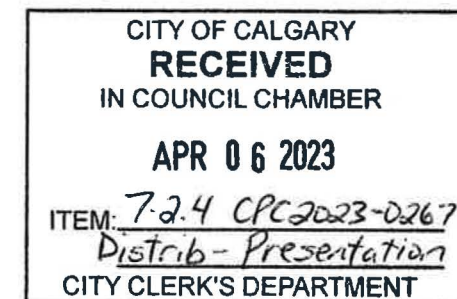




LOC2022-0213 Land Use Amendment

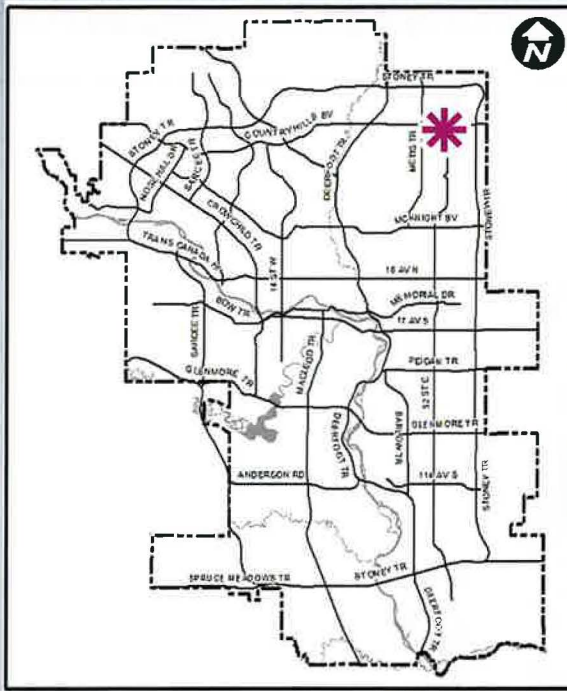
April 6, 2023



RECOMMENDATION:

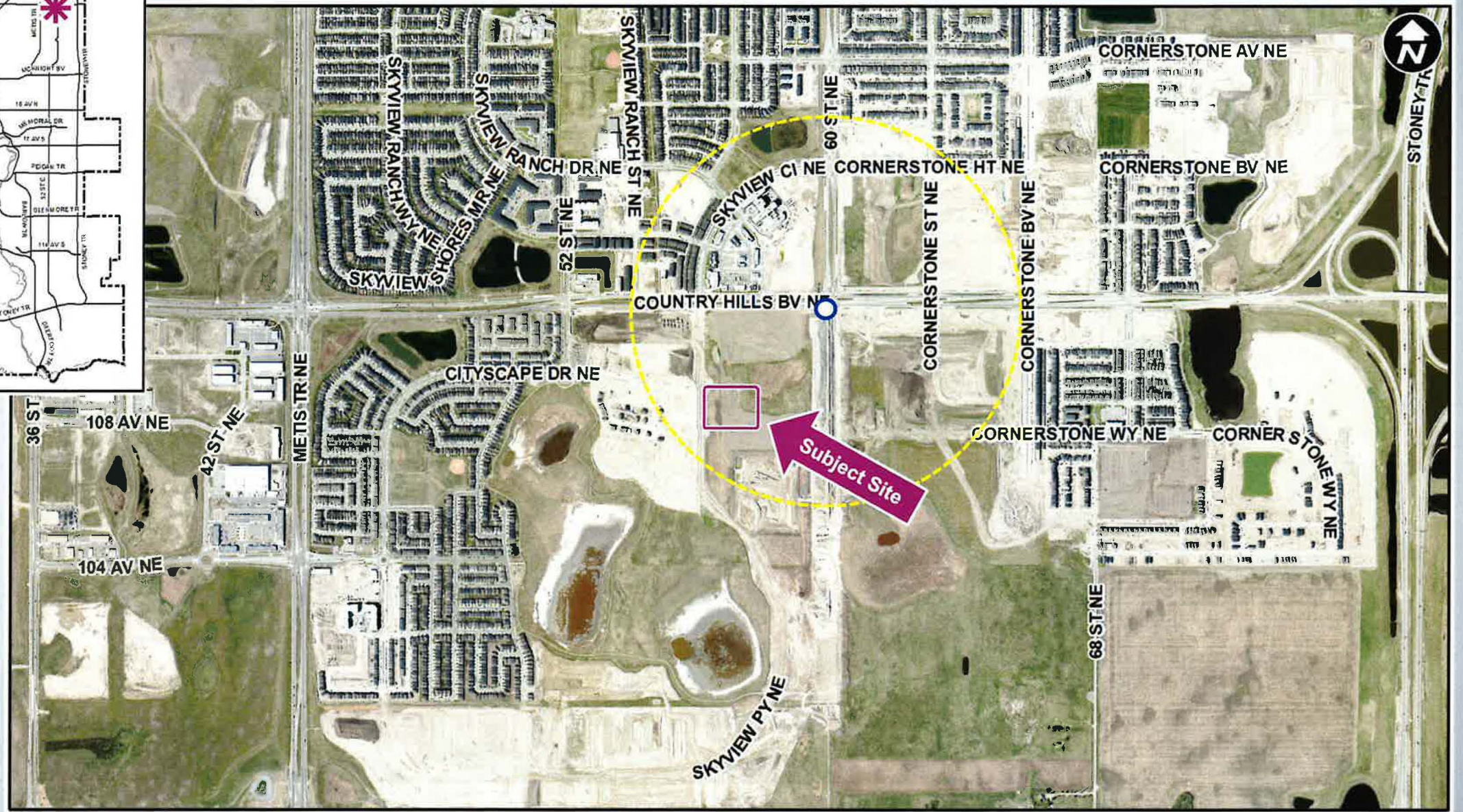
That Calgary Planning Commission recommend that Council:

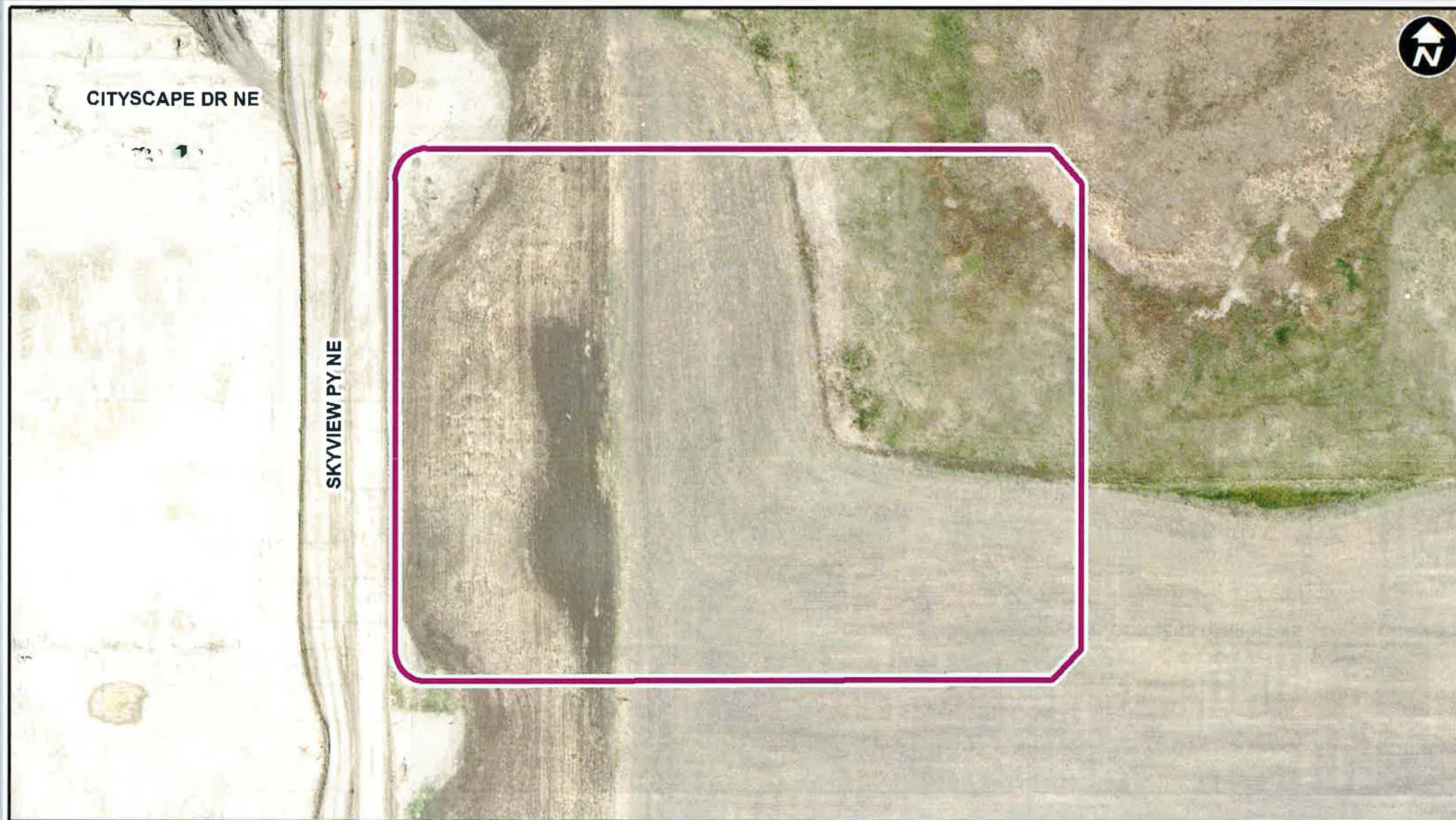
Give three readings to the proposed bylaw for the redesignation of 2.14 hectares $\pm$ (5.29 acres $\pm$) located at 6011 Country Hills Boulevard NE (Portion of NW1/4 Section 4-29-25-23) from Multi-Residential – Medium Profile (M-2) District **to** Multi-Residential – High Density Low Rise (M-H1) District.



LEGEND

-  600m buffer from Future LRT station
- LRT Stations**
-  Blue (Future)





Parcel Size:

**2.14 ha
130m x 170m**

Site Photo – Looking East

5

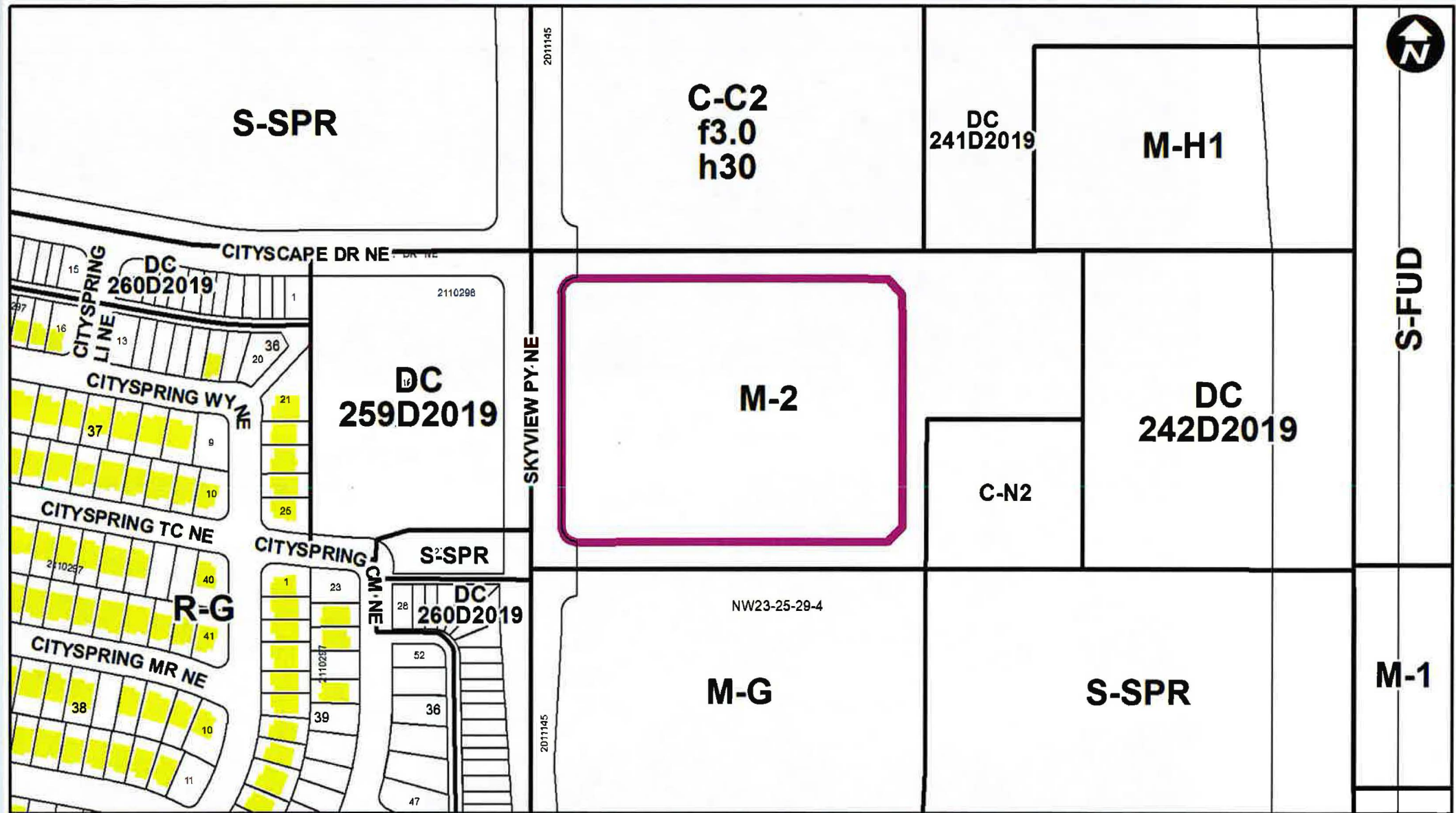


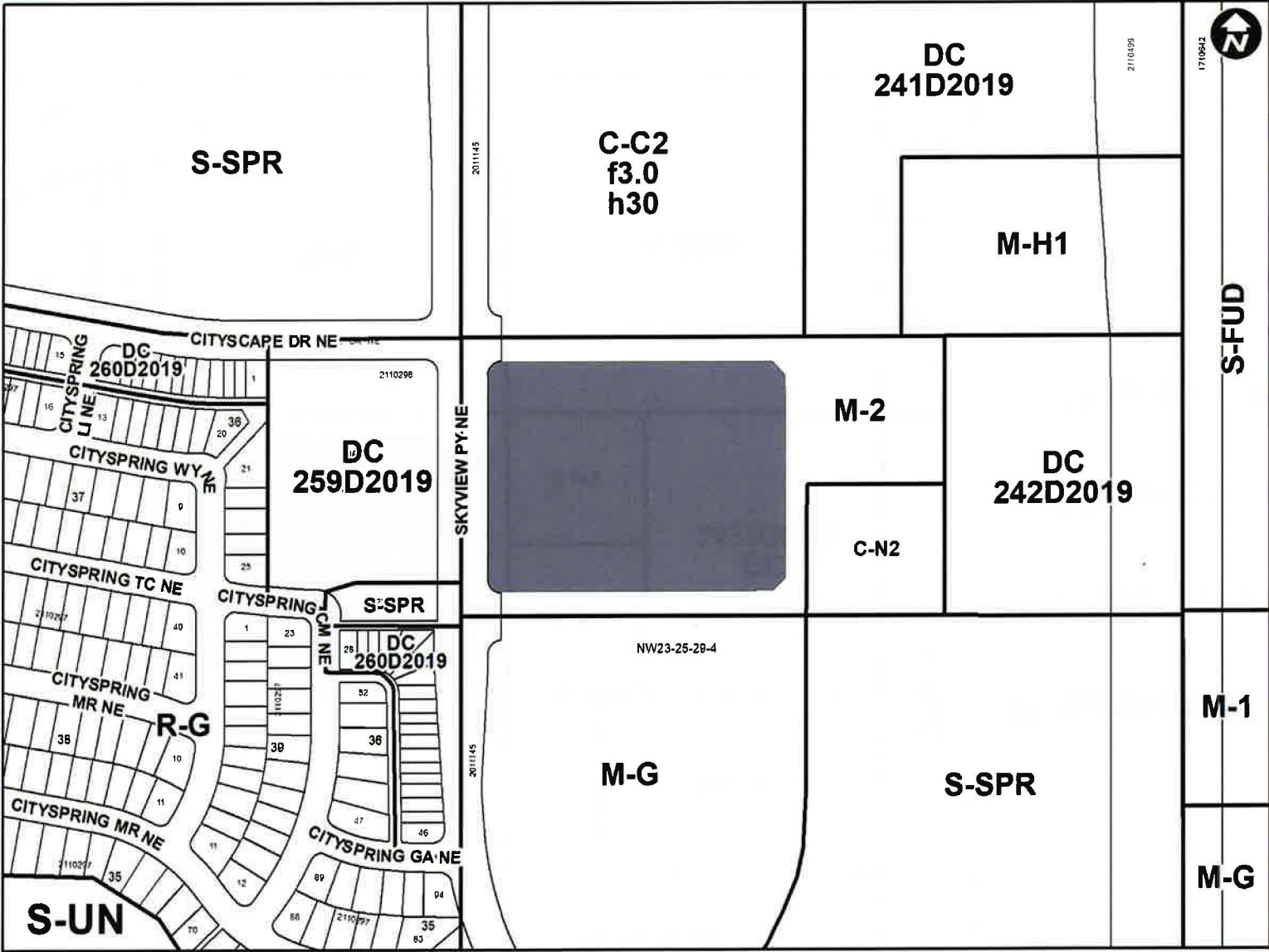
Surrounding Land Use

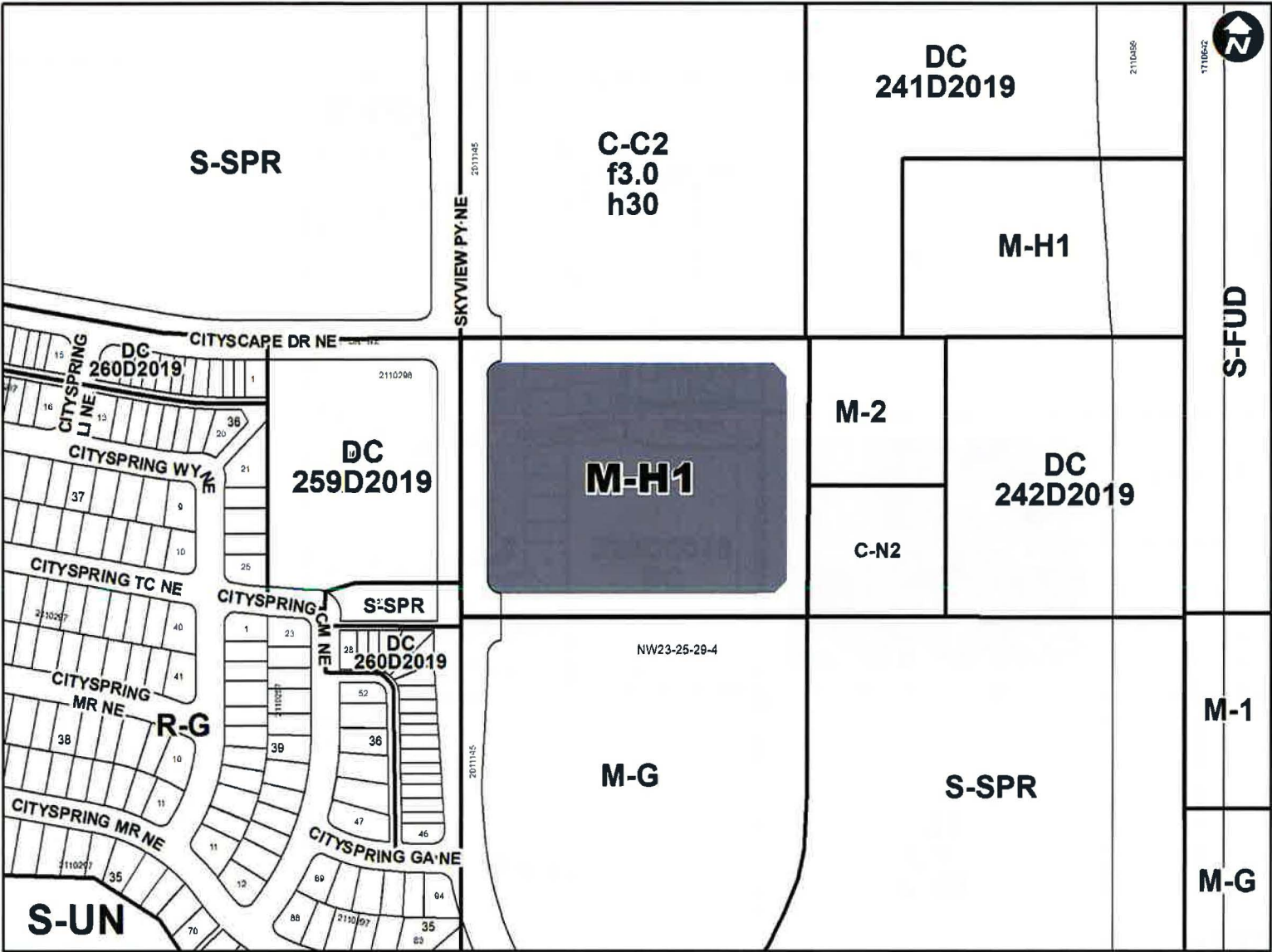
6

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





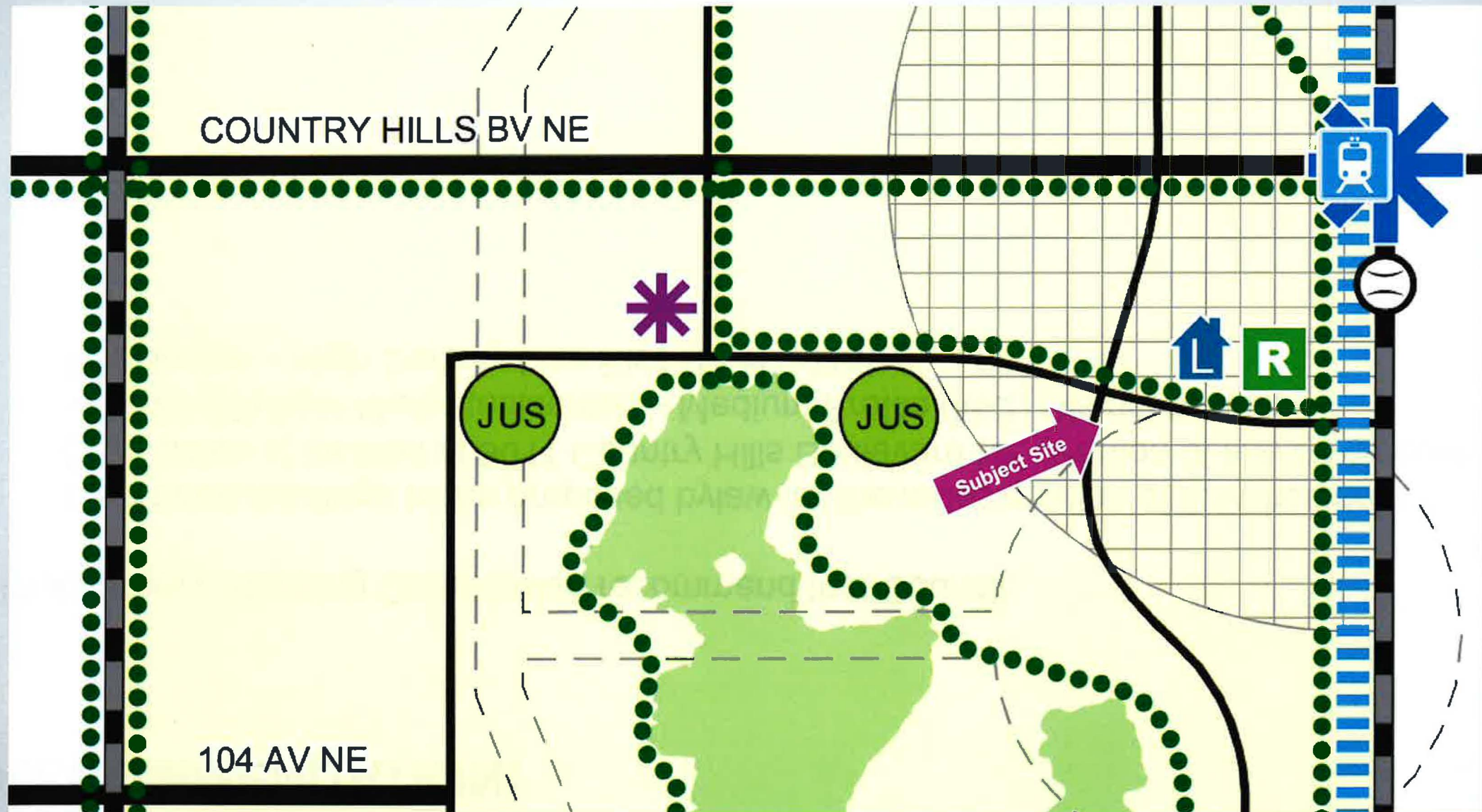


Proposed M-H1 District:

- Maximum height: 26 meters
- Maximum FAR: 4.0
- Minimum density: 150 uph

Northeast Community 'A' Area Structure Plan

9



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.14 hectares $\pm$ (5.29 acres $\pm$) 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.

Supplementary Slides

