as follows:

Revised Map 1

**Northeast
Community 'A'
Area Structure Plan**

Map 1

Plan Area



This map is conceptual only. No measurements of distances or areas should be taken from this map.

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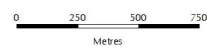
- (k) Delete the existing Map 2 entitled "Community Areas" and insert the revised Map 2 entitled "Community Areas" as follows:

Revised Map 2

**Northeast
Community 'A'
Area Structure Plan**

Map 2

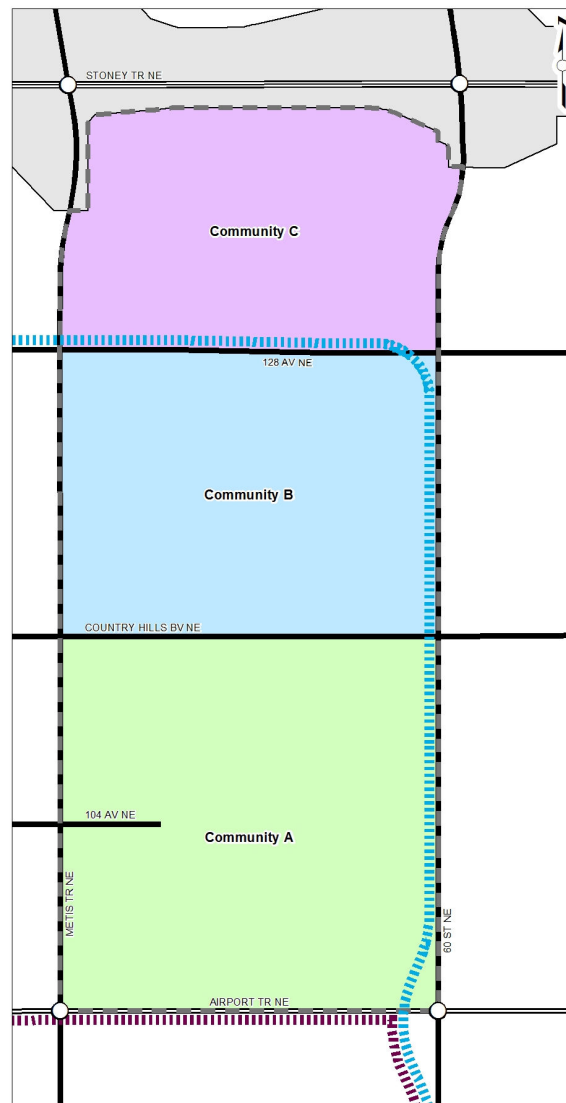
Community Areas



Legend

- Plan Boundary
- Transportation/Utility Corridor
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Interchange
- L.R.T. Alignment
- Airport Transit Connection (Technology TBD)

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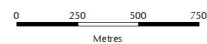
- (I) Delete the existing Map 3 entitled "Land Use Concept" and insert the revised Map 3 entitled "Land Use Concept" as follows:

Revised Map 3

**Northeast
Community 'A'
Area Structure Plan**

Map 3

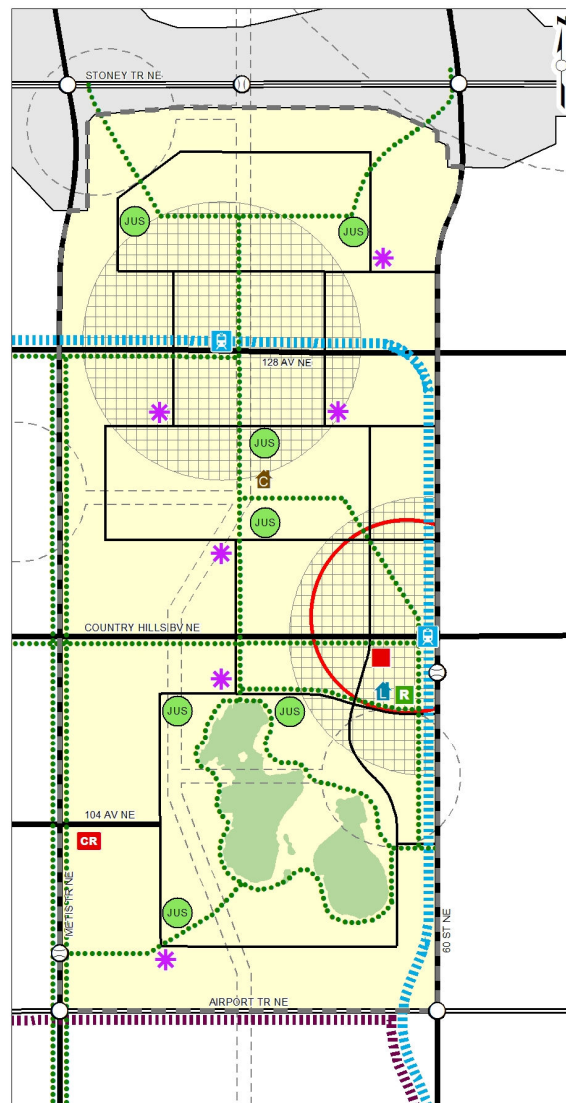
Land Use Concept



Legend

- Plan Boundary
- Transportation/Utility Corridor
- Main Street Retail
- ✱ Neighbourhood Node
- CR Community Retail Centre
- CH Community Hall Site
- R Recreation Centre Site
- HS High School Site
- L Library Site
- T Tri Services Site
- JUS Joint Use Site
- ... Regional Pathway
- Predominantly Residential Area
- Core Centre
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Collector Road
- Interchange
- Potential Pedestrian Overpass
- L.R.T. Line
- L.R.T. Station
- Airport Transit Connection (Technology TBD)
- Transit Planning Area
- Wetland Conservation Area

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(m) Delete the existing Map 4 entitled "Core Centre Area Map" and insert the revised Map 4 entitled "Core Centre Area Map" as follows:

Revised Map 4

**Northeast
Community 'A'
Area Structure Plan**

Map 4

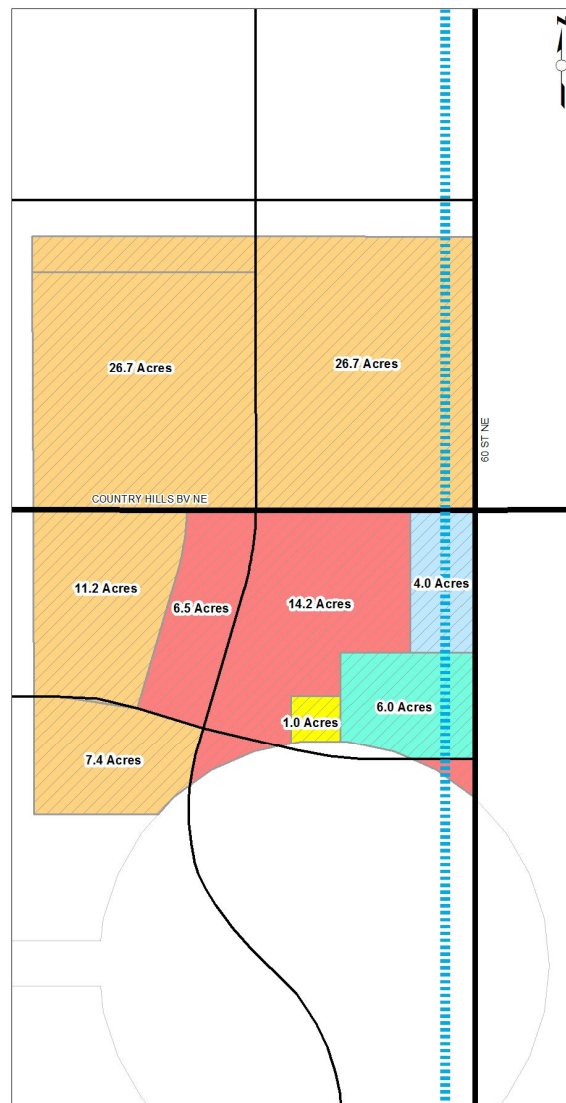
**Core Centre
Area Map**

0 100 200
Metres

Legend

- Retail
- Multi-Family
- LRT Station
- Community Hall
- Recreation Centre
- Library
- Core Centre / Comprehensive Planning Area
- Major Road (Arterial Street)
- Collector Road
- L.R.T. Alignment

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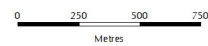
- (n) Delete the existing Map 5 entitled "Density" and insert the revised Map 5 entitled "Density" as follows:

Revised Map 5

**Northeast
Community 'A'
Area Structure Plan**

Map 5

Density

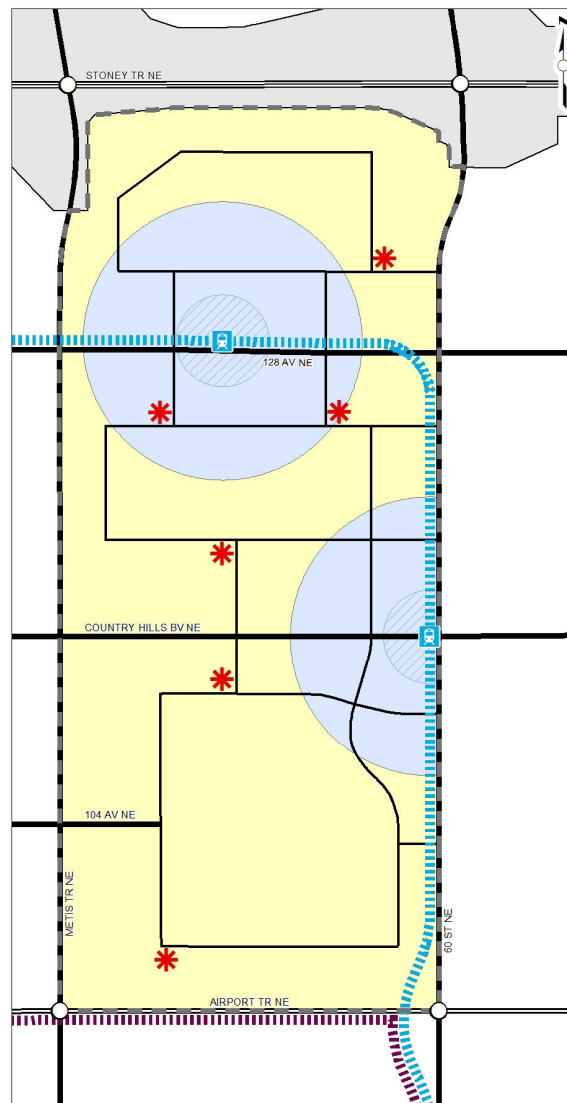


Legend

- Plan Boundary
- Transportation/Utility Corridor
- 9.5 UPA (Min)
- 7 UPA (Min)
- 20 UPA (Min)
- 30 UPA (Min)
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Collector Road
- Interchange
- L.R.T. Line
- L.R.T. Station
- Airport Transit Connection (Technology TBD)

NOTE:
Minimum ASP area density of 8.5 upa.

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- (o) Delete the existing Map 6 entitled "Environmentally Significant Areas" and insert the revised Map 6 entitled "Environmentally Significant Areas" as follows:

Revised Map 6

**Northeast
Community 'A'
Area Structure Plan**

Map 6

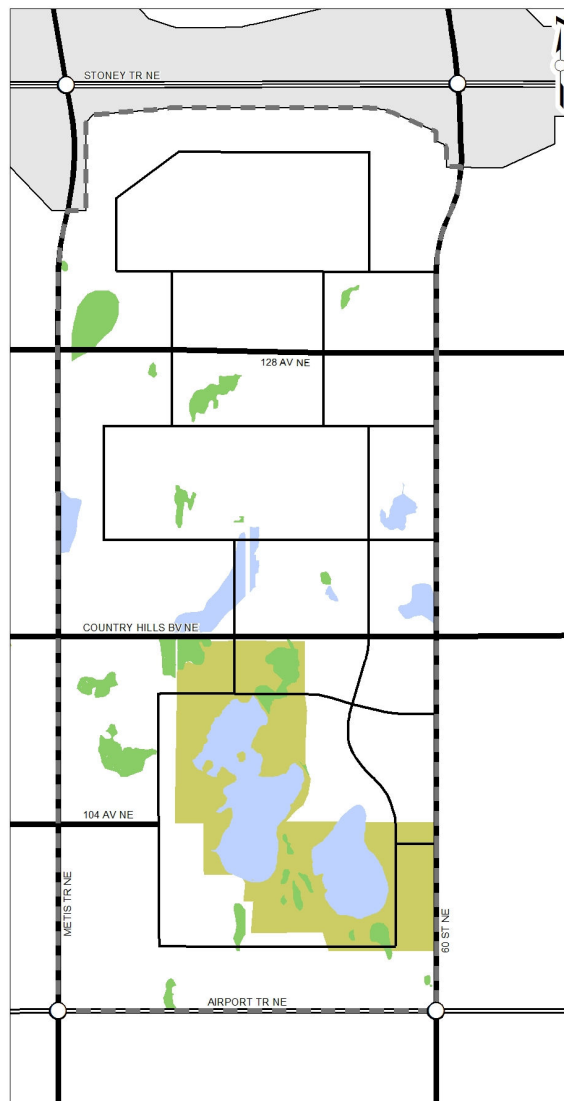
**Environmentally
Significant Areas**

0 250 500 750
Metres

Legend

- Plan Boundary
- Transportation/Utility Corridor
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Collector Road
- Interchange
- Upland Grassland
- Wetlands
 - Type 3 Seasonal
 - Type 4 Semi-permanent

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- (p) Delete the existing Map 7 entitled "Land Use Constraints" and insert the revised Map 7 entitled "Land Use Constraints" as follows:

Revised Map 7

**Northeast
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Area Structure Plan**

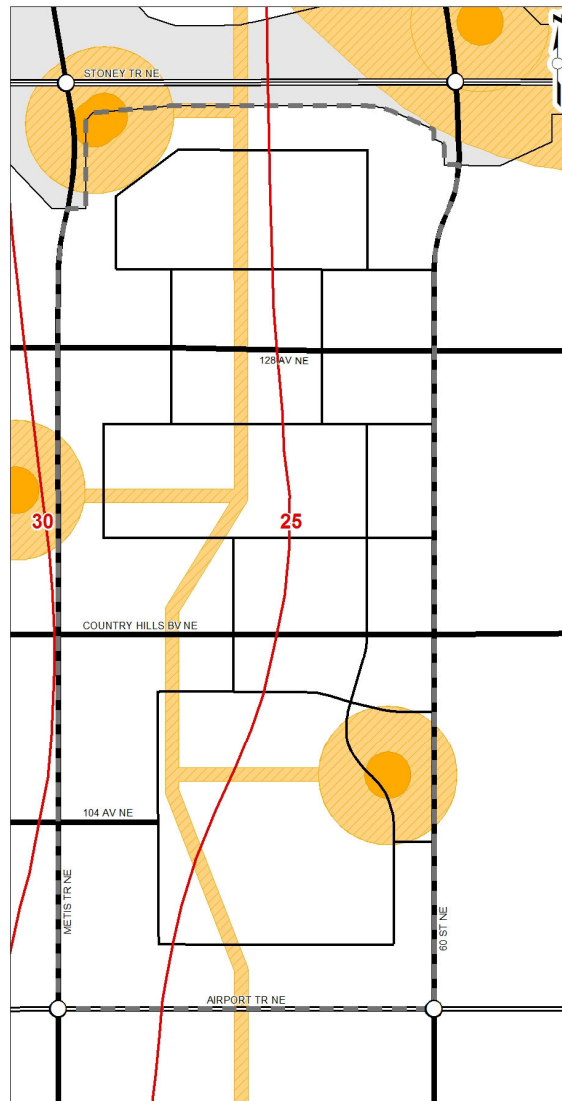
Map 7

Land Use Constraints

0 250 500 750
Metres

Legend

- Plan Boundary
- Transportation/Utility Corridor
- Freeway (Skeletal Road)
- Expressway (Skeletal Road)
- Major Road (Arterial Street)
- Collector Road
- Interchange
- N.E.F. Contour
- Sour Gas Setbacks
(Facility, Pipeline & Well)
- 100m Gas Well Setback
(EUB)
- 200m Gas Well Setback
(City of Calgary)



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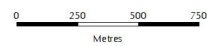
- (q) Delete the existing Map 8 entitled "Joint Use Sites" and insert the revised Map 8 entitled "Joint Use Sites" as follows:

Revised Map 8

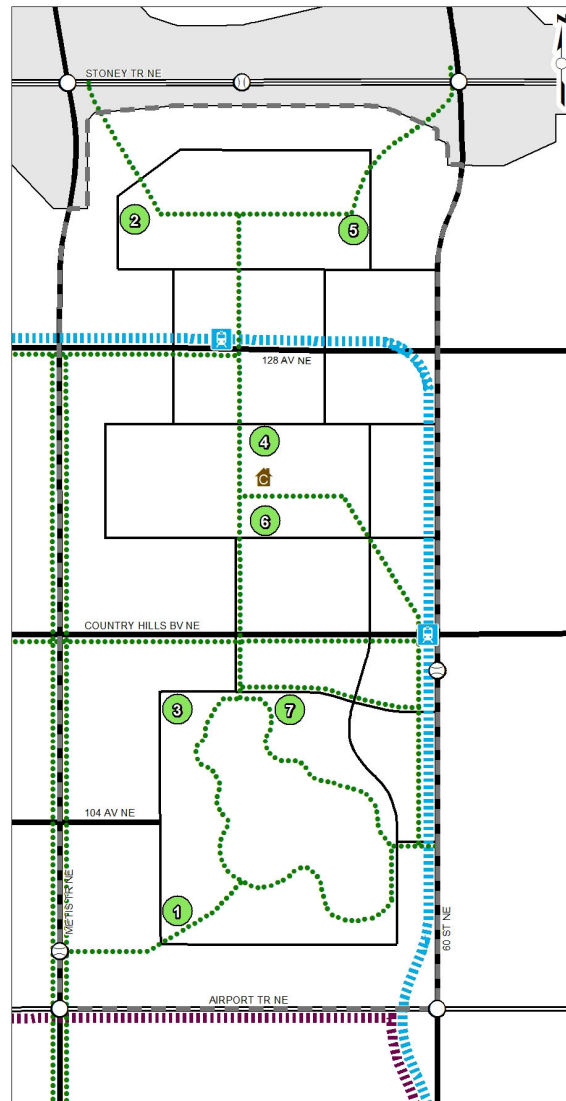
**Northeast
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Map 8

Joint Use Sites



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APPENDIX II

Background to Proposed Northeast Community 'A' ASP Amendments

| Section | Existing Text | Proposed Amendments |
|--------------------------------|--|---|
| 1.8 Parts I and II of the Plan | <p>This ASP is divided into two main parts.</p> <p>Part I consists of land use policies that apply to the whole Plan area.</p> <p>Part II Country Hills Station Area Plan consists of land use policies that establish specific objectives and criteria for development within the Transit Planning Area located approximately at Country Hills Boulevard NE and west of 60 Street NE. The policies of Part II are intended to augment the general land use policies contained within Part I.</p> <p style="text-align: right;"><i>Bylaw 26P2009</i></p> | <p>After this existing text, add:</p> <p>For the purposes of this ASP, the term "Core Centre" is taken to mean lands as identified in mapping as "Core Centre" (i.e., west of 60 Street NE).</p> |
| 6.4.1 Purpose | <p>First paragraph</p> <p>The purpose of the Core Centre is to create a community oriented institutional, residential and commercial development area that is strategically located within both the Plan area community, and within the larger Northeast Regional Policy Plan residential area. The Core Centre will function as the community hub for the Northeast Regional Policy Plan residential area, serving as the central Community 'A' area for both residential Area Structure Plan areas.</p> | <p>First paragraph Revise to read:</p> <p>The purpose of the Core Centre is to create a community oriented institutional, residential and commercial development area, west of 60 Street NE that is strategically located within both the Plan area community, and within the larger Northeast Regional Policy Plan residential area. The Core Centre will function as the community hub for the Northeast Regional Policy Plan residential area, serving as the central Community 'A' area for both residential Area Structure Plan areas. The Cornerstone Area Structure Plan will provide a similar role as community hub for the neighbourhoods east of 60 Street NE.</p> |

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| | | |
|----------------|---|--|
| | <p>Second paragraph, First Sentence The Core Centre Area is anchored by an LRT station and community facilities including a recreation centre, library, community hall and senior high school site.</p> <p>Third paragraph, First Sentence The Core Centre is centrally located within the Plan, and with the Northeast Regional Policy Plan area, occupying all four corners at the intersection of 60th Street NE and Country Hills Boulevard NE.</p> <p>Fourth paragraph, First Sentence Required land area and/or minimum and maximum size requirements for Core Centre Area components, including but not limited to a Senior High School, LRT station, recreation centre, community hall, public library, multi-family residential, and commercial and retail, will be generally identified within this ASP.</p> | <p>Second paragraph Revise to read:</p> <p>The Core Centre Area (west of 60 Street NE) is anchored by an LRT station and community facilities including a recreation centre, library, and community hall and senior high school site.</p> <p>Third paragraph, First Sentence Revise to read:</p> <p>The Core Centre is centrally located within the Plan, and with the Northeast Regional Policy Plan area, occupying all four the two western corners at the intersection of 60th Street NE and Country Hills Boulevard NE.</p> <p>Fourth paragraph, First Sentence Revise to read:</p> <p>Required land area and/or minimum and maximum size requirements for Core Centre Area components, including but not limited to a Senior High School, the LRT station, recreation centre, community hall, public library, multi-family residential, and commercial and retail, will be generally identified within this ASP.</p> |
| 6.4.2 Policies | <p>(1) Composition of the Core Centre Area</p> <p>(a) The Core Centre, and its components, and their respective site area requirements, should be located generally as conceptually identified on the Core Centre Structure Map and shall include</p> <p>(i) multi-family residential uses,</p> <p>(ii) a Calgary Board of Education senior high school site, requiring approximately 9.3 hectares (23 acres) of land,</p> | <p>Delete "1a(ii)":</p> <p>(a) The Core Centre, and its components, and their respective site area requirements, should be located generally as conceptually identified on the Core Centre Structure Map and shall include</p> <p>(ii) a Calgary Board of Education senior high school site, requiring approximately 9.3 hectares (23 acres) of land,</p> <p>And renumber the remainder of list accordingly.</p> |

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| | | |
|--------------------|--|--|
| | <p>(3) Design of the Core Centre Area</p> <p>(a) General design principles for the Core Centre, in addition to the design guidelines contained in Appendix A3, shall include, but are not limited to</p> <p>(ii) successful integration of uses, and their connections within the Core Centre Area, and between the four (4) corners which form the Core Centre Area,</p> | <p>Revise "3a(ii)" to read:</p> <p>(a) General design principles for the Core Centre, in addition to the design guidelines contained in Appendix A3, shall include, but are not limited to</p> <p>(ii) successful integration of uses, and their connections within the Core Centre Area, and between the four (4) two (2) western corners which form the Core Centre Area,</p> |
| 6.9 High School | | <p>Delete section 6.9:</p> <p>6.9 High School</p> |
| 6.9.1 Purpose | <p>A public high school is required to provide for the educational needs of senior high school age students within the Northeast Regional Policy Plan area and recreational space to residents. The high school shall be located within the Core Centre Area, will be easily accessible on foot and by transit, and is within walking distance of the LRT station. As an integral part of the Core Centre, the high school may include partnerships to provide other public, institutional or complimentary uses. The high school site is shown conceptually on the Land Use Concept map, located on the east side of 60th Street NE. Its exact location, size and configuration will be determined through the Outline Plan/Land Use Amendment process.</p> | <p>Delete section 6.9.1:</p> <p>A public high school is required to provide for the educational needs of senior high school age students within the Northeast Regional Policy Plan area and recreational space to residents. The high school shall be located within the Core Centre Area, will be easily accessible on foot and by transit, and is within walking distance of the LRT station. As an integral part of the Core Centre, the high school may include partnerships to provide other public, institutional or complimentary uses. The high school site is shown conceptually on the Land Use Concept map, located on the east side of 60th Street NE. Its exact location, size and configuration will be determined through the Outline Plan/Land Use Amendment process.</p> |
| 6.9.2 Policies | <p>(1) Size of High School The high school will require approximately 9 hectares (23 acres) of land.</p> <p>(2) Location of High School The high school will be located within the Core Centre, with its exact location to be refined and determined through the required Concept Plan for the Core Centre Area and at the Outline Plan /Land Use Amendment application stage.</p> | <p>Delete section 6.9.2:</p> <p>1) Size of High School The high school will require approximately 9 hectares (23 acres) of land.</p> <p>(2) Location of High School The high school will be located within the Core Centre, with its exact location to be refined and determined through</p> |

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| | <p>(3) Site Design of the High School</p> <p>(a) The High School should</p> <ul style="list-style-type: none"> (i) provide for a compatible interface treatment with adjacent development, (ii) contain a visually appealing site design and landscaping treatment, particularly when visible from roads with higher volumes of traffic, (iii) be well integrated with and/or connected to the Core Centre, (iv) be suitably integrated with other institutional, recreational, and public uses within or adjacent to the site, (v) connect to sidewalks and regional pathways, and be conveniently and directly accessible to pedestrians both within and adjacent to the site, (vi) ensure that convenient and efficient road and regional pathway network, sidewalk, pedestrian and cyclist connections converge on the High School from the surrounding residential area, transit nodes and the LRT station. | <p>the required Concept Plan for the Core Centre Area and at the Outline Plan /Land Use Amendment application stage.</p> <p>(3) Site Design of the High School</p> <p>(a) The High School should</p> <ul style="list-style-type: none"> (i) provide for a compatible interface treatment with adjacent development, (ii) contain a visually appealing site design and landscaping treatment, particularly when visible from roads with higher volumes of traffic, (iii) be well integrated with and/or connected to the Core Centre, (iv) be suitably integrated with other institutional, recreational, and public uses within or adjacent to the site, (v) connect to sidewalks and regional pathways, and be conveniently and directly accessible to pedestrians both within and adjacent to the site, (vi) ensure that convenient and efficient road and regional pathway network, sidewalk, pedestrian and cyclist connections converge on the High School from the surrounding residential area, transit nodes and the LRT station. |
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MISCELLANEOUS - NORTHEAST COMMUNITY 'A' AREA
STRUCTURE PLAN
NORTHEAST COMMUNITY 'A' (WARD 3)
MÉTIS TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 27P2014

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| 6.11 Transit Planning Area | <i>First paragraph, First Sentence</i> There are two (2) Transit Planning Areas within the Plan area, with each area anchored by an LRT station. The Transit Planning Area applies to a 600 metre radius from each station. The intent of the Transit Planning Area is to provide for vibrant, higher density residential and mixed-use development, as per the Transit Oriented Design Guidelines, with pedestrian connections to the surrounding community. | <i>First paragraph, First Sentence</i> Revise to read: There are two (2) Transit Planning Areas within the Plan area, with each area anchored by an LRT station. The Transit Planning Area applies to a 600 metre radius from each station (affecting the west side of 60 Street NE only). |
| 12.3.2 | (3) Pedestrian Overpass An above-grade pedestrian overpass should be constructed (i) across 60 Street NE, near the LRT station, to connect the LRT station and community on the west side of 60 Street NE, to the future community on the east side of 60 Street NE, in order to facilitate safe and efficient pedestrian access to the LRT station, particularly for students of the Senior High School; | Delete 12.3.2 (3i): (3) Pedestrian Overpass An above-grade pedestrian overpass should be constructed (i) across 60 Street NE, near the LRT station, to connect the LRT station and community on the west side of 60 Street NE, to the future community on the east side of 60 Street NE, in order to facilitate safe and efficient pedestrian access to the LRT station, particularly for students of the Senior High School; And renumber the remainder of list accordingly. |