



Public Hearing of Council

Agenda Item: 7.2.9



LOC2023-0370 / CPC2024-0400

Land Use Amendment

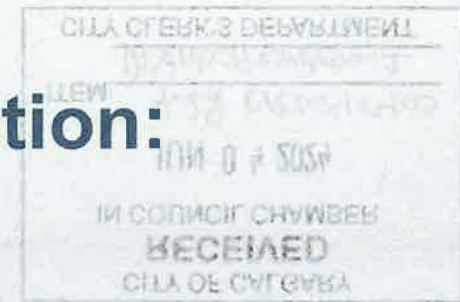
June 4, 2024

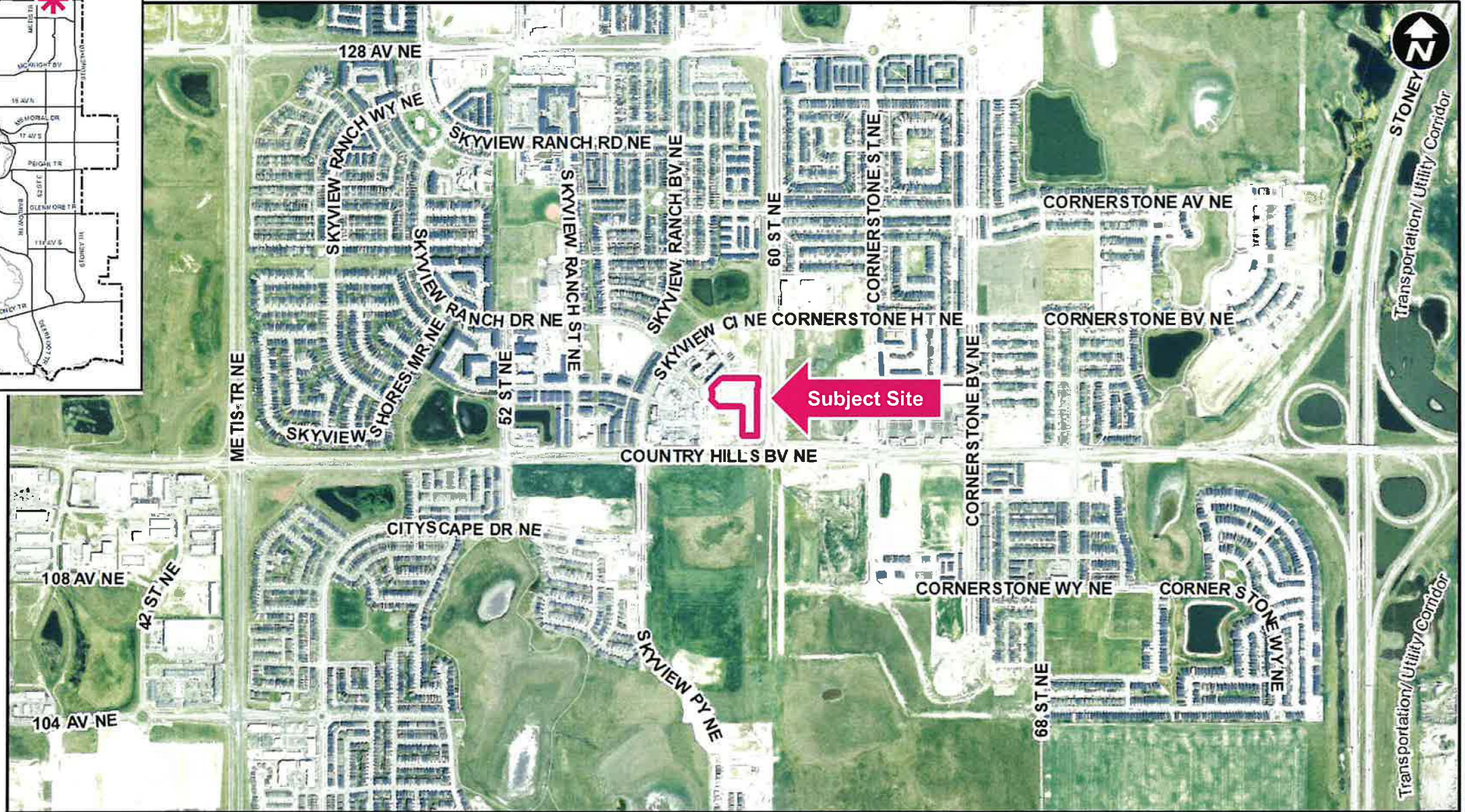
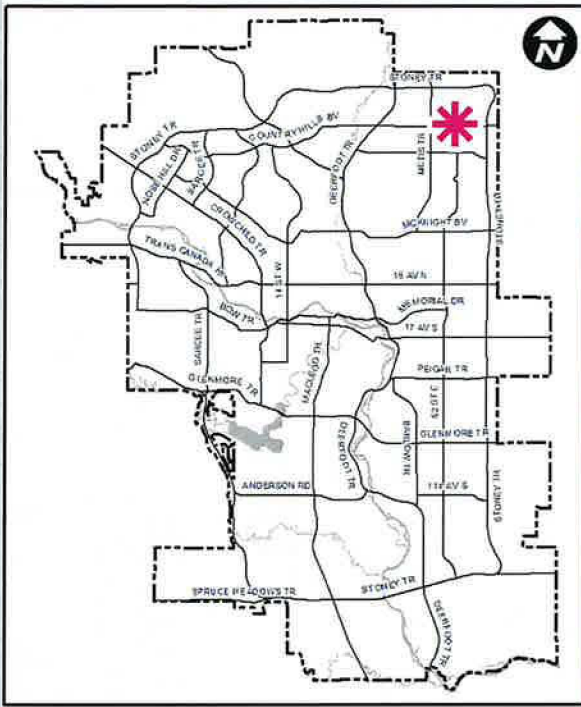
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.9 CPC2024-0400
Distrib Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

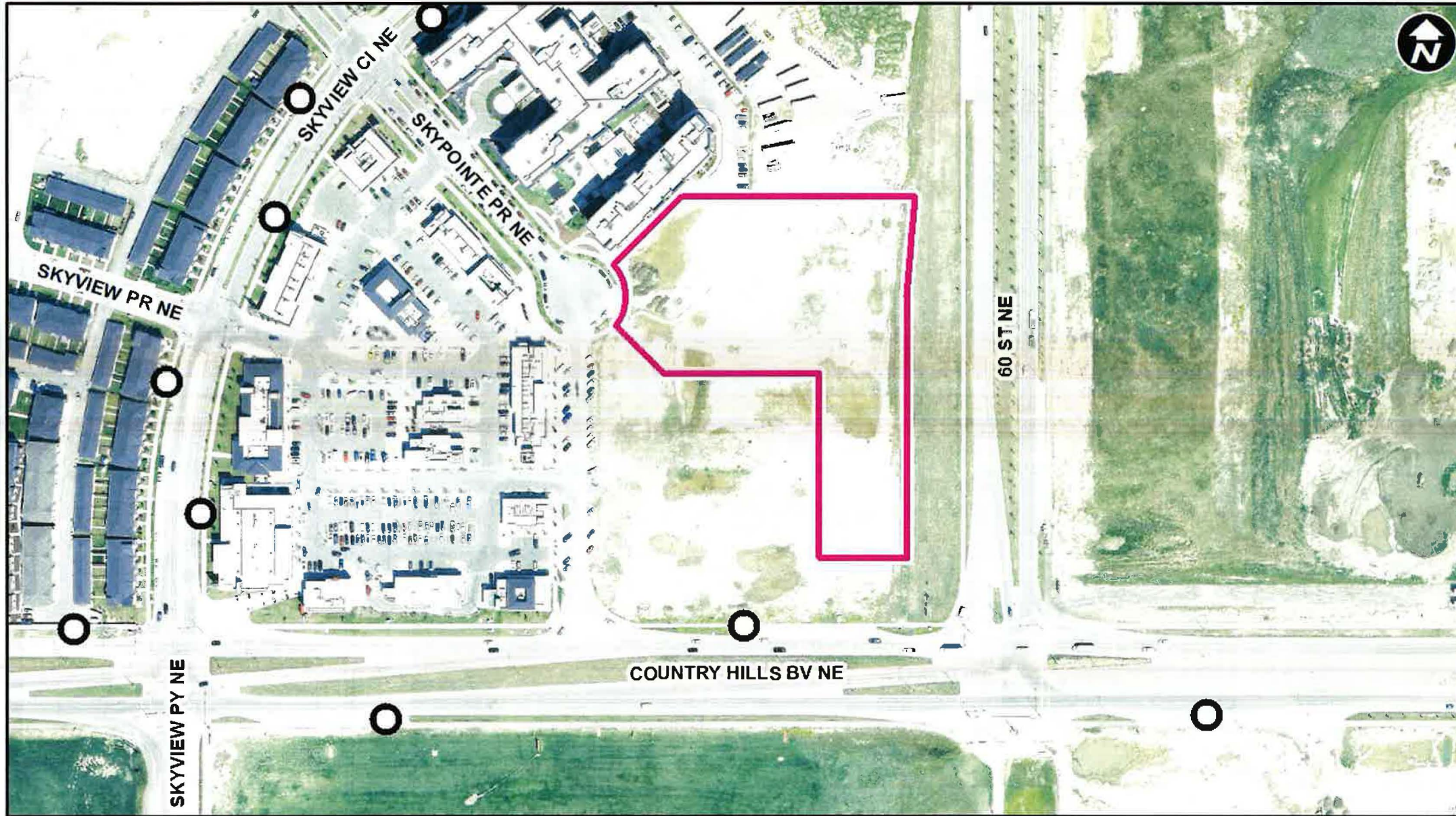
Give three readings to **Proposed Bylaw 178D2024** for the redesignation of 1.91 hectares \pm (4.72 acres \pm) located at 6086 Country Hills Boulevard NE (Portion of Plan 1610366, Block 41, Lot 5) from Commercial – Community 2 f3.0h26 (C-C2f3.0h26) District to Multi-Residential – High Density Medium Rise (M-H2) District.





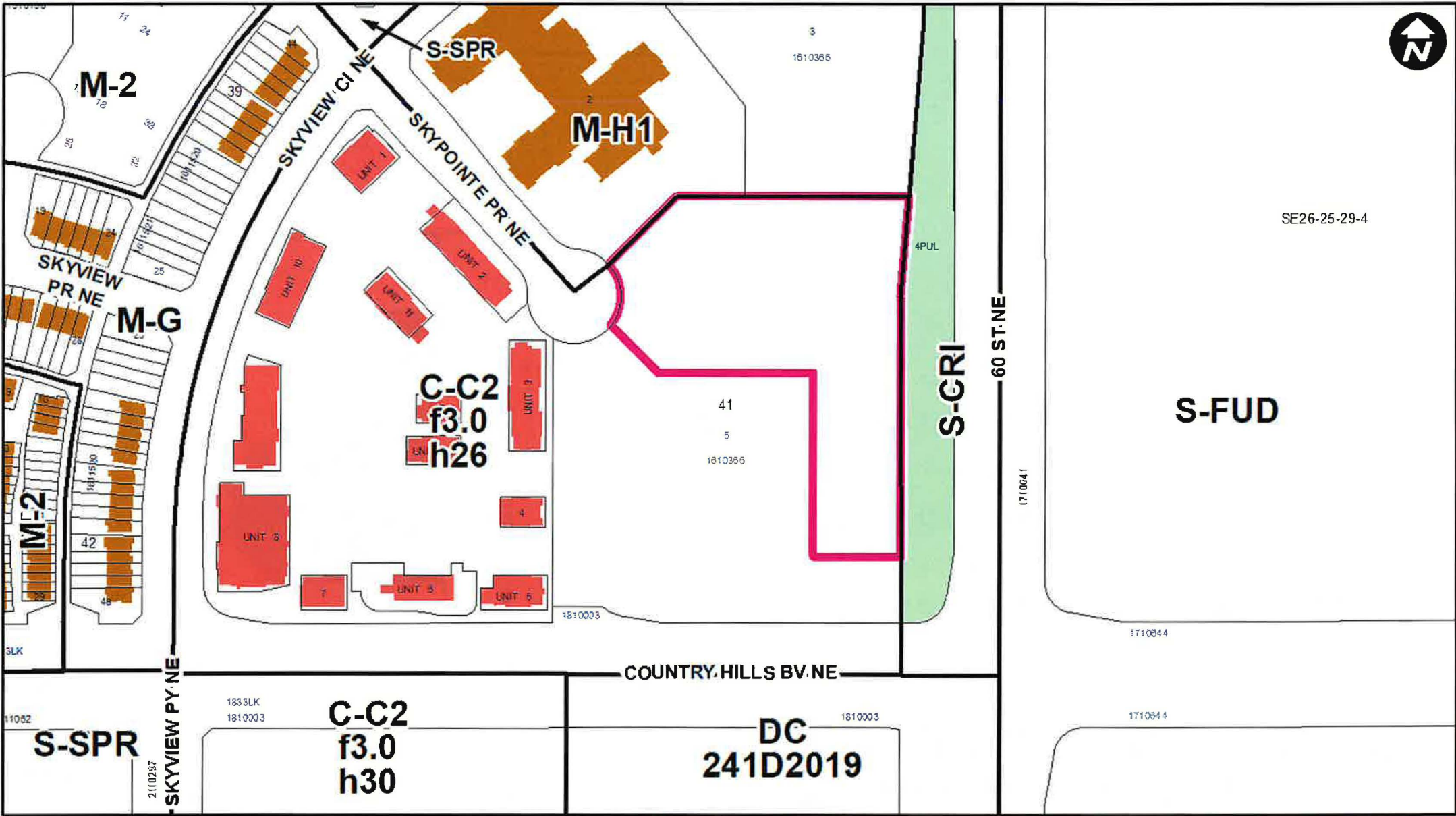
LEGEND

- 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



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 - 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 Land Use Map



Proposed Multi-Residential – High Density Medium Rise (M-H2) District:

- intended to accommodate high density multi-residential development
- allows for, but does not require, commercial uses at grade
- maximum floor area ratio of 5.0
- maximum building height of 52 metres

Northeast Community 'A' Area Structure Plan

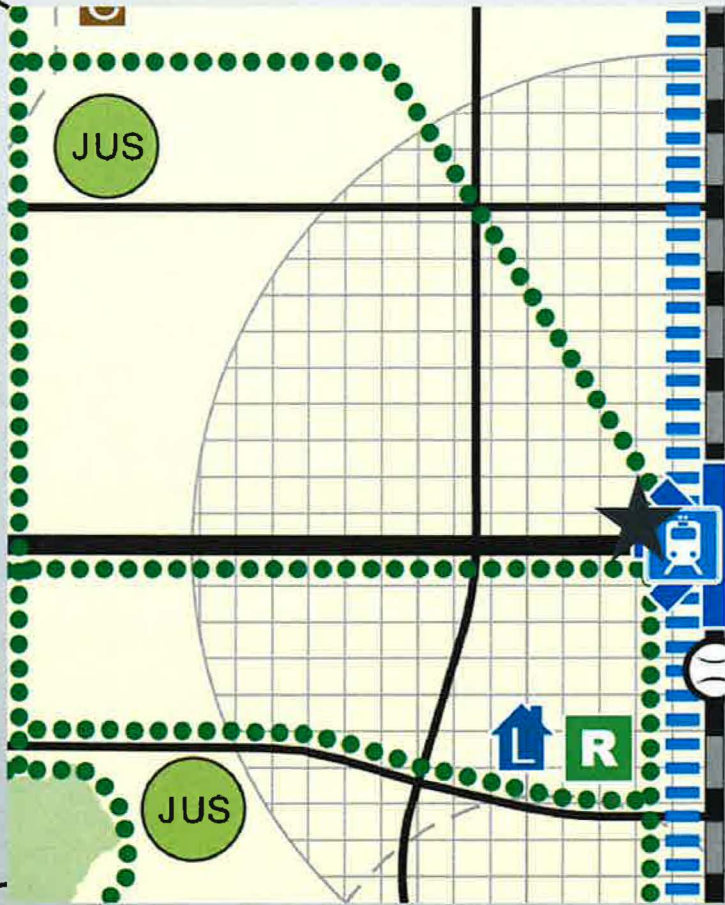
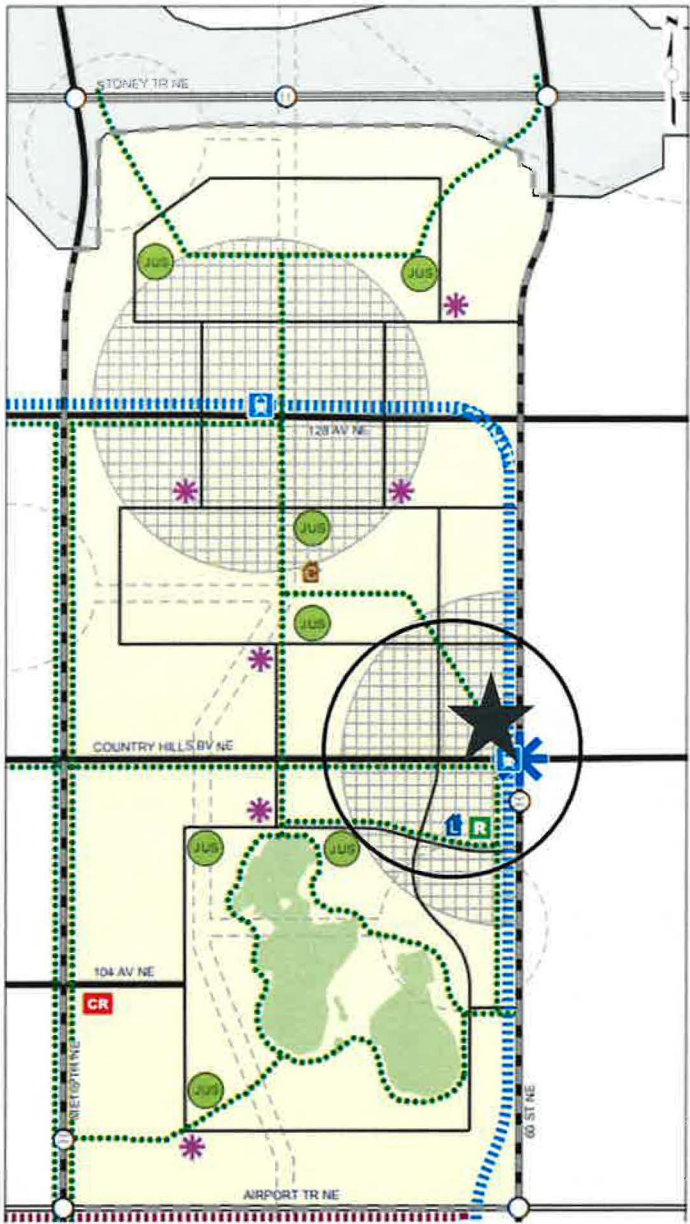
Map 3

Land Use Concept



Legend

- Plan Boundary
- Transportation/Utility Corridor
- Major Activity Centre
- Neighbourhood Node
- Community Retail Centre (CR)
- Community Hall Site
- Recreation Centre Site (R)
- Library Site
- Joint Use Site (JUS)
- 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

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That Council:

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Supplementary Slides

