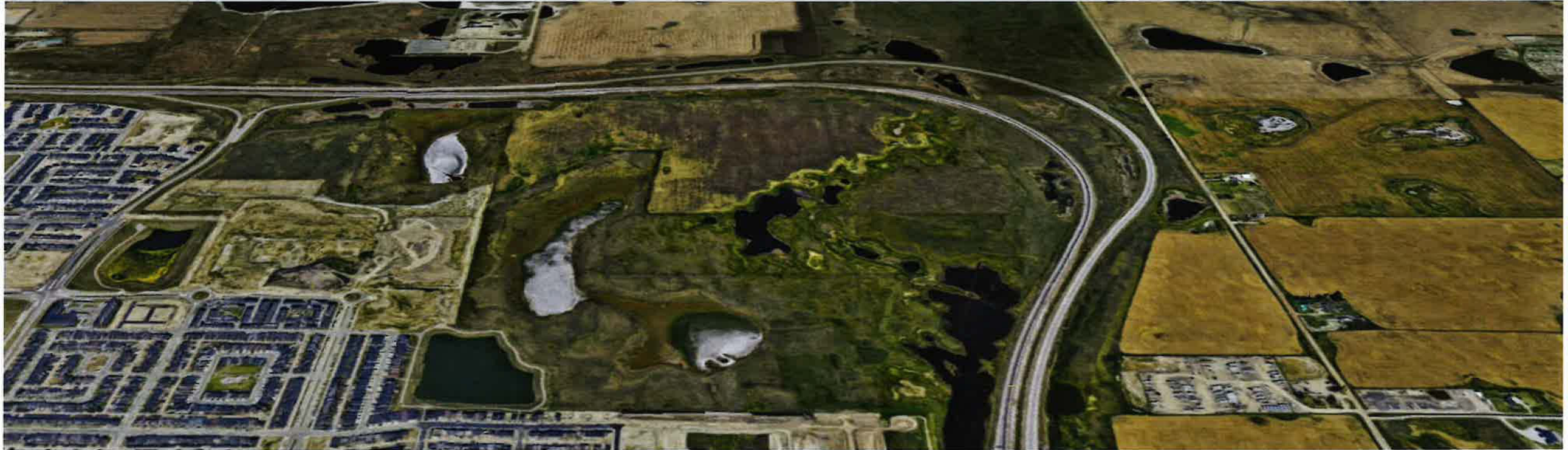




Public Hearing of Council

Agenda Item: 6.1.15



LOC2022-0119 / CPC2023-0092

Land Use Amendment

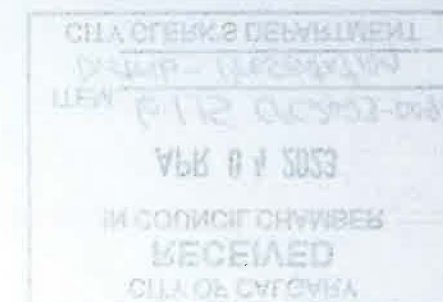
April 4, 2023

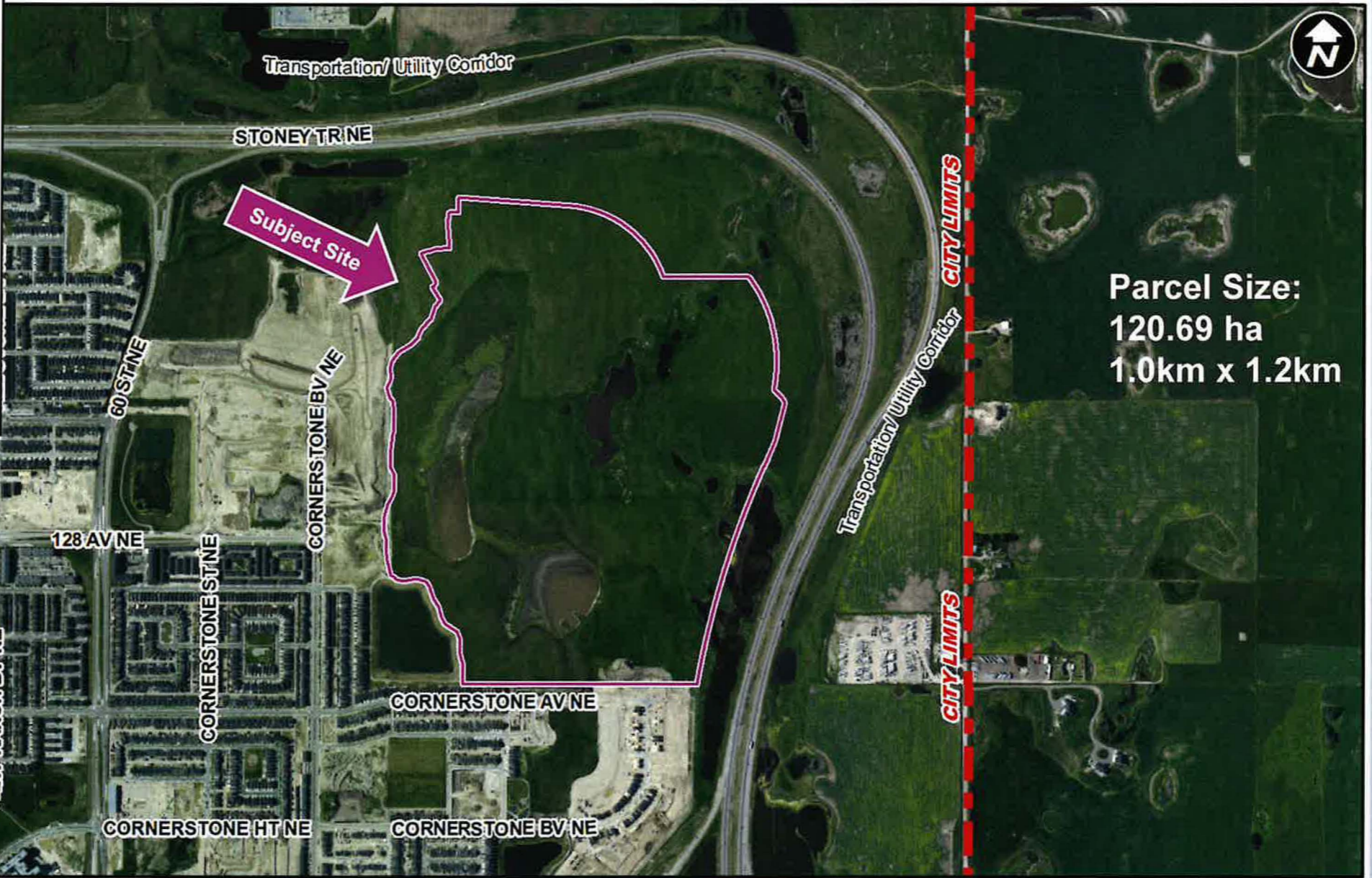
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 04 2023
ITEM: 6.1.15 CPC2023-0092
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 39D2023** for the redesignation of 120.69 hectares \pm (298.22 acres \pm) located at 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6802 Country Hills Boulevard NE (Portion of NE1/4 Section 26-25-29-4; Portion of Plan 0211305, Block 2, Lot 1; NW1/4 Section 25-25-29-4; Plan 0211306, Block 3, Lot 1; Portion of Plan 1510745, Block A) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use – General (MU-1h26) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

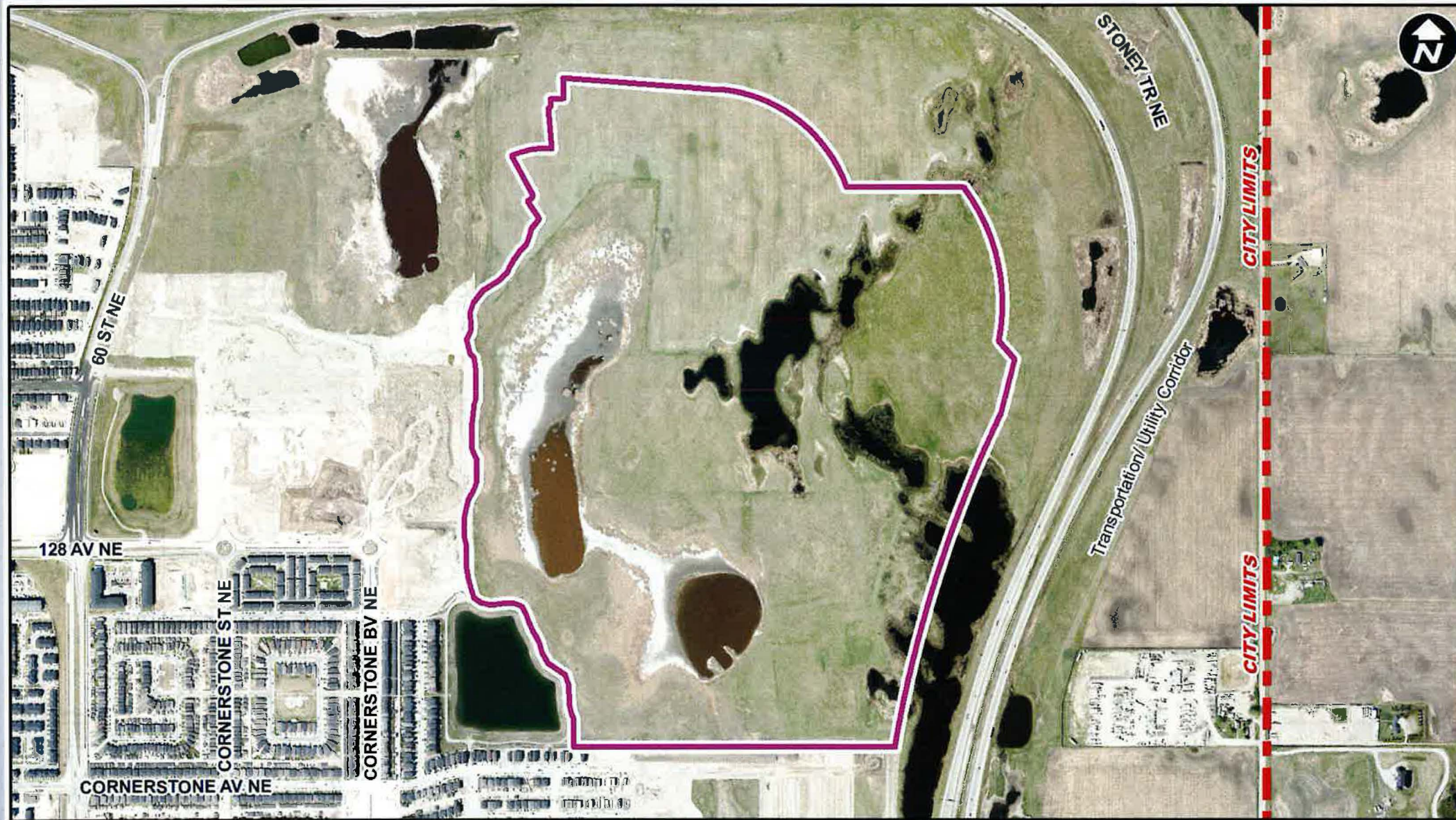




Parcel Size:
120.69 ha
1.0km x 1.2km

LEGEND

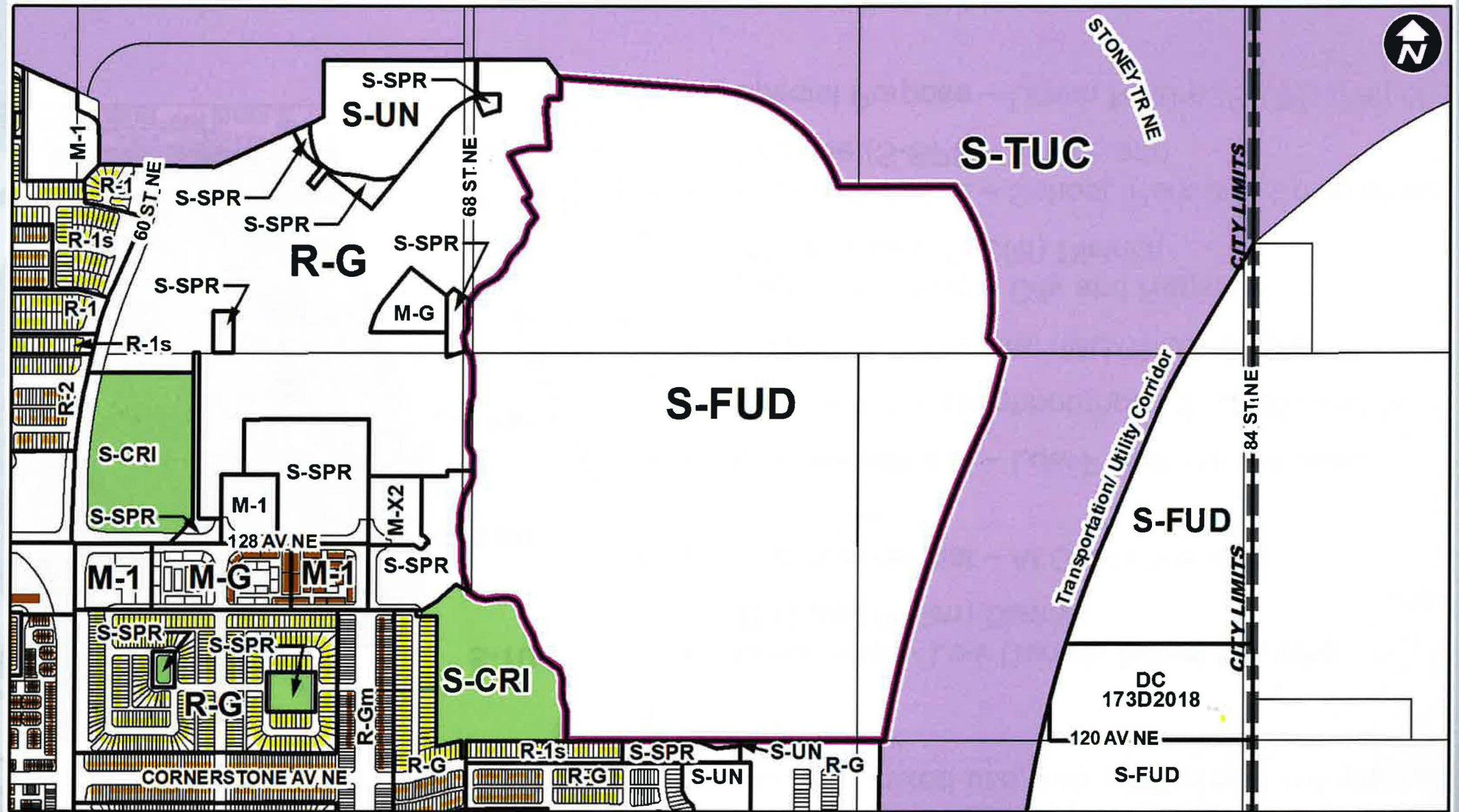
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

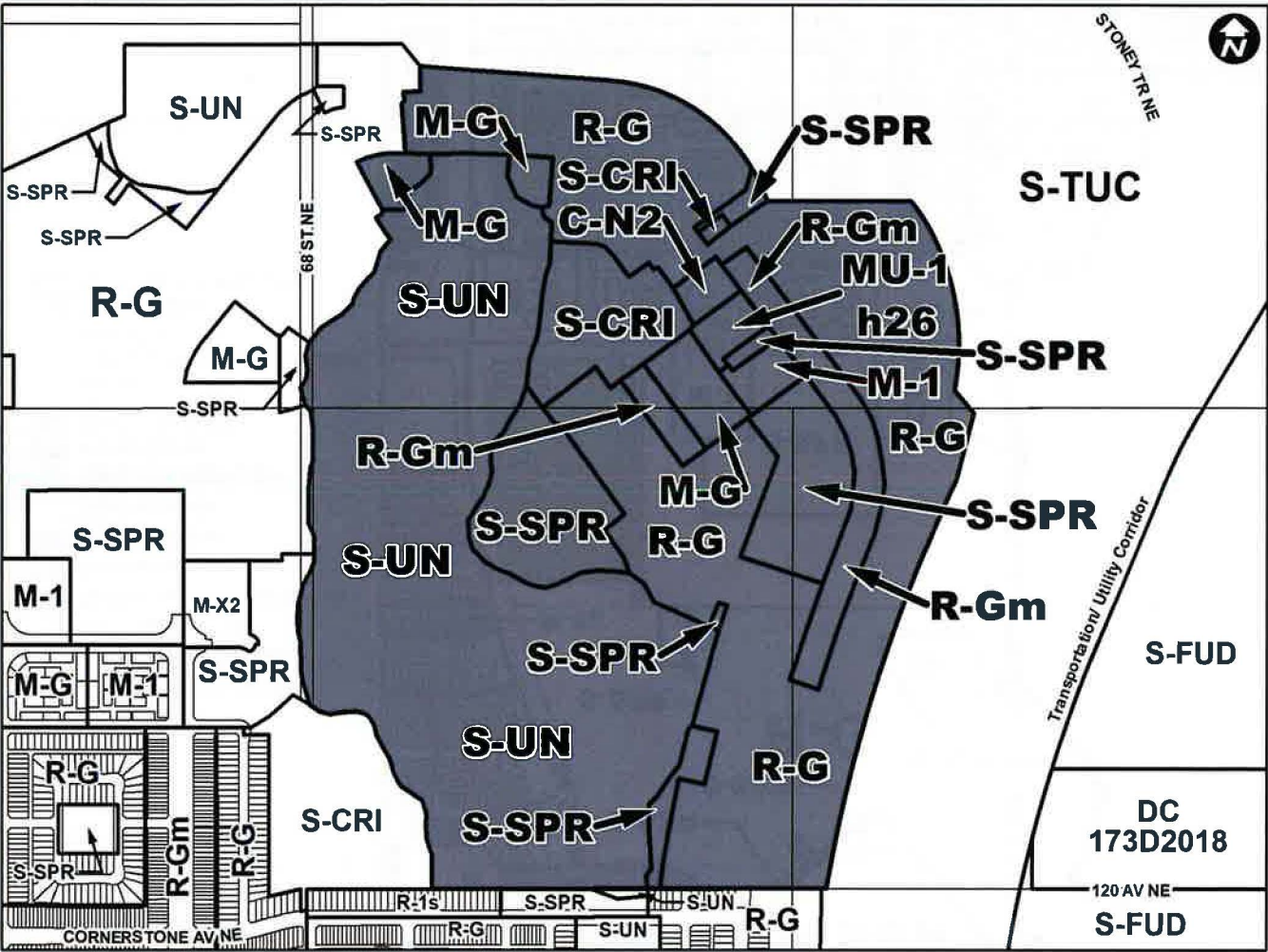


Parcel Size:
120.69 ha

LEGEND

-  Single detached dwelling
-  Semi-detached / duplex detached dwelling
-  Rowhouse / multi-residential
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary





This application proposes several residential, commercial, mixed-use, and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District
- Commercial – Neighbourhood 2 (C-N2) District;
- Mixed Use – General (MU-1h26) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

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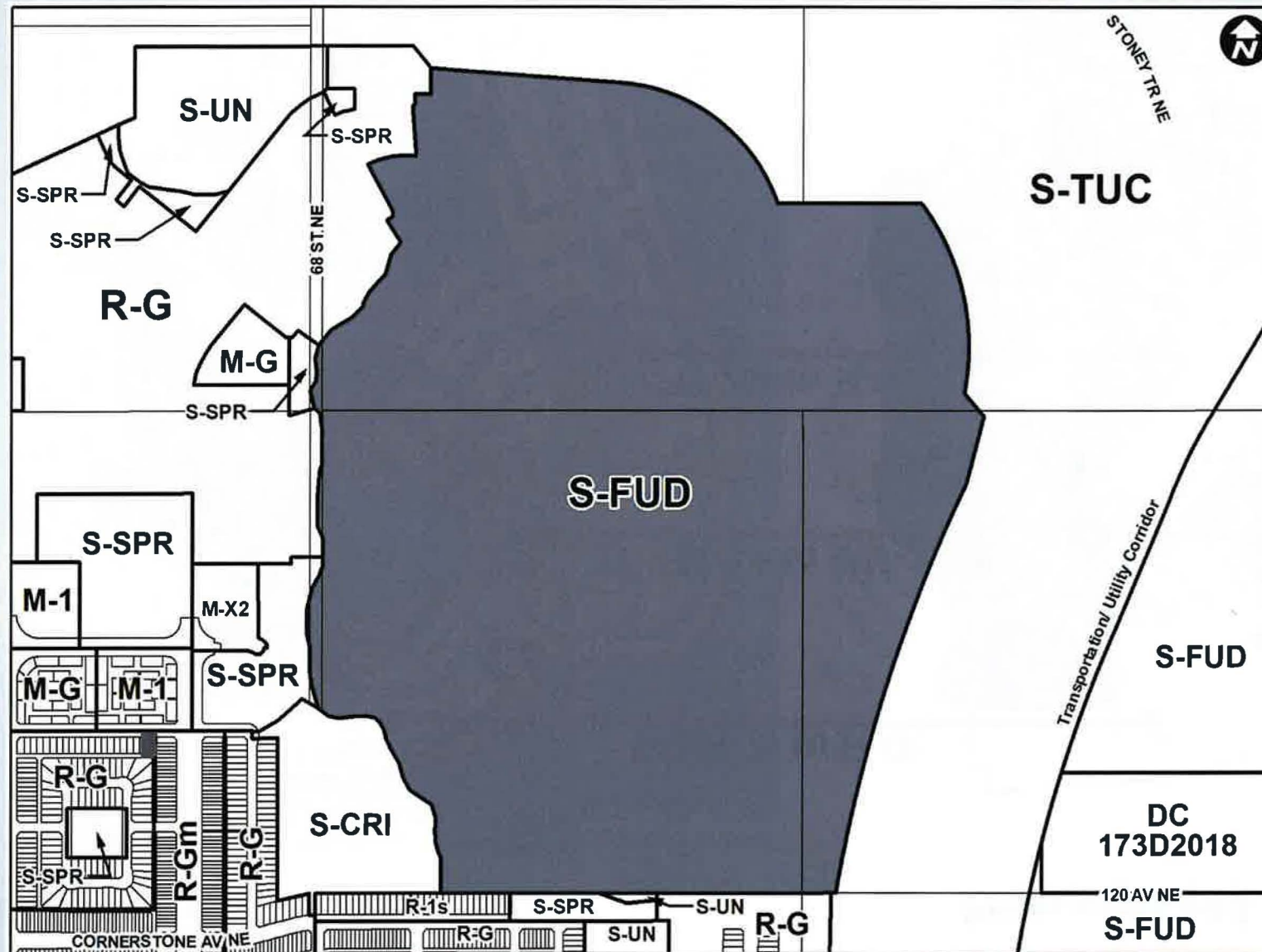
Supplementary Slides



View of the Subject Site Looking East



View of the Subject Site Looking Southeast



Approved Outline Plan

Proposed Land Uses

