



Calgary Planning Commission

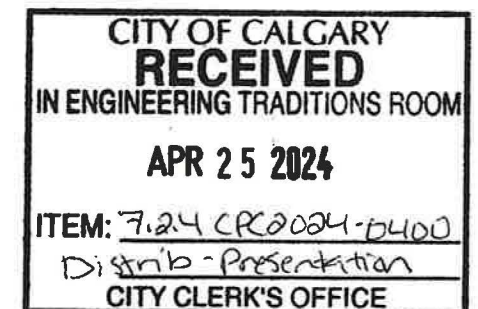
Agenda Item: 7.2.4

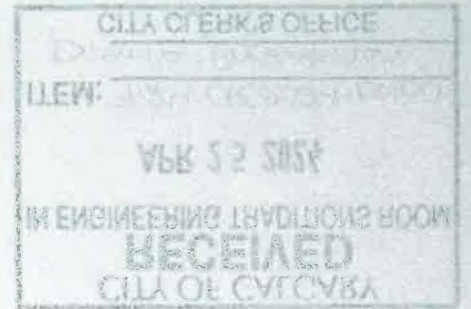


LOC2023-0370

Land Use Amendment

April 25, 2024

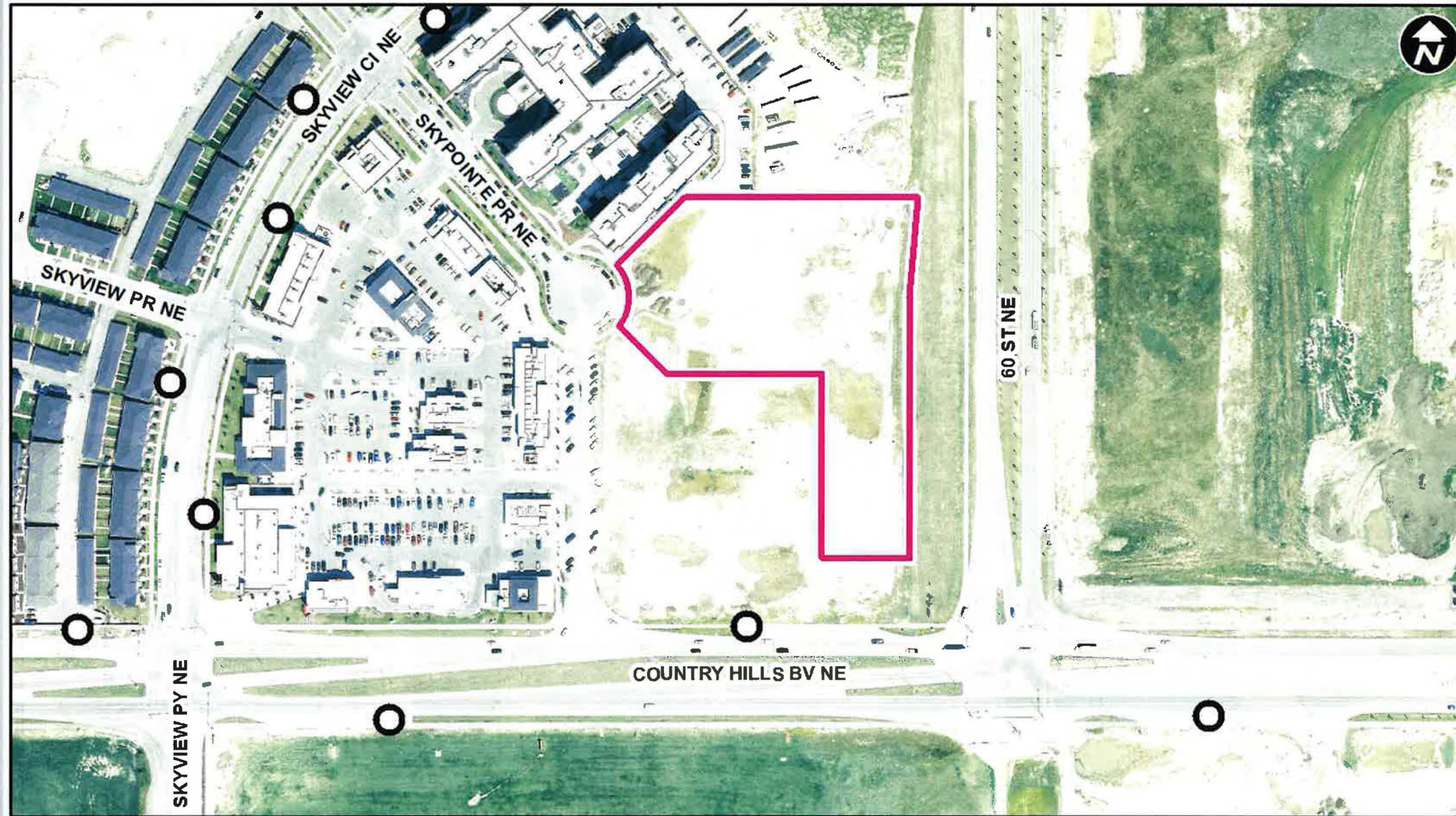




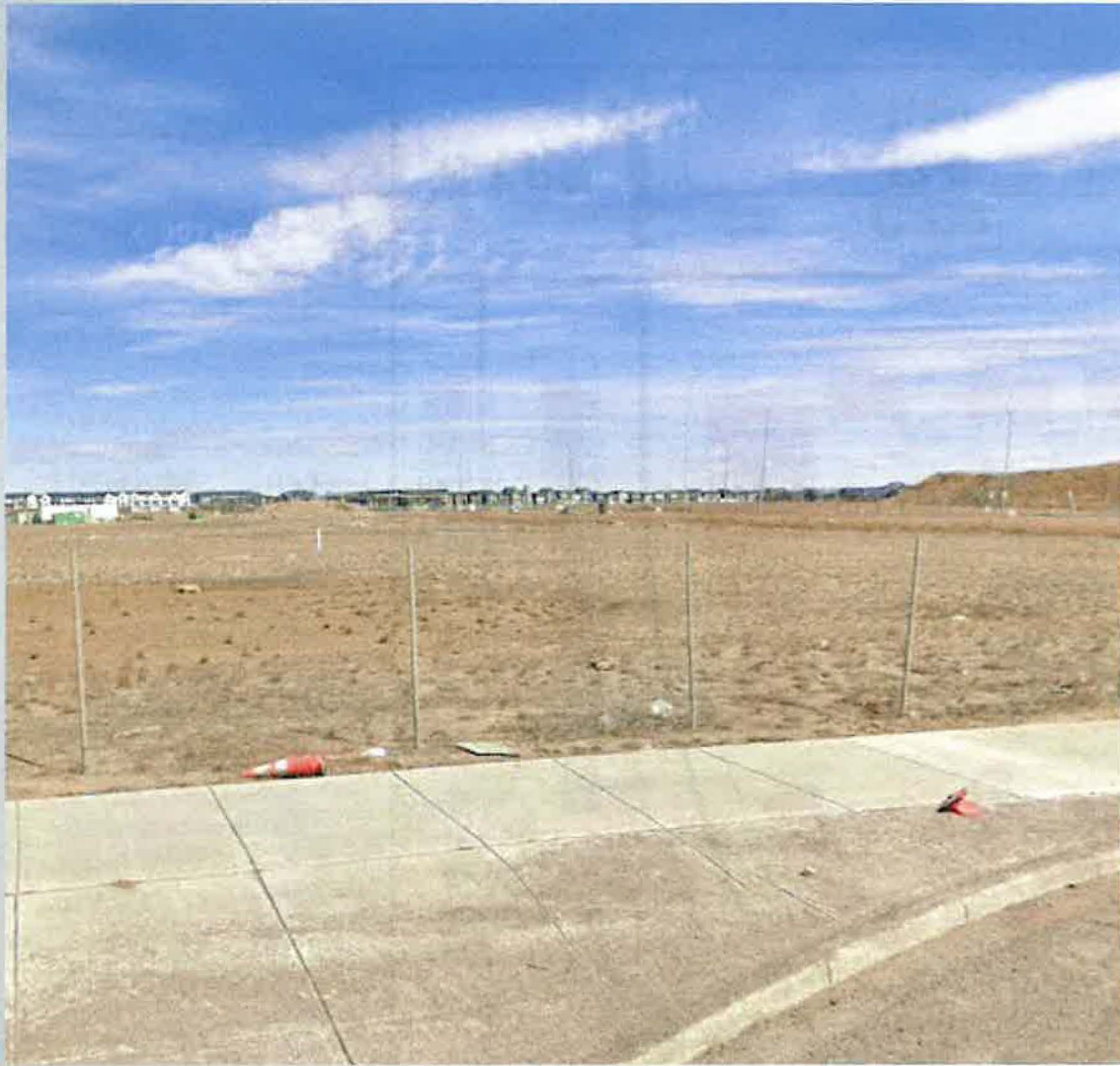
RECOMMENDATION:

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.



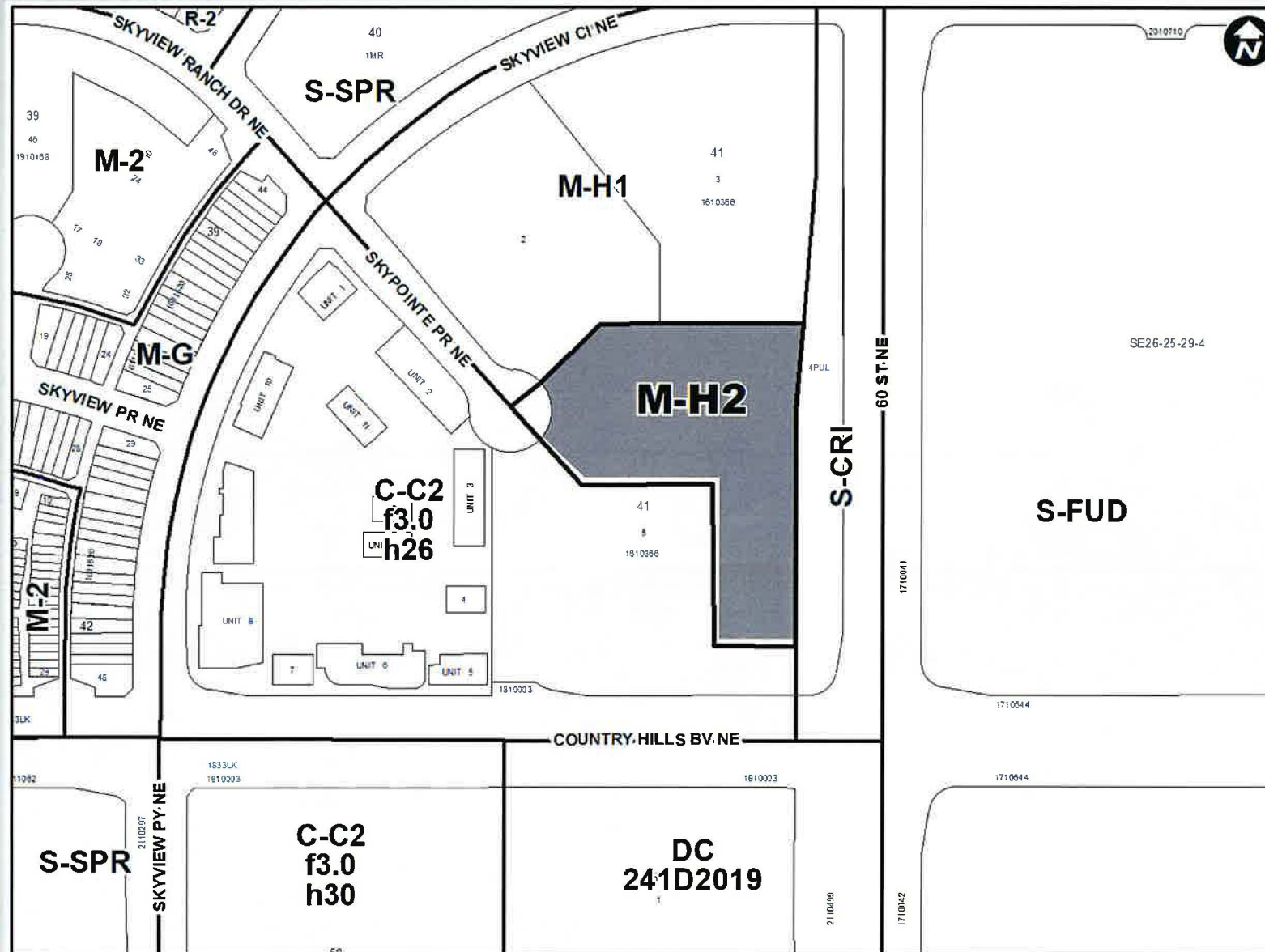
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop



Surrounding Land Use

7





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' ASP

9

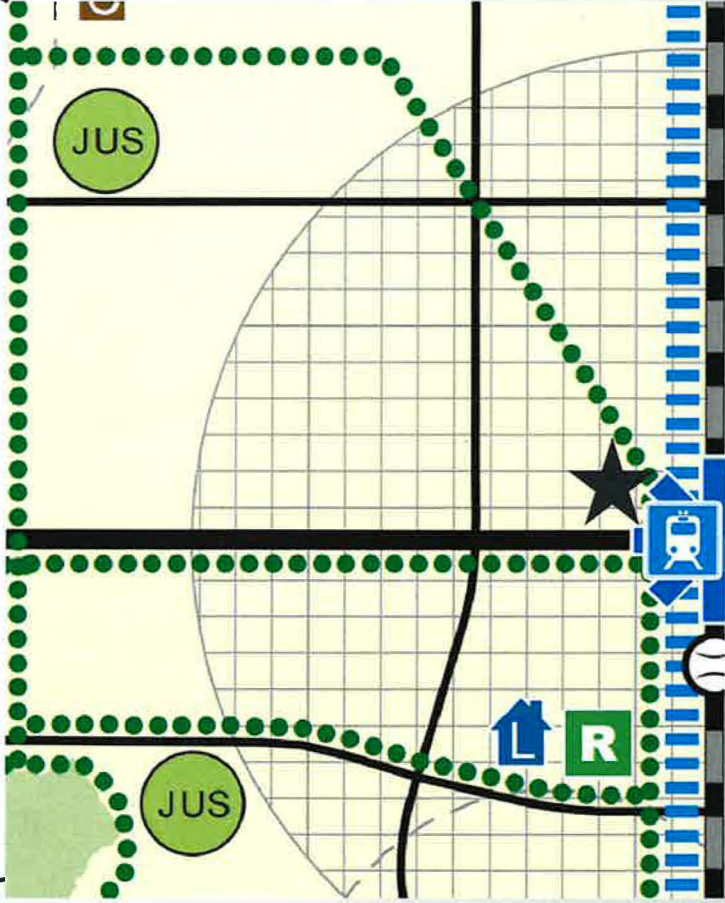
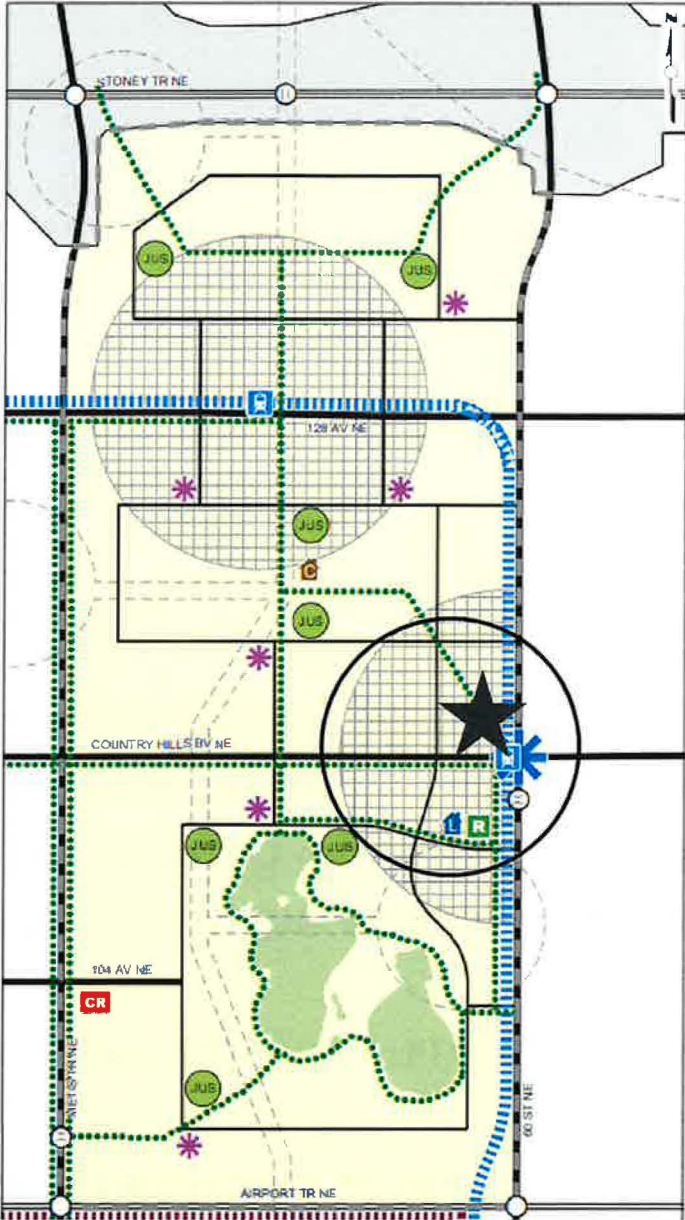
Northeast Community 'A' Area Structure Plan

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

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Supplementary Slides

