



# **LOC2024-0112 /CPC2024-1062** **Policy and Land Use Amendment**

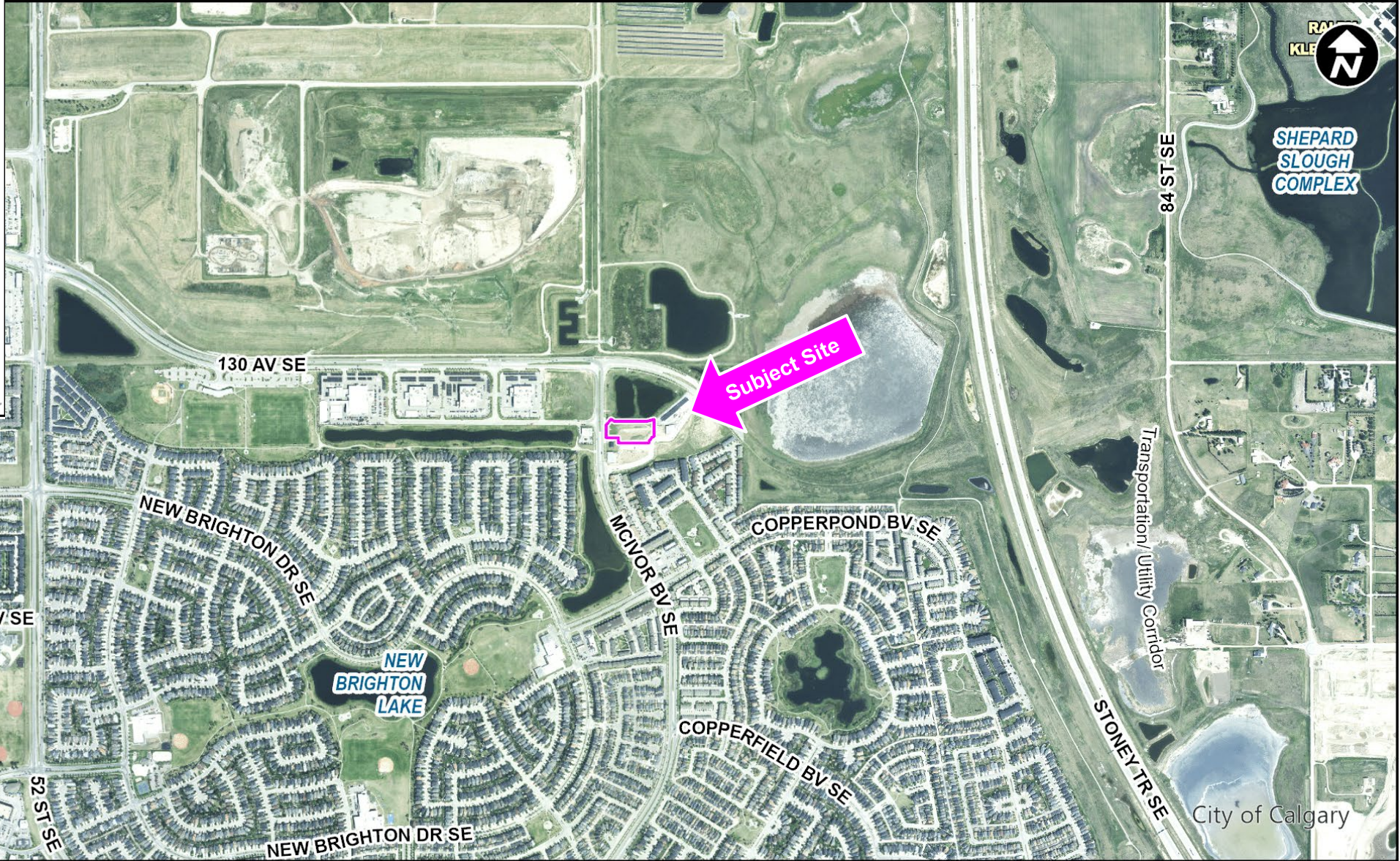
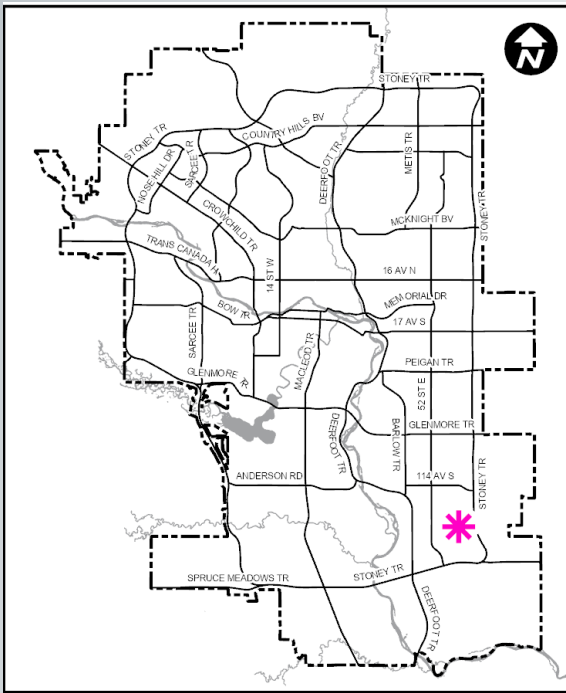
October 17<sup>th</sup> , 2024

## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.79 hectares  $\pm$  (1.95 acres  $\pm$ ) located at 30 Copperpond Passage SE (Condominium Plan 2011698, Unit 1) from Direct Control (DC) District **to** Multi-Residential – Low Profile (M-1) District.



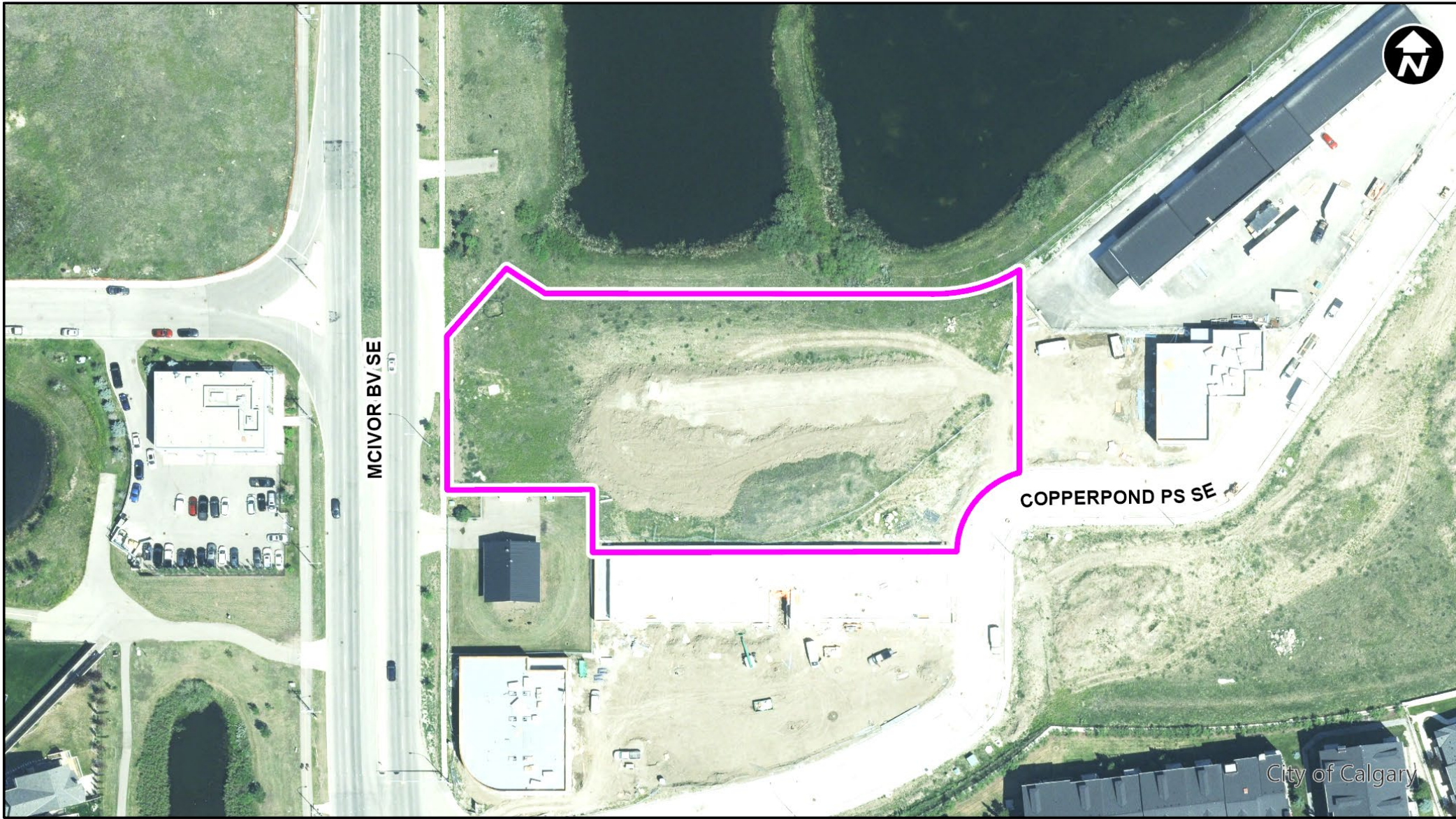


**LEGEND**

- 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

City of Calgary





Parcel Size:

0.79 ha  
137m x 62m

City of Calgary

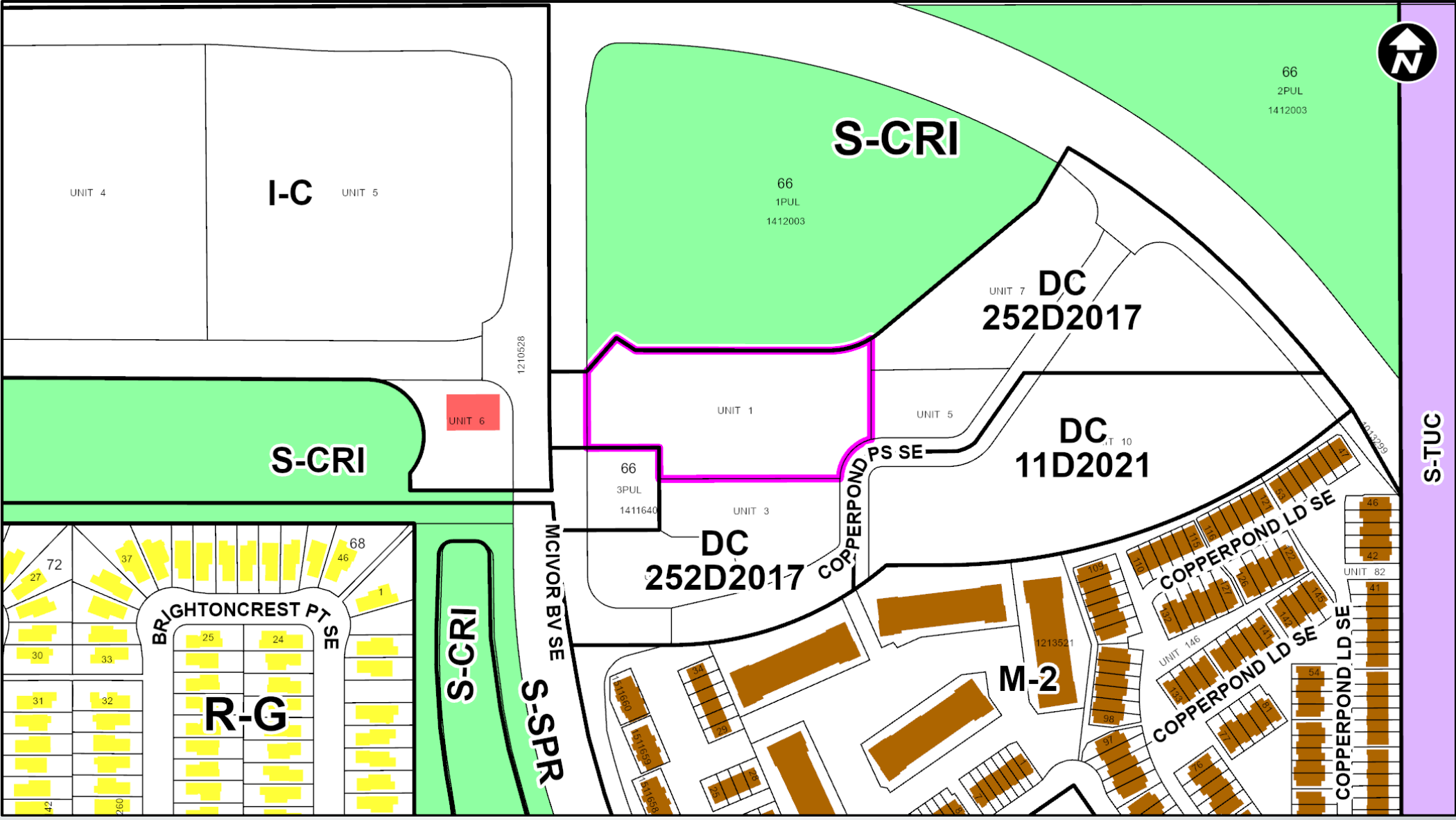






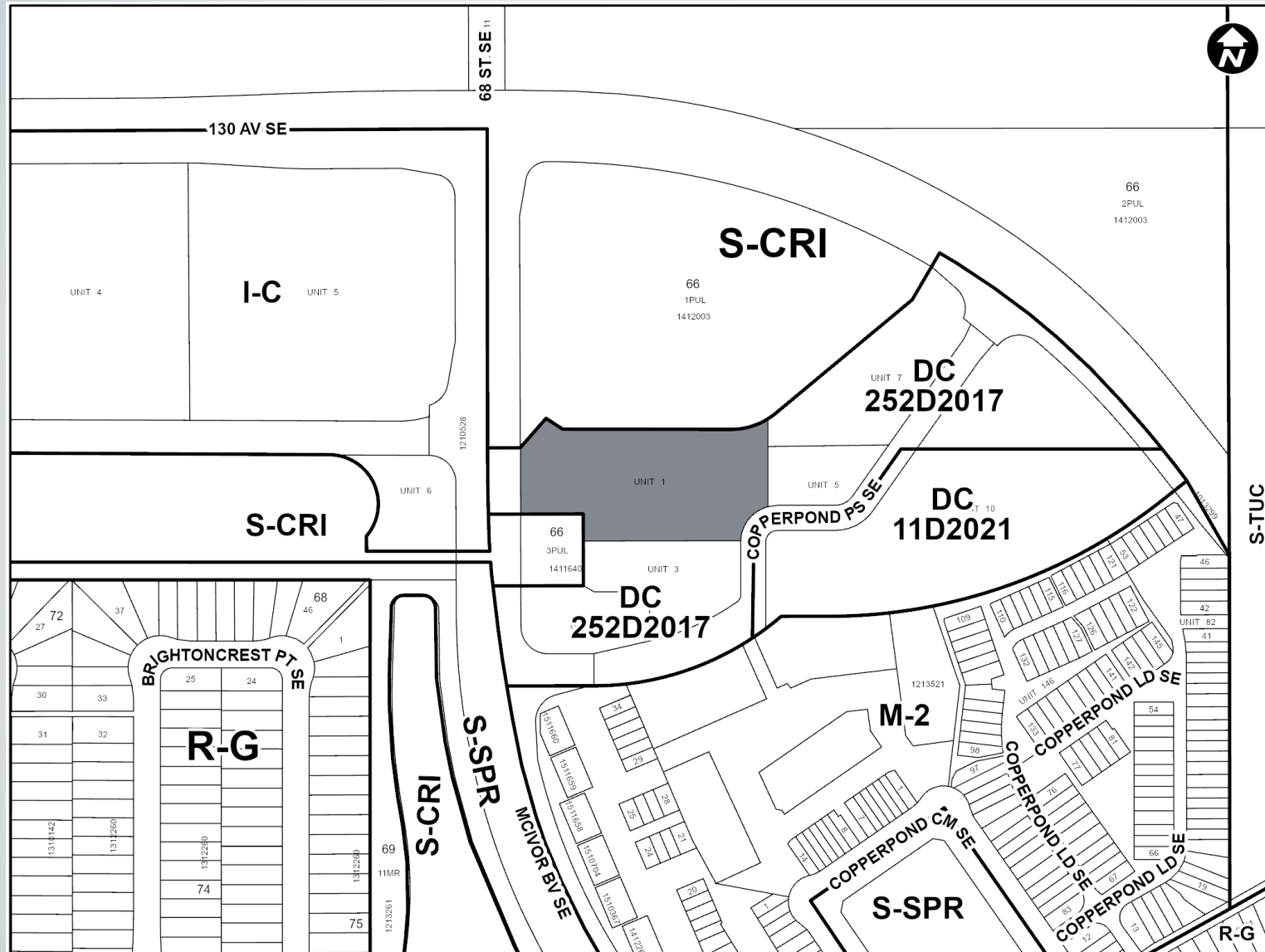






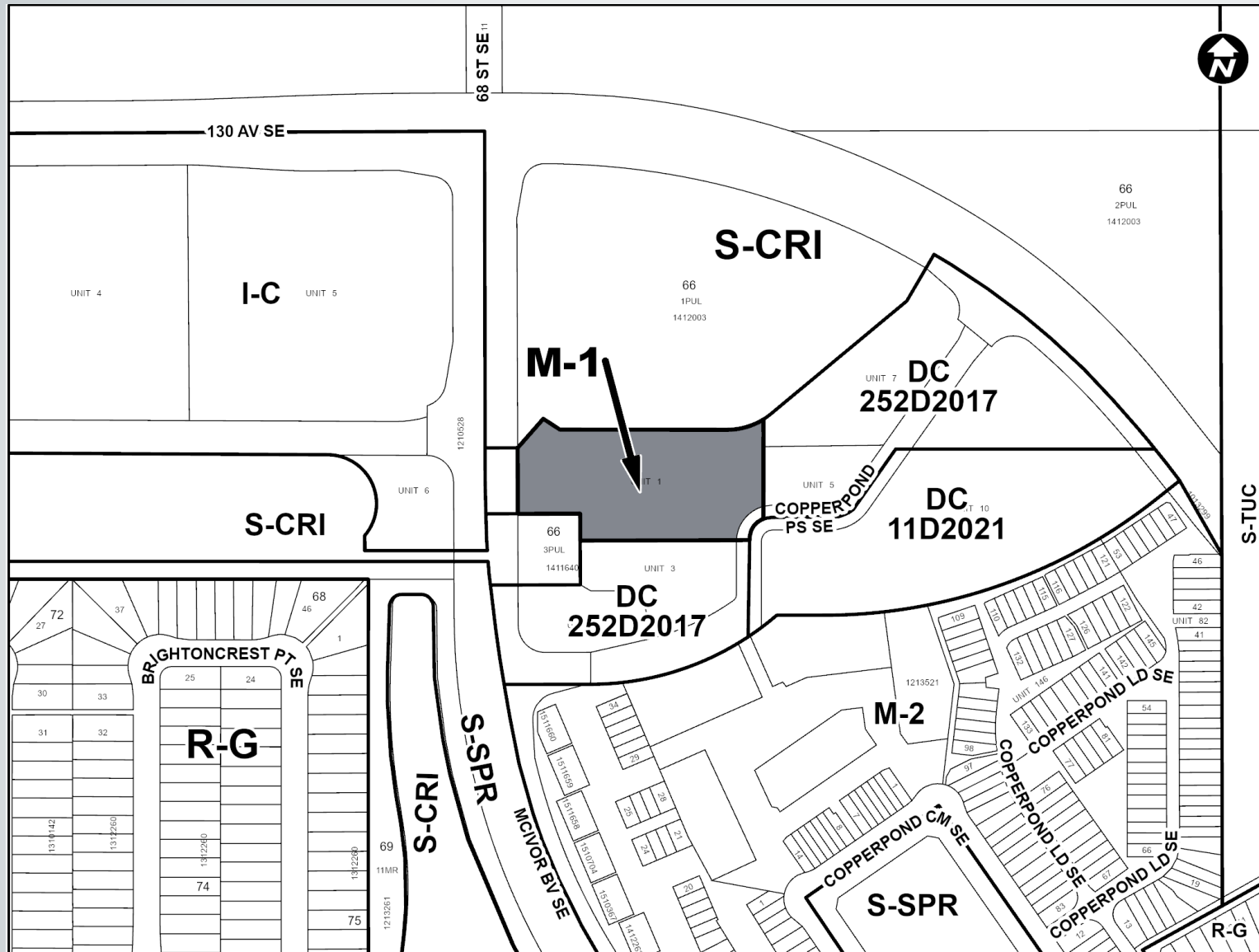
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





- Direct Control (DC) based on Industrial – Edge (I-E) District, allows for commercial and light industrial uses adjacent to residential development
- Maximum building height of 12 metres
- Maximum floor area ratio (FAR) 1.0

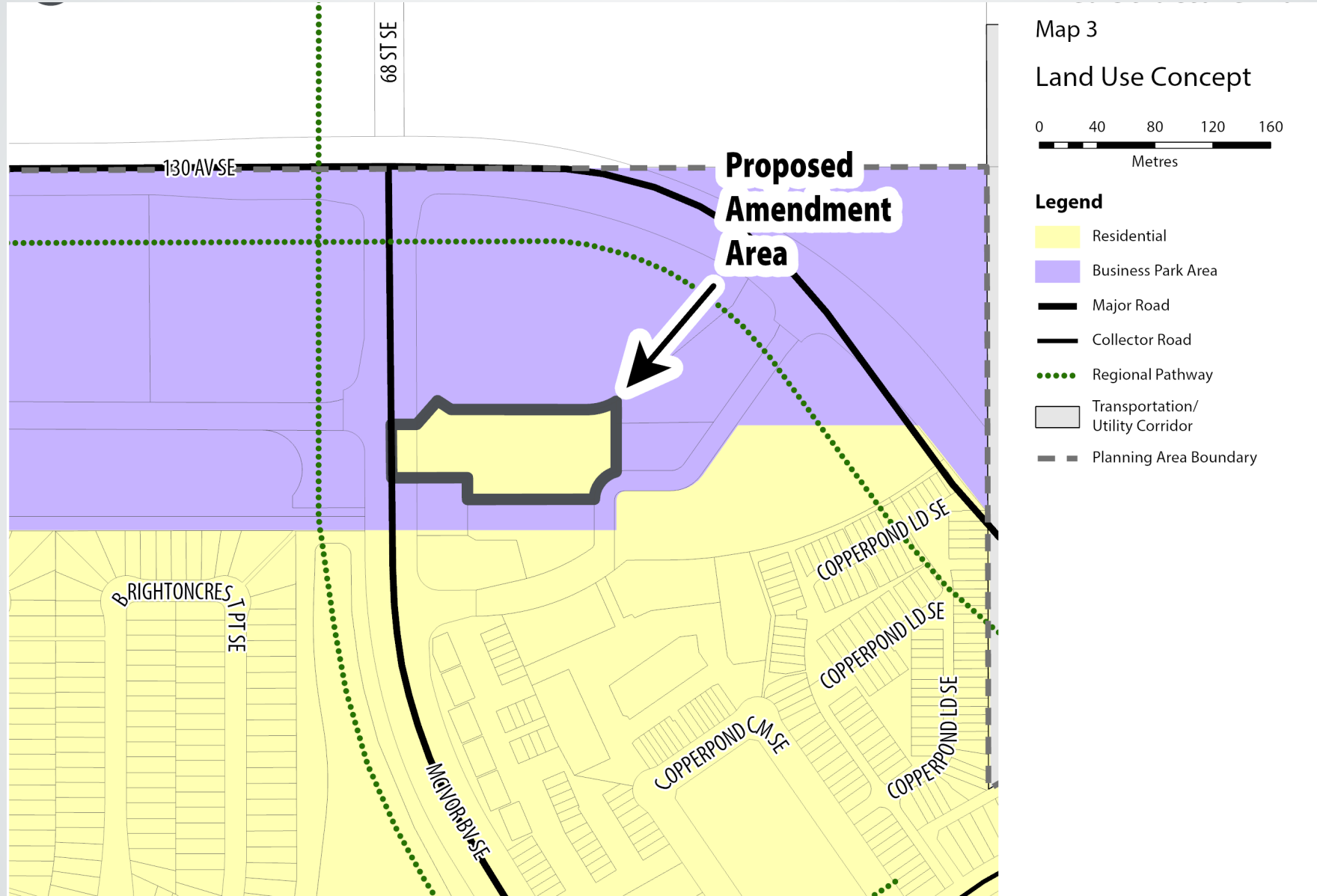




## Proposed M-1 District:

- allows for Multi-Residential Development of low building height and medium density
- maximum building height of 14 metres
- minimum of 50 units per hectare to maximum of 148 units per hectare ( 39 -116 units on the site)







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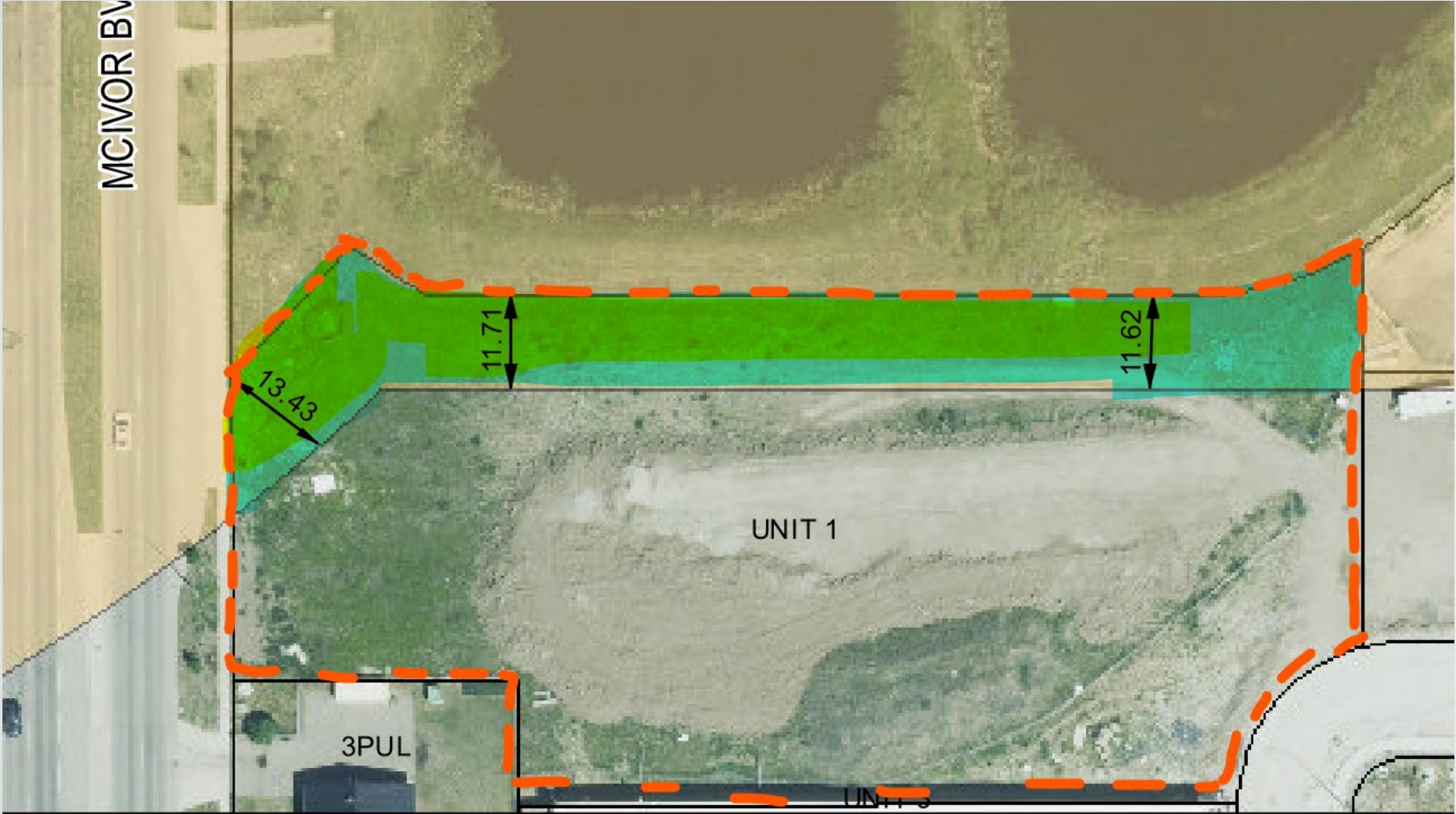
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## Supplementary Slides









Updated Site Plan concept with mixed use building to include Child Care Use.

Building design is conceptual in nature to demonstrate potential build out. The design is subject to change and for discussion purposes only. Ultimate design, including building layouts, scale, and parking subject to M-1 bylaw review and Development Permit submission by JT&A.