



Public Hearing of Council

Agenda Item: 7.2.14



LOC2023-0219 / CPC2024-1224

Outline Plan & Land Use Amendment

March 4, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

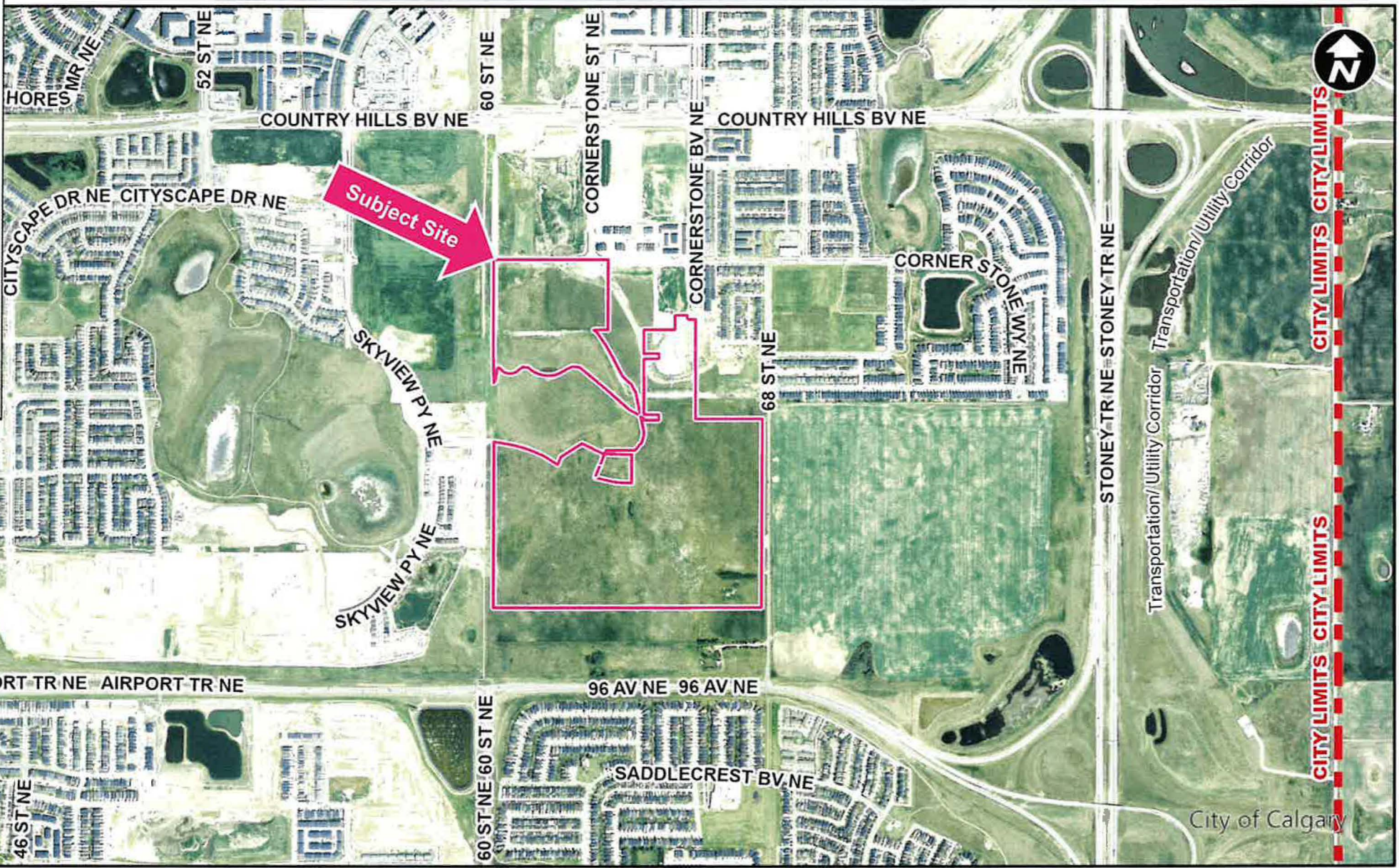
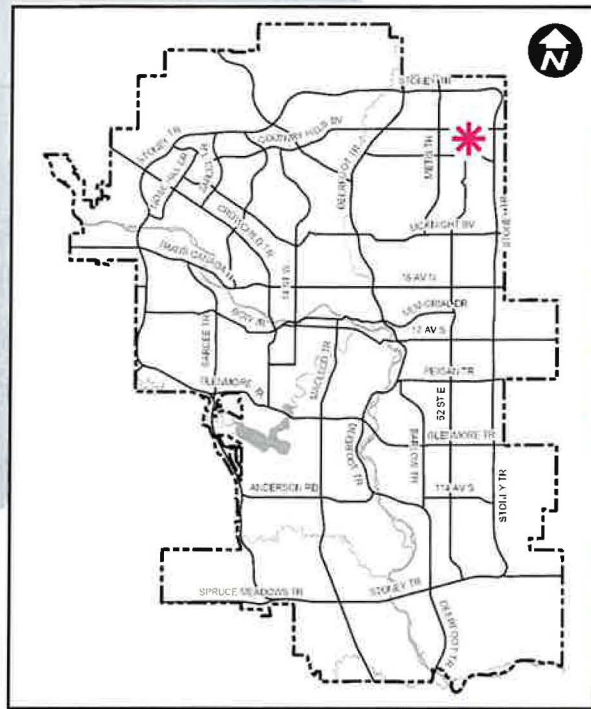
MAR 04 2025

ITEM: 7.2.14 CPC2024-1224
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

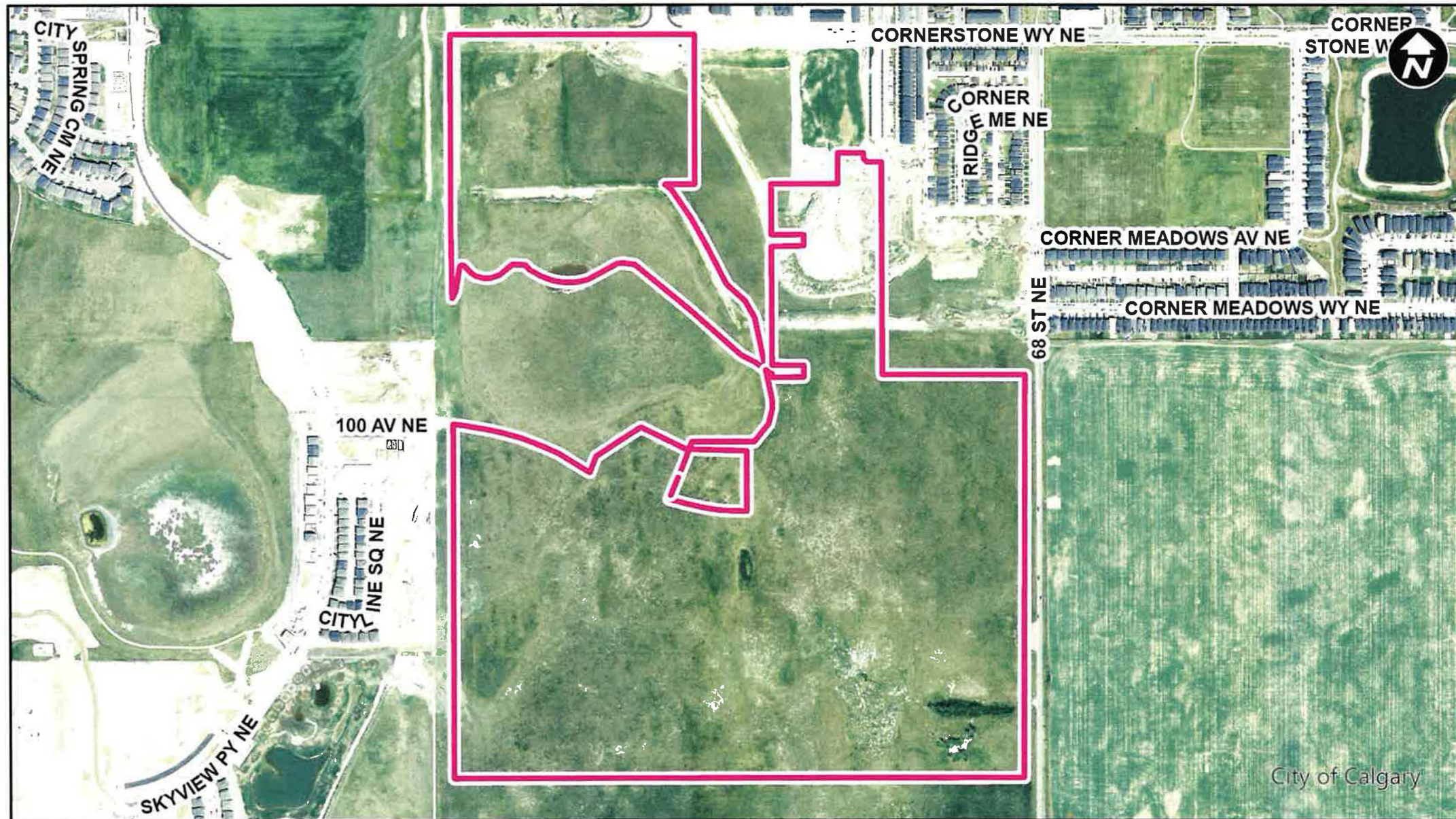
Give three readings to **Proposed Bylaw 45D2025** for the redesignation of 52.23 hectares $\pm$ (129.06 acres $\pm$) located at 10011 – 68 Street NE (portion of SE1/4 Section 23-25-29-4) and 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR), Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) 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

Land Use Amendment Location Map

4



**Outline Plan
Area: 69.28 ha**

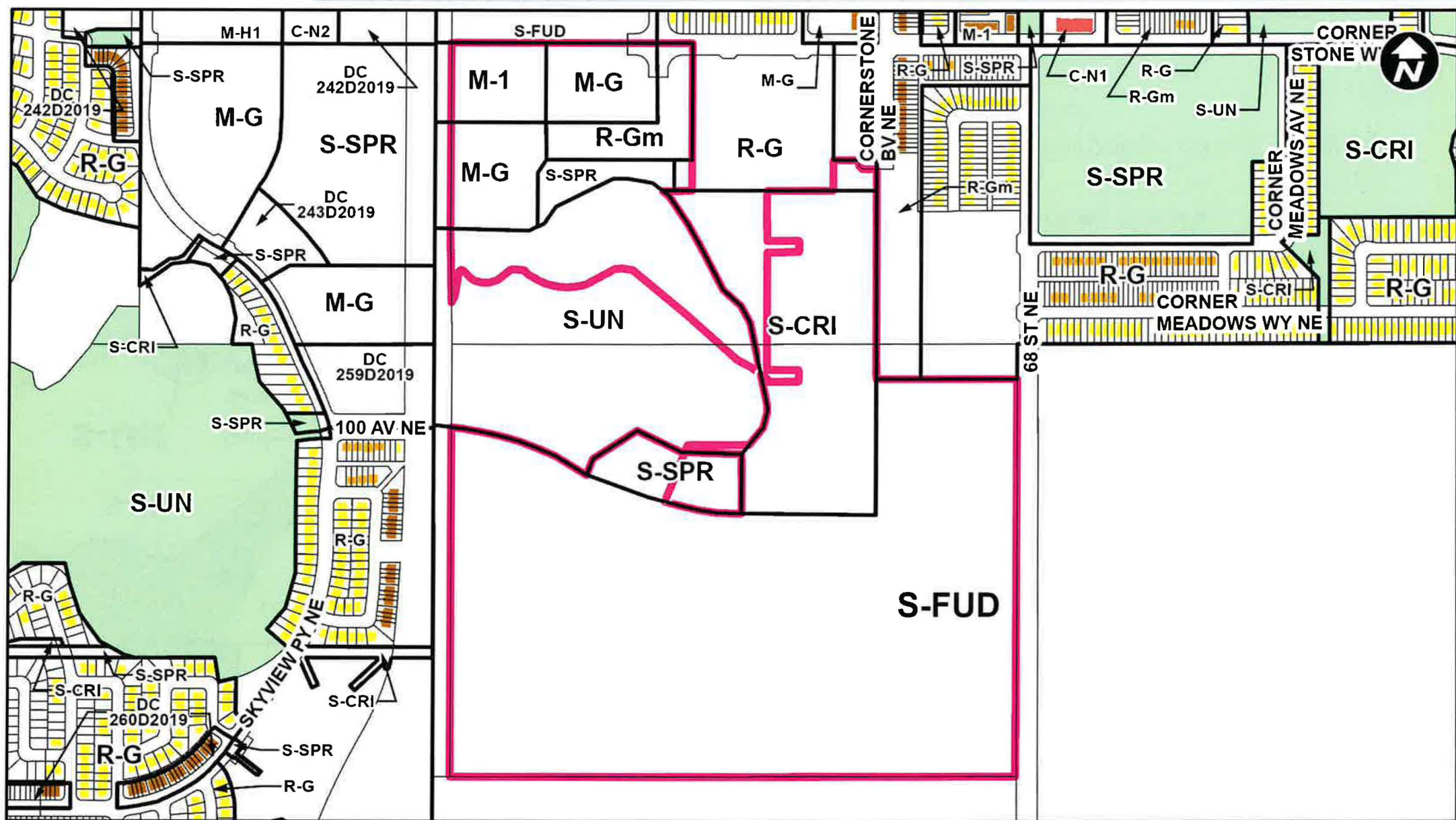
**Land Use
Redesignation
Area: 52.23 ha**

Surrounding Land Use

5

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



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 45D2025** for the redesignation of 52.23 hectares $\pm$ (129.06 acres $\pm$) located at 10011 – 68 Street NE (portion of SE1/4 Section 23-25-29-4) and 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR), Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Supplementary Slides

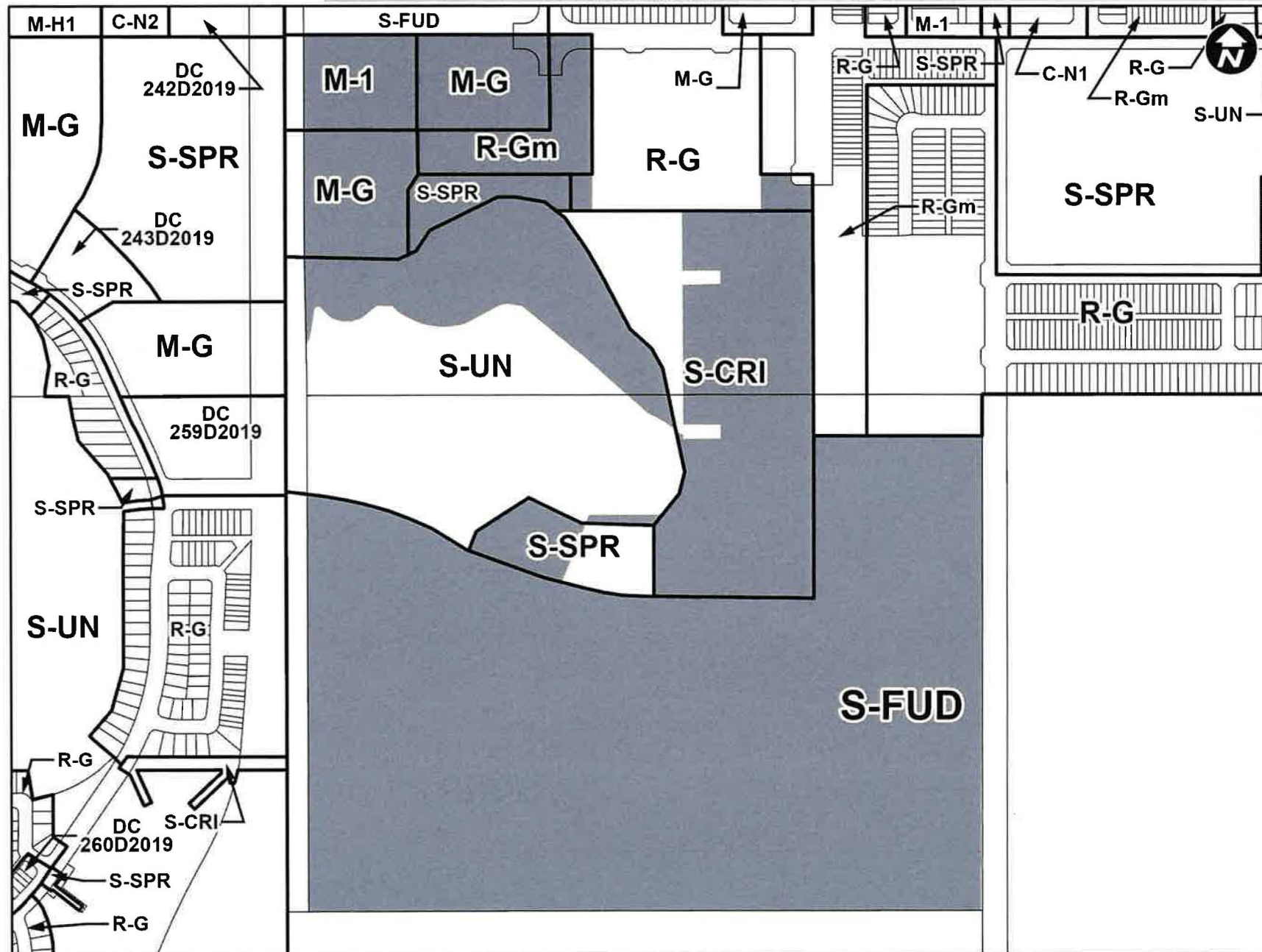


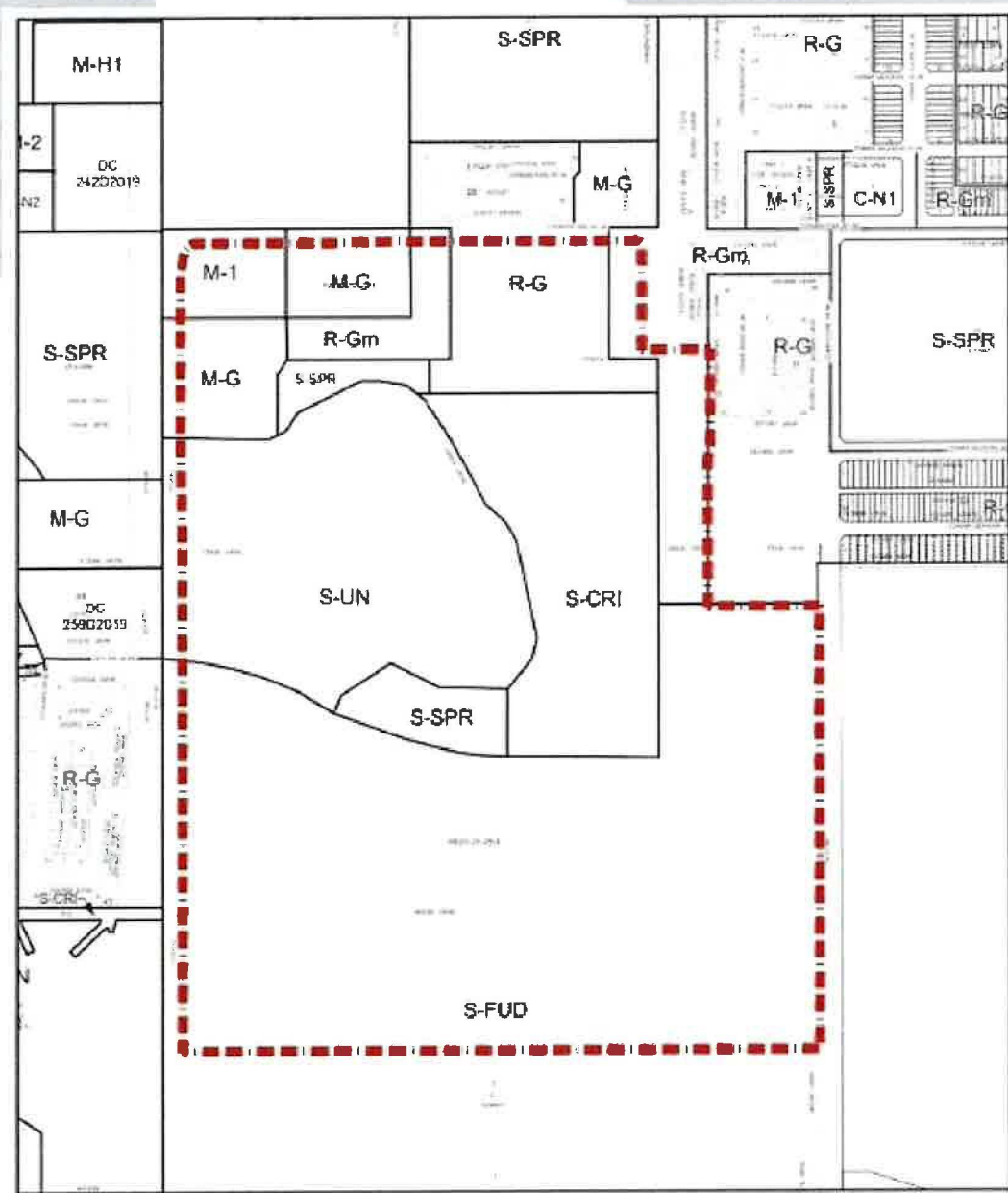




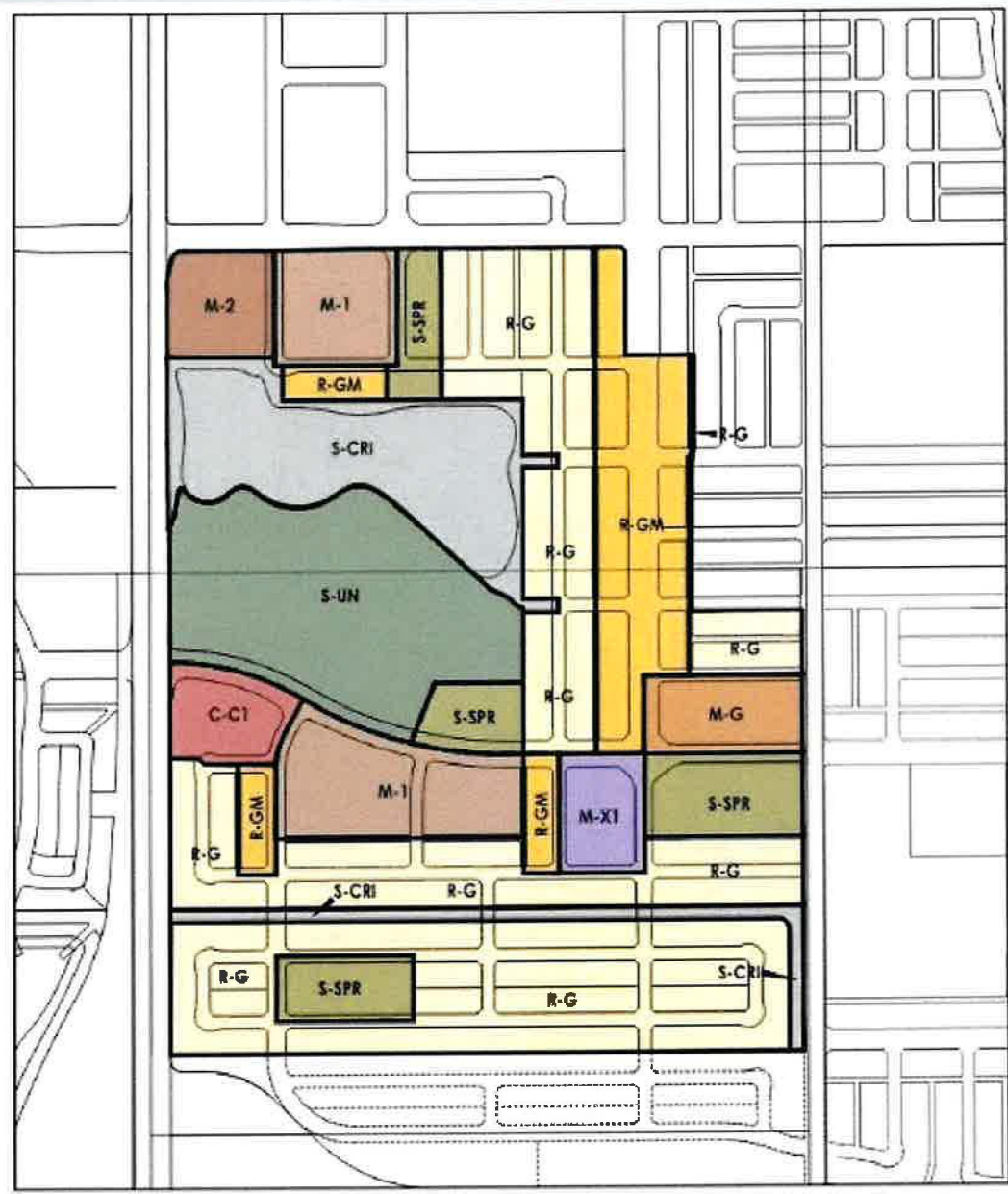




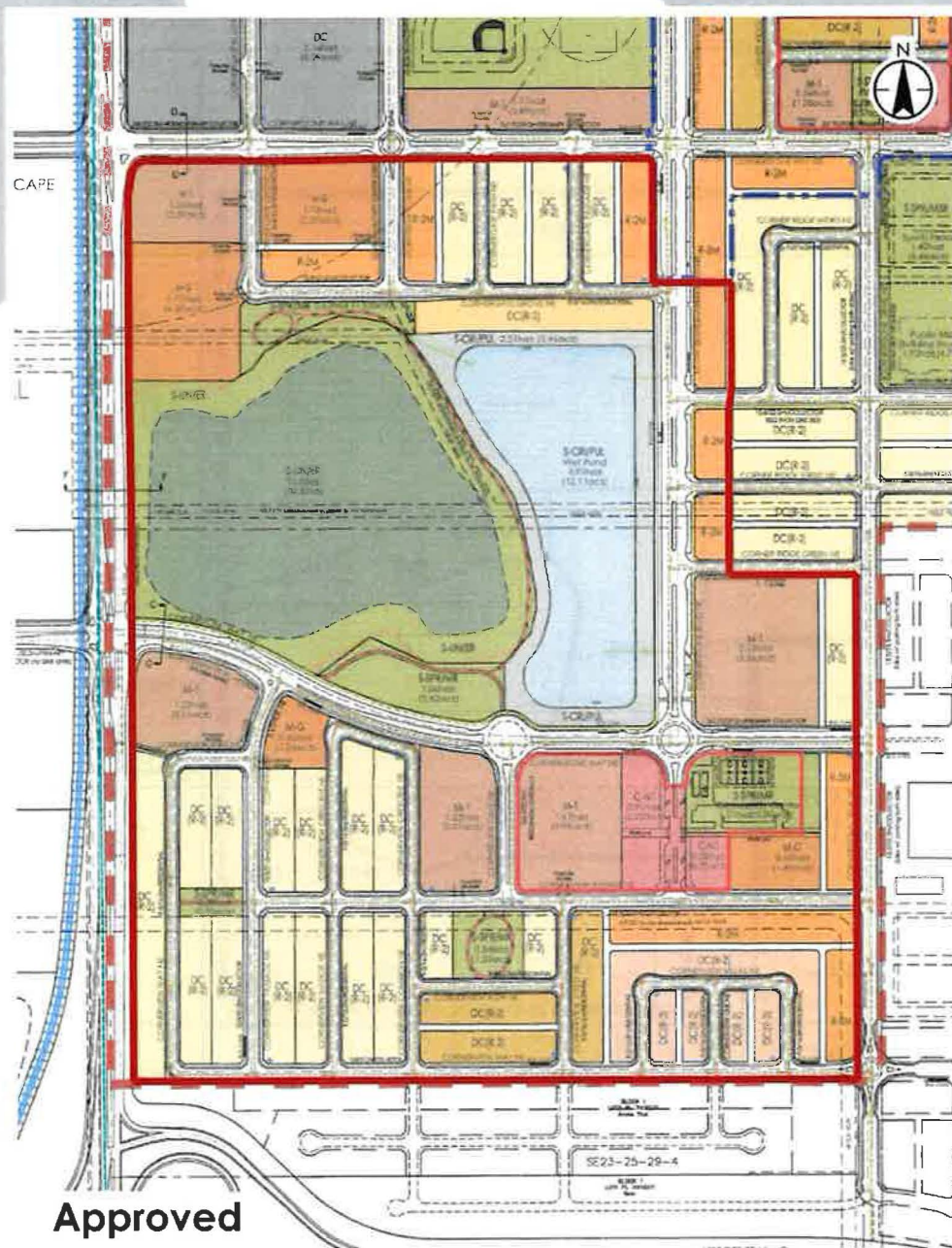




Existing Land Use NTS



Proposed Land Use NTS

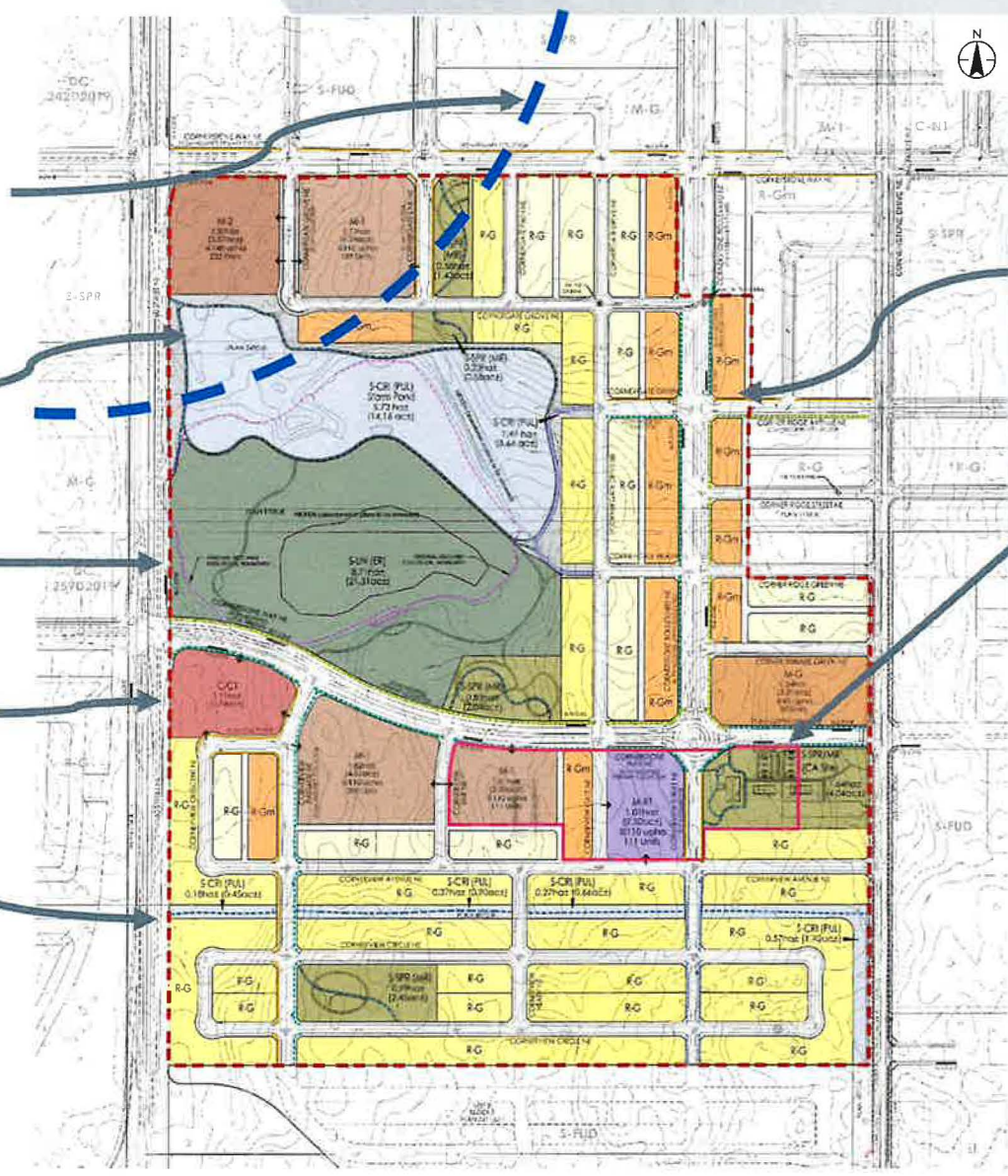


Approved



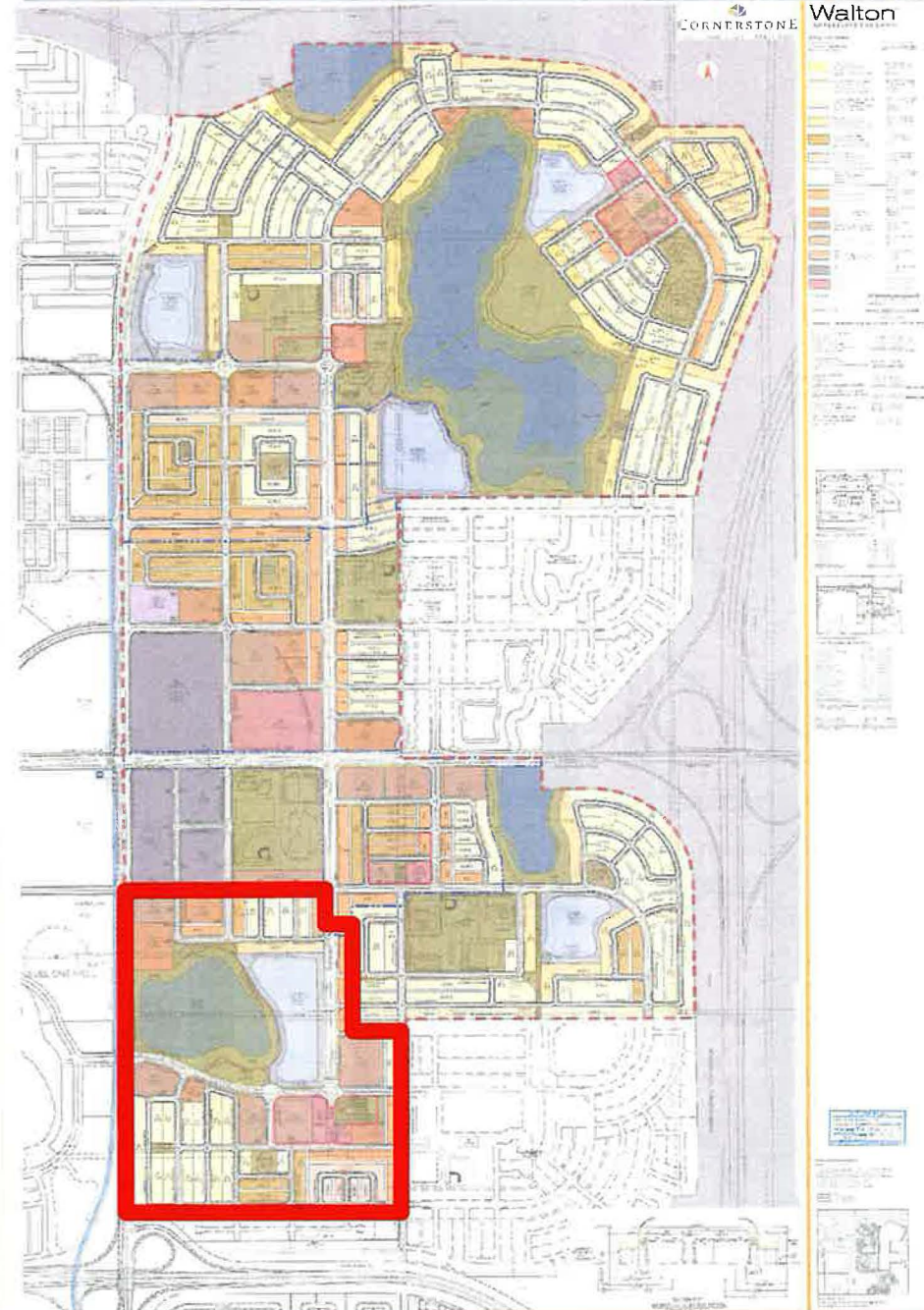
Proposed

- Transit Station Planning Area
- Stormwater Pond
- Wetland
- Community Commercial
- ATCO pipeline

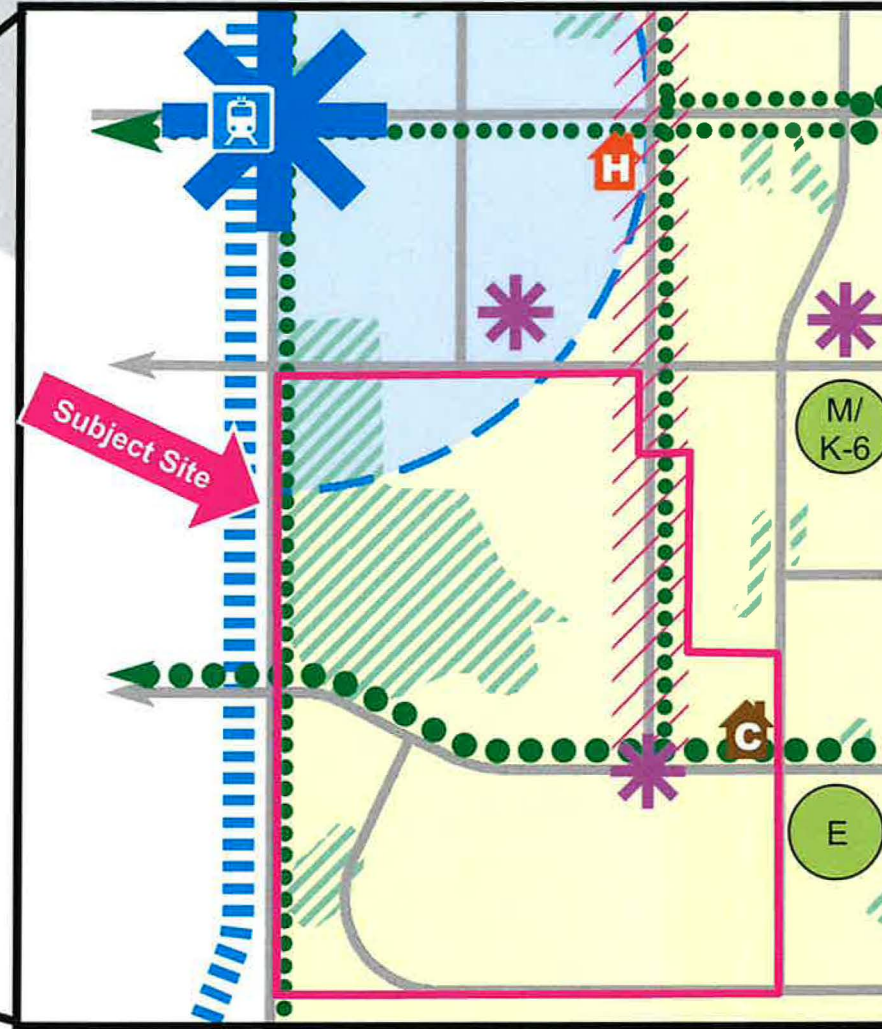
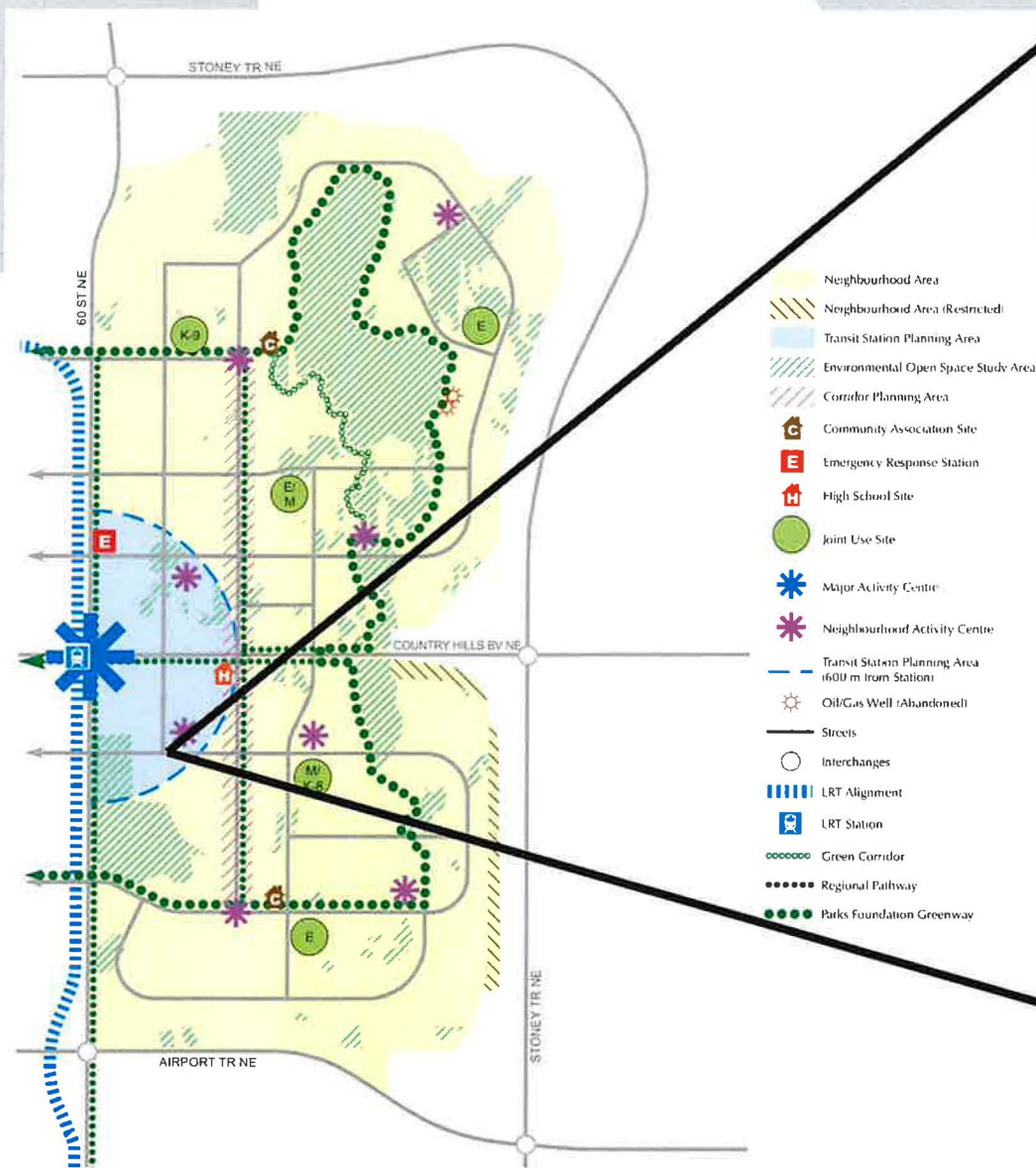


- Active at-grade uses (urban boulevard)
- Neighbourhood Activity Centre

OUTLINE PLAN STATISTICS	
TOTAL AREA OUTLINED	
	less ENVIRONMENTAL RESERVE (S-UN)
GROSS DEVELOPABLE AREA (GDA)	
RESIDENTIAL	
Low Density	
	R-G Laned Anticipated Number of Units (9.0m lot width) Maximum Number of Units (6.0m lot width)
	R-G Laneless Anticipated Number of Units (9.0m lot width) Maximum Number of Units (6.0m lot width)
	R-Gm Anticipated Number of Units (6.1m lot width) Maximum Number of Units (5.0m lot width)
Total frontage	
Multi-Residential/Mixed-Use	
	M-G Anticipated number of units (60upha) Maximum number of units (80upha)
	M-1 Anticipated number of units (110upha) Maximum number of units (148upha)
	M-2 Anticipated number of units (148upha) Maximum number of units (148upha)
	M-X1 Anticipated number of units (110upha) Maximum number of units (148upha)



- **Original Outline Plan –**
Approved in 2015



Major Elements:

- Transit Station Planning Area
- Environmental Open Space Study Area
- Corridor Planning Area
- Neighbourhood Activity Centre
- Community Association Site
- Regional Pathways