

Calgary



# Public Hearing of Council

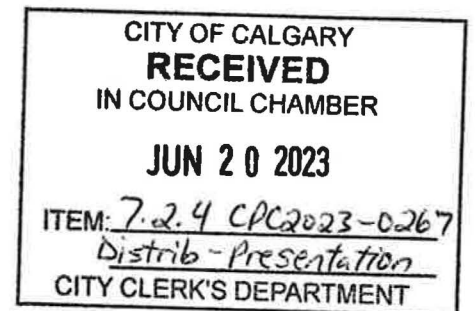
## Agenda Item: 7.2.4



# LOC2022-0213 / CPC2023-0267

## Land Use Amendment

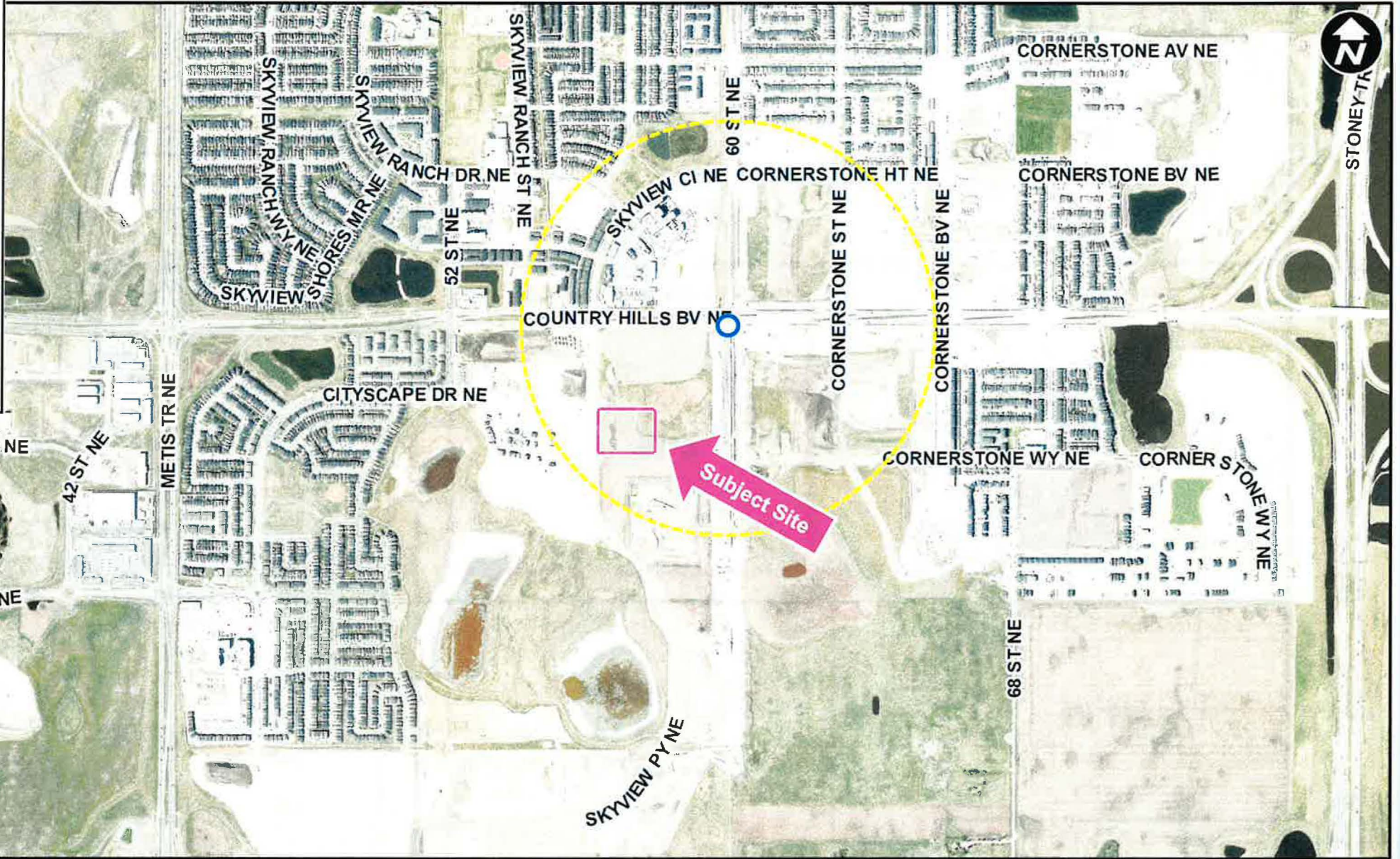
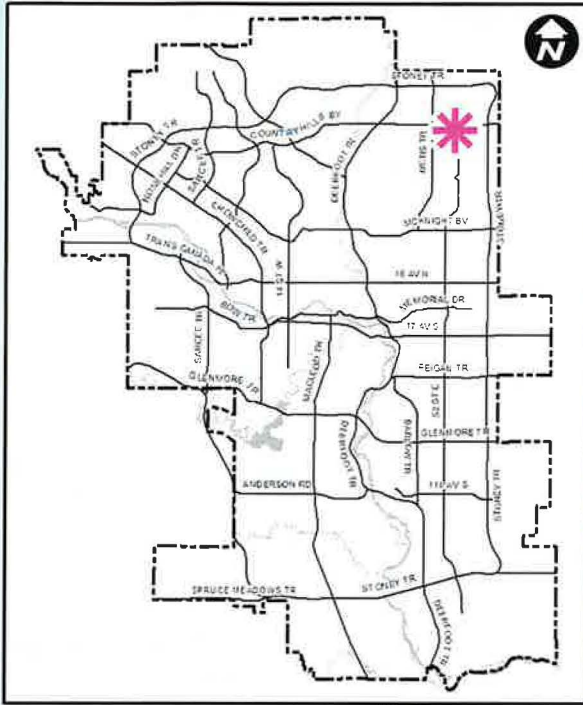
June 20, 2023




## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 73D2023** 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.

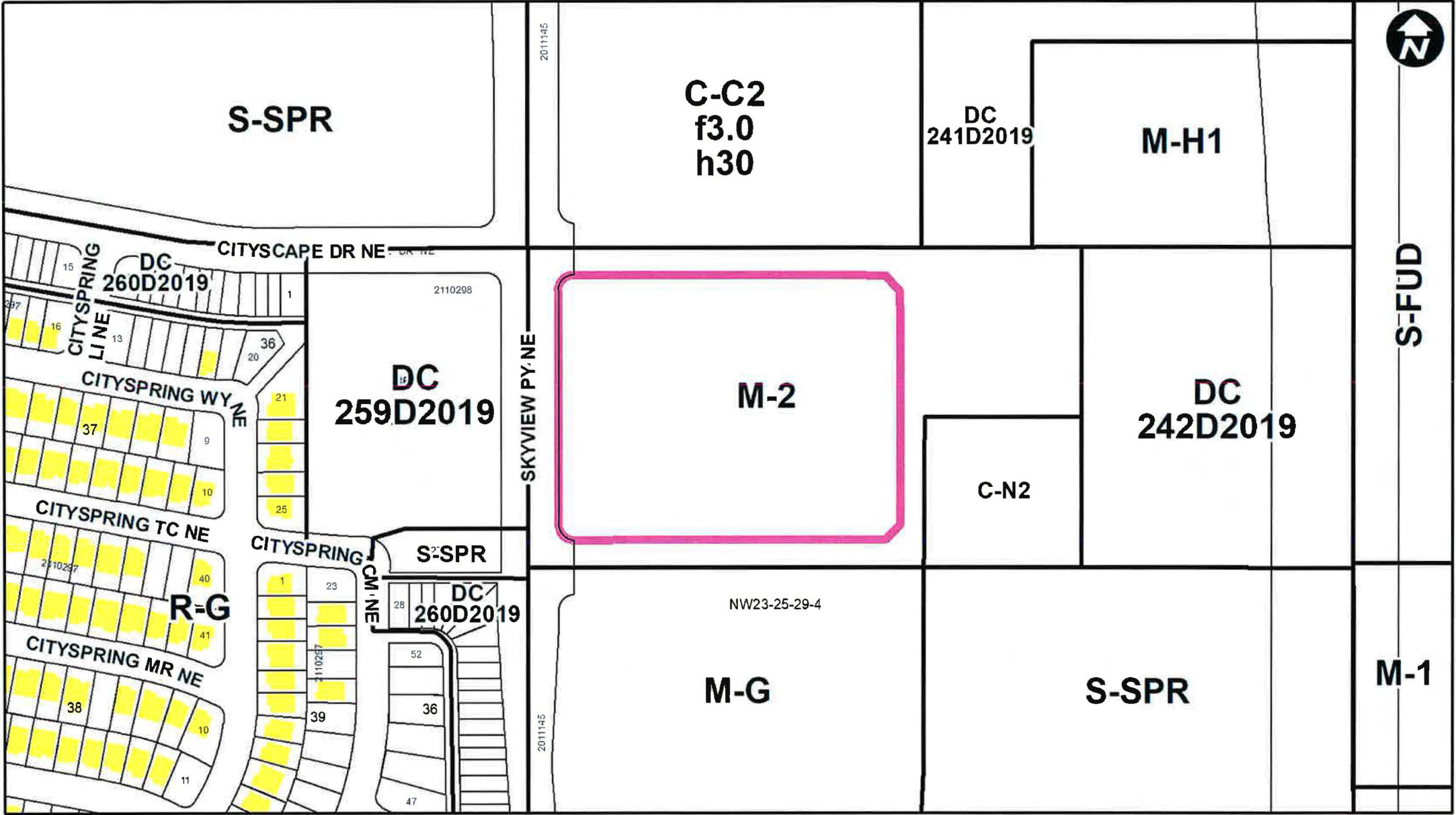


### LEGEND

 600m buffer from Future LRT station

### LRT Stations

 Blue (Future)



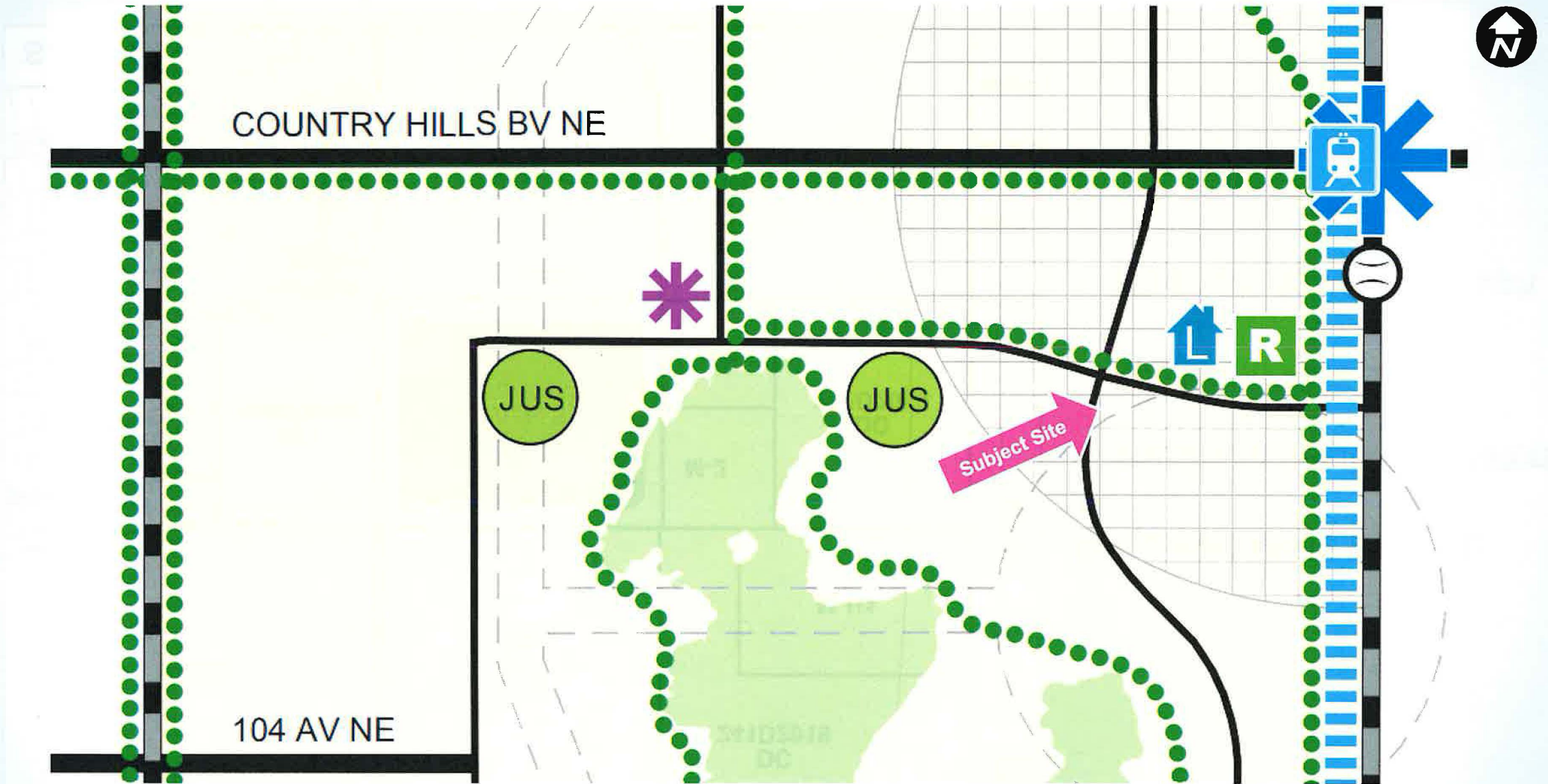
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, 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



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# Supplementary Slides





**Parcel Size:**

**2.14 ha  
130m x 170m**



