

Planning and Development Services Report to  
 Calgary Planning Commission  
 2024 April 25

ISC: UNRESTRICTED  
 CPC2024-0400  
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**Land Use Amendment in Skyview Ranch (Ward 5) at 6086 Country Hills Boulevard NE, LOC2023-0370**

**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.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 APRIL 25:**

That Council give three readings to **Proposed Bylaw 178D2024** 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.

Opposition to Recommendation: Councillor Dhaliwal

**HIGHLIGHTS**

- This application seeks to redesignate a portion of the parcel to allow for higher density multi-residential development in Skyview Ranch without the requirement for ground floor commercial.
- The proposal allows for a contextually appropriate building form and set of uses and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Northeast Community 'A' Area Structure Plan* (ASP).
- What does this mean to Calgarians? The application would allow for more housing options in a developing area with access to alternative transportation modes and employment areas while allowing for more efficient use of existing infrastructure.
- Why does this matter? The proposed Multi-Residential – High Density Medium Rise (M-H2) District will provide further opportunities for high density residential development within the area.
- A development permit (DP2023-04834) has been submitted for a mixed-use development comprised of residential, commercial and office uses and is currently under review.
- There is no previous Council direction related to this proposal.

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**DISCUSSION**

This application was submitted on 2023 December 04 by Darrell Grant on behalf of Sky Pointe Landing Inc. The titled area consists of a total of 3.25 hectares (8.03 acres) and is located in the northeast community of Skyview Ranch, at the corner of Country Hills Boulevard NE and 60 Street NE. The subject site is an important development site in Northeast Calgary. It is located immediately adjacent to the future Blue Line LRT Country Hills Station and constitutes a significant portion of the Major Activity Centre (MAC) in the area.

As referenced in the Applicant Submission (Attachment 2), the application seeks to redesignate 1.91 hectares (4.72 acres) of the overall 3.25 hectare (8.03 acres) site in order to facilitate the development of high density residential buildings that will not require ground floor commercial as required under the current C-C2 District. A portion of the subject site (1.34 hectares, 3.31 acres) will remain under the current designation.

A development permit (DP2023-04834) for a mixed-use development was submitted on 2023 July 18 is under review. A land use amendment is required to support this development proposal as the current land use district requires a commercial component be located on the ground floor of each building located on the parcel. Due to the size of the parcel and proposed development, the applicant expressed concerns about accommodating the required amount of at-grade commercial internal to the site. To make the project feasible and to better capture the development potential for the parcel, the applicant requested that the current land use district for a portion of the site be updated to the M-H2 District to provide better flexibility in terms of uses and design rules for the site. The proposed M-H2 District also aligns with the policies for development within a MAC in the ASP and MDP.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Skyview Community Association and adjacent landowners to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received no letters in response to the notice posting.

No comments from the Skyview Ranch Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The application is comprised of a large parcel located within the community of Skyview Ranch and provides a framework for development within a MAC. The proposed land use amendment would enable the development of residential dwelling units and compliment existing and proposed commercial development in the area. As a result, the development would provide housing opportunity, support local business, and provide employment opportunities for residents within Skyview Ranch and Northeast Calgary.

### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

### **Economic**

Higher density multi-residential development in this location will help to create a viable transit-oriented node around the future LRT station. This would also make more efficient use of land and infrastructure and support surrounding uses and amenities for the community and greater area.

### **Service and Financial Implications**

No anticipated financial impact.

## **RISK**

There are no known risks associated with this application.

## **ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 178D2024**
5. **CPC Member Comments**
6. **Public Submission**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform