



LOC2023-0370

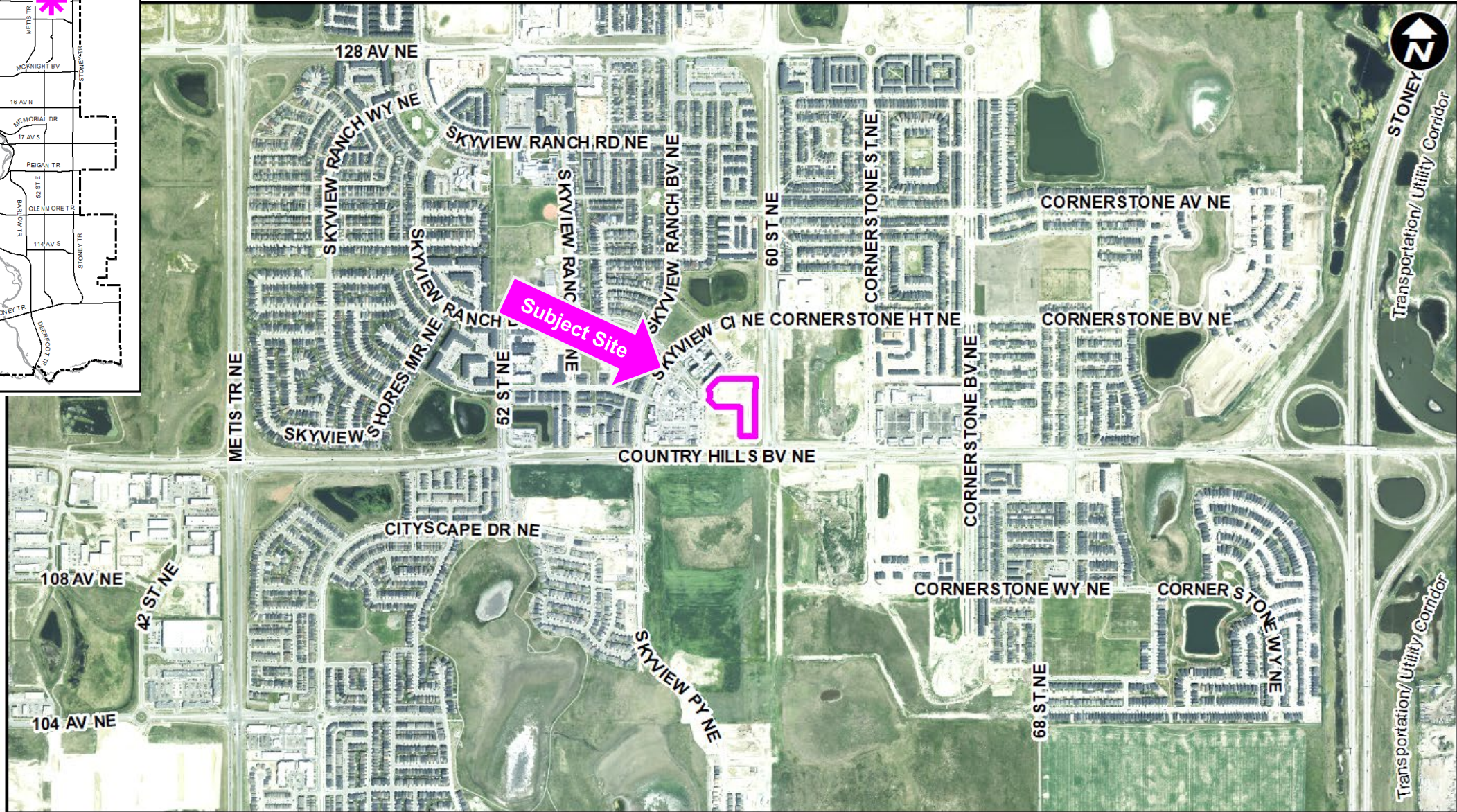
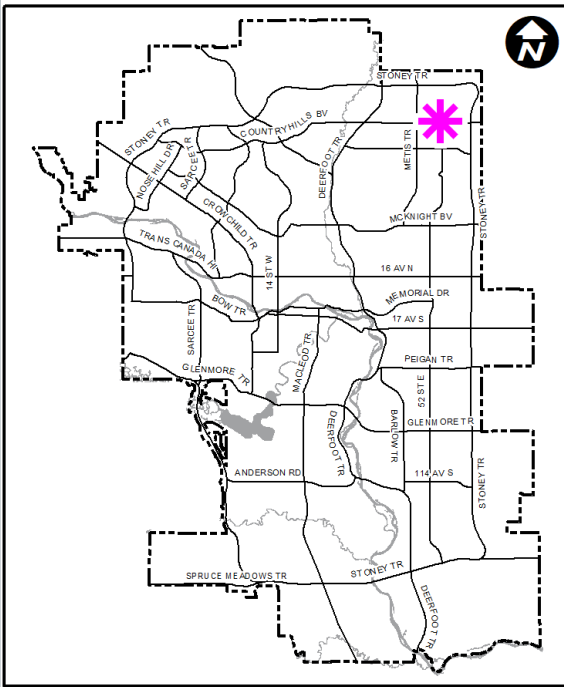
Land Use Amendment

April 25, 2024













RECOMMENDATION:

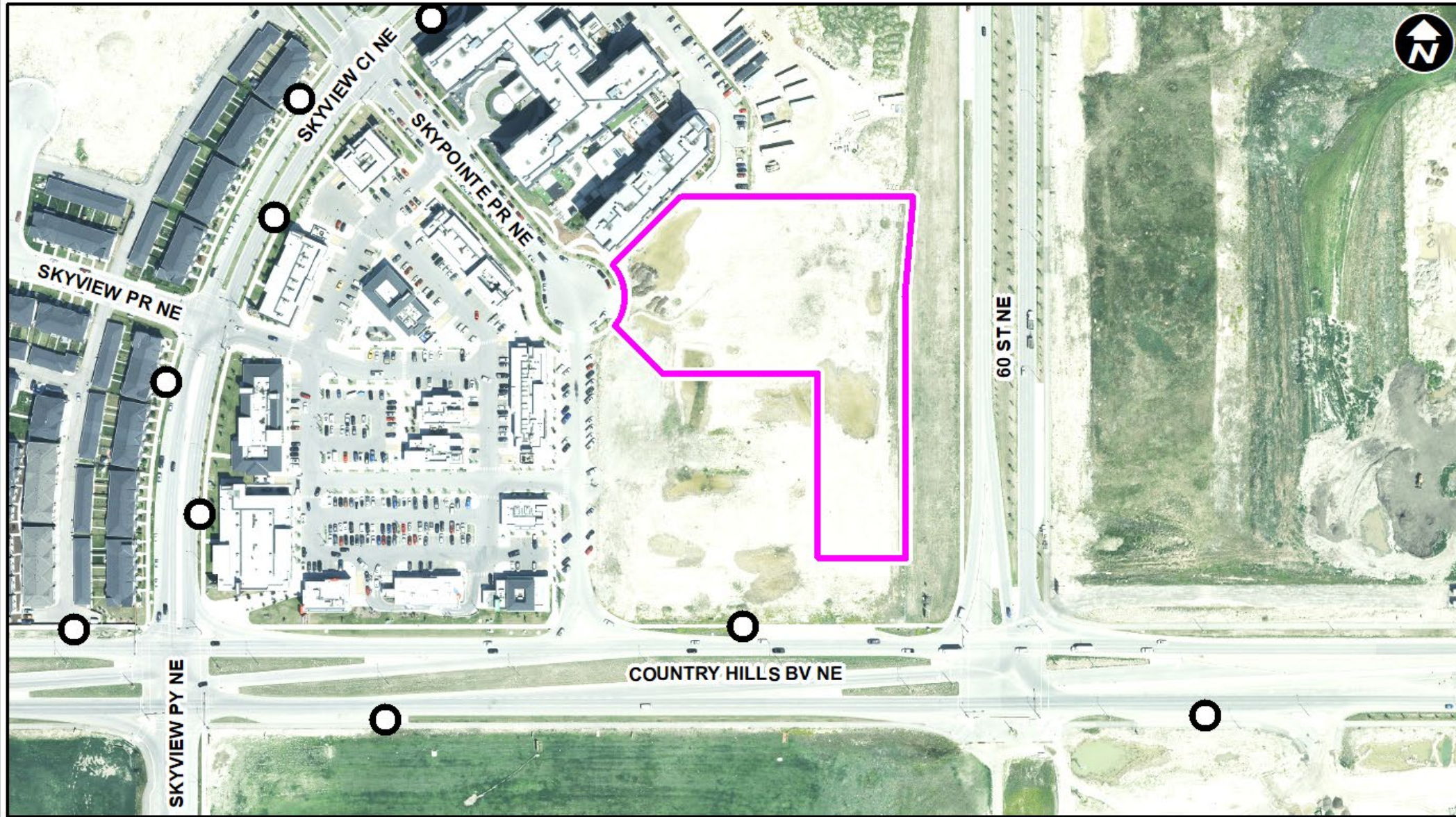
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.91 hectares \pm (4.72 acres \pm) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from the Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District **to** Multi-Residential – High Density Medium Rise (M-H2) District.



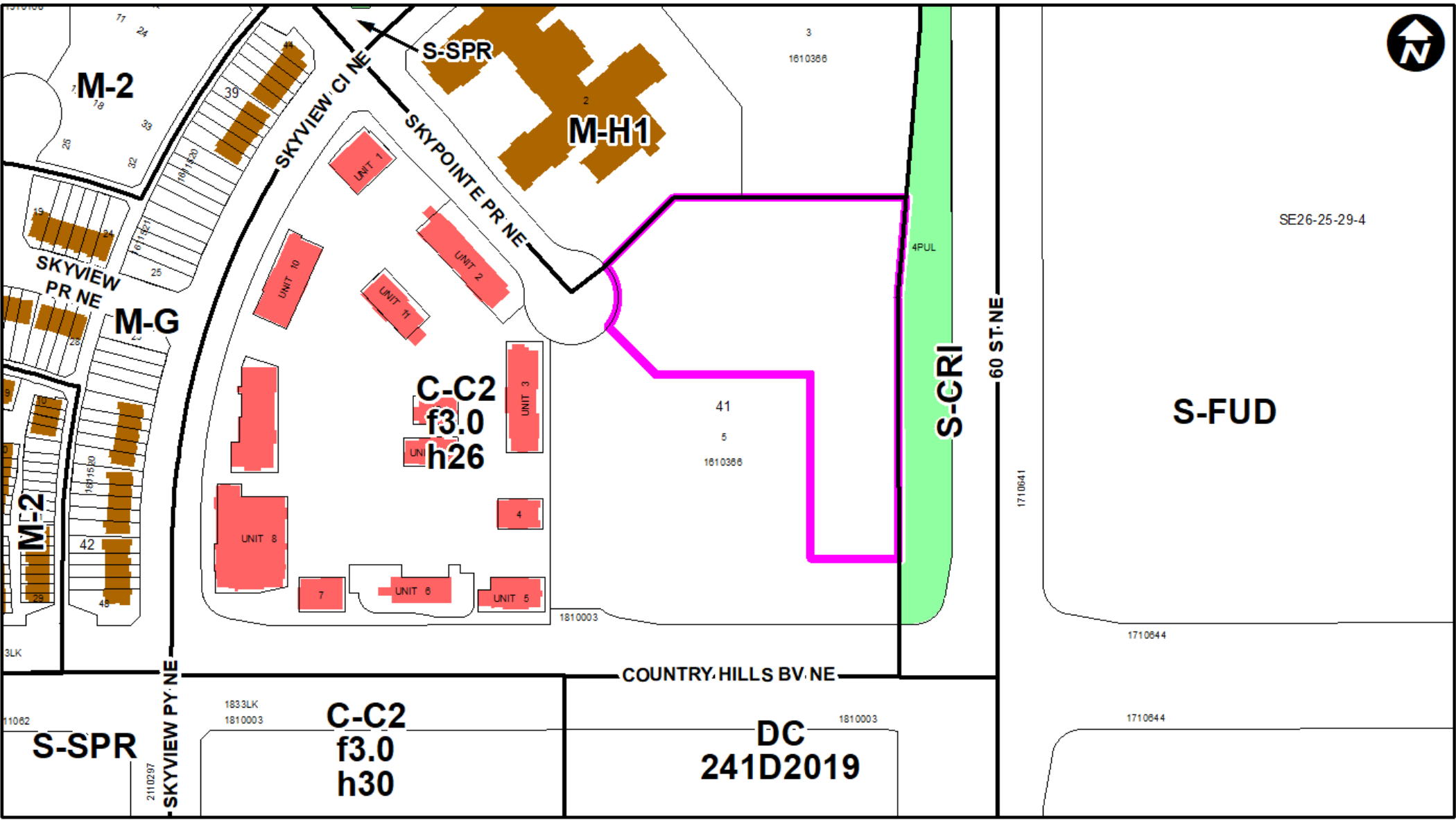
LEGEND

-  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



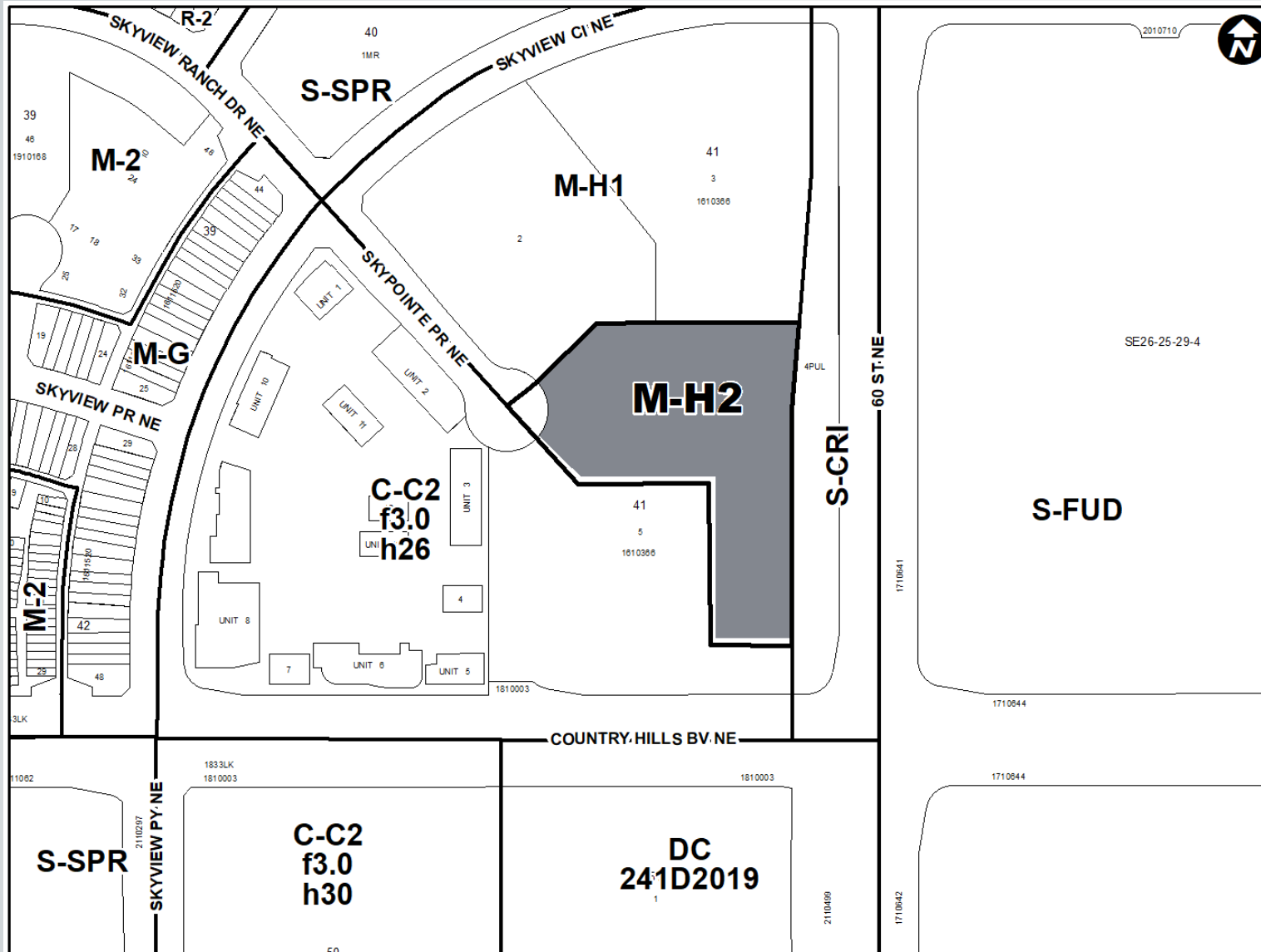
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop





- 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





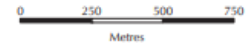
Proposed M-H2 District:

- intended to accommodate high density multi-residential development;
- Allows for commercial uses on ground floor, however not required; and
- maximum FAR 5.0 and height of 52 metres

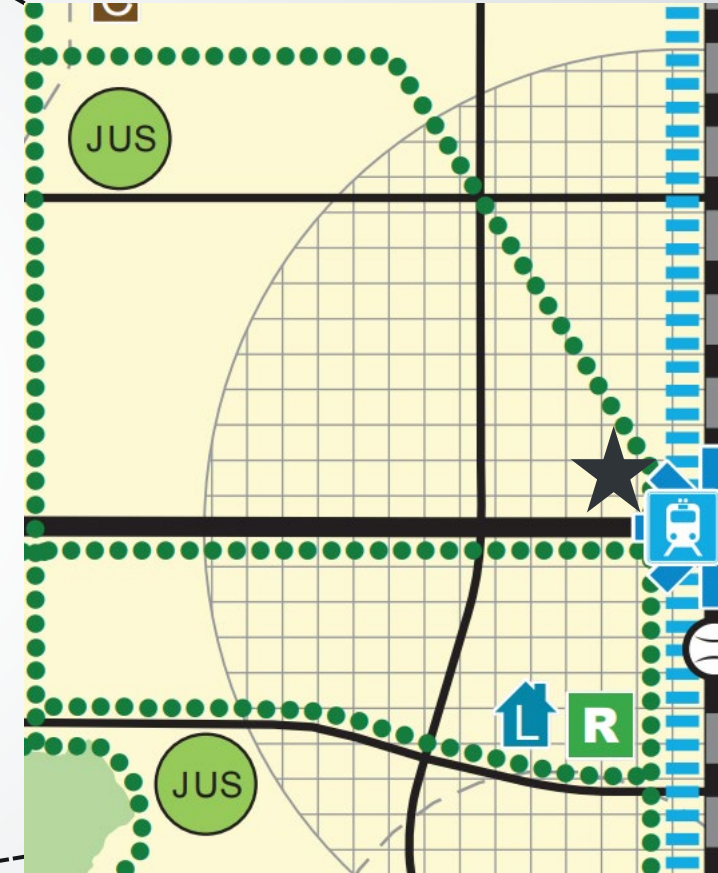
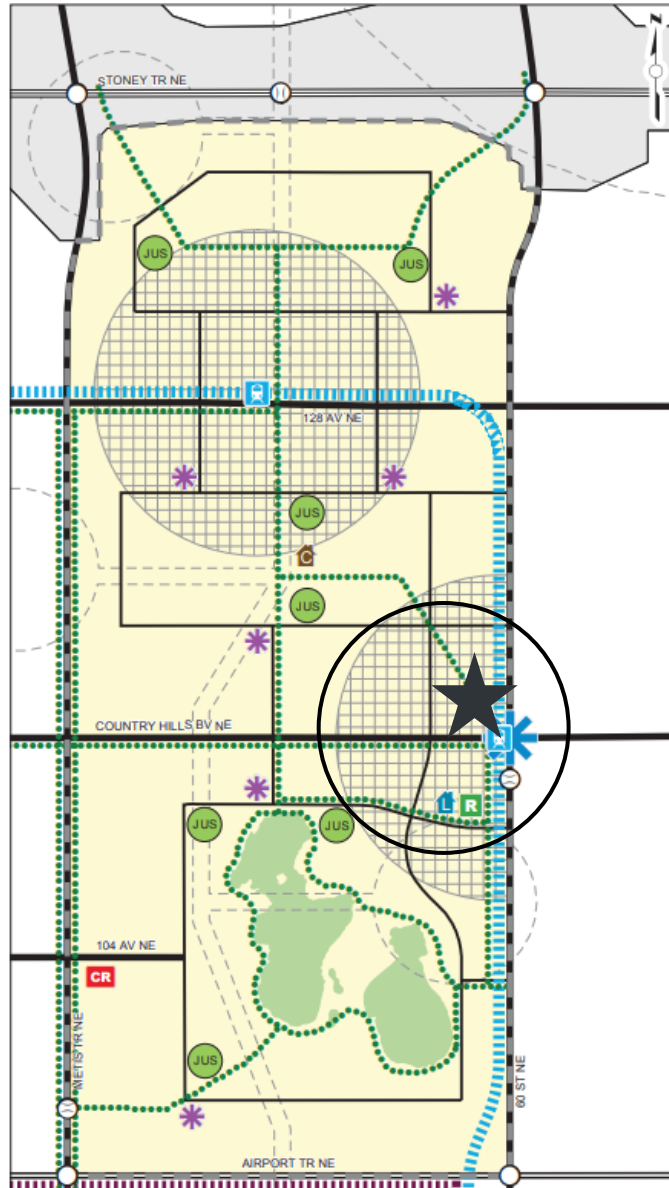
Northeast Community 'A' Area Structure Plan

Map 3

Land Use Concept



- Legend**
- Plan Boundary
 - Transportation/Utility Corridor
 - Major Activity Centre
 - Neighbourhood Node
 - Community Retail Centre
 - Community Hall Site
 - Recreation Centre Site
 - Library Site
 - Joint Use Site
 - Regional Pathway
 - Predominantly Residential Area
 - 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



Subject Site

RECOMMENDATION:

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Supplementary Slides

