



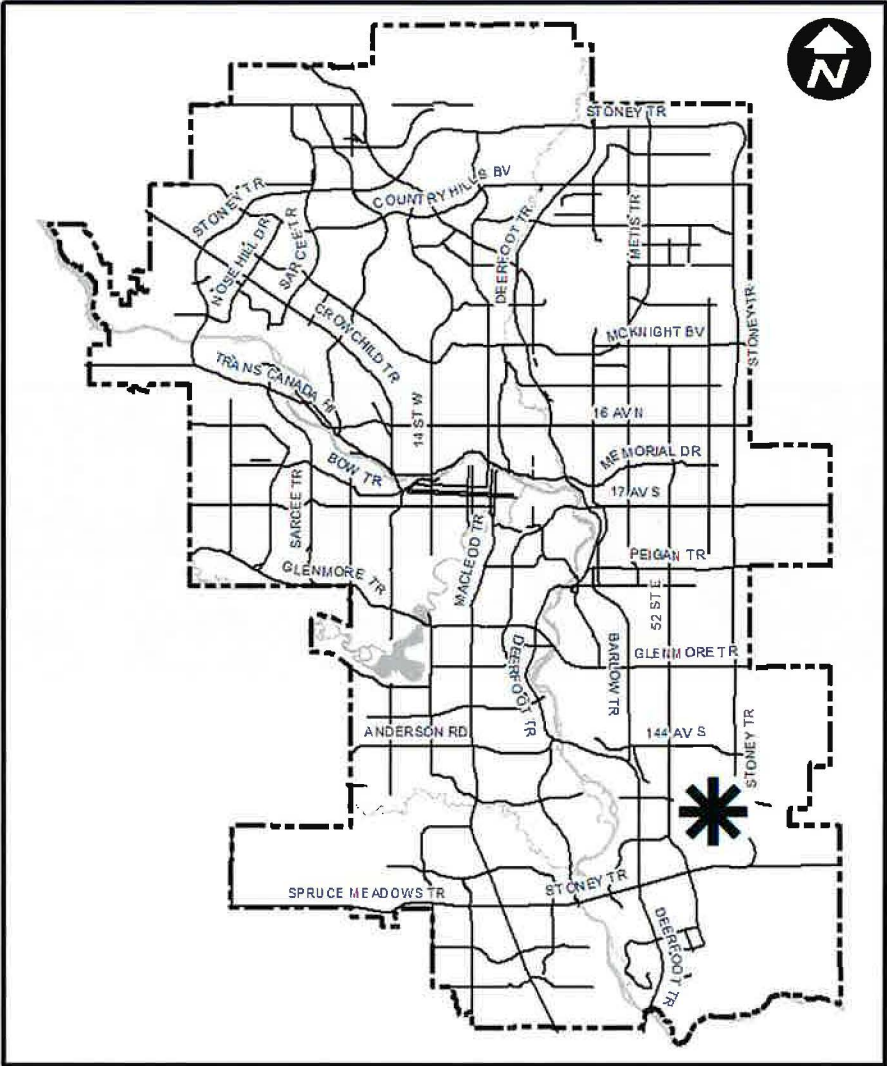
# Calgary Planning Commission

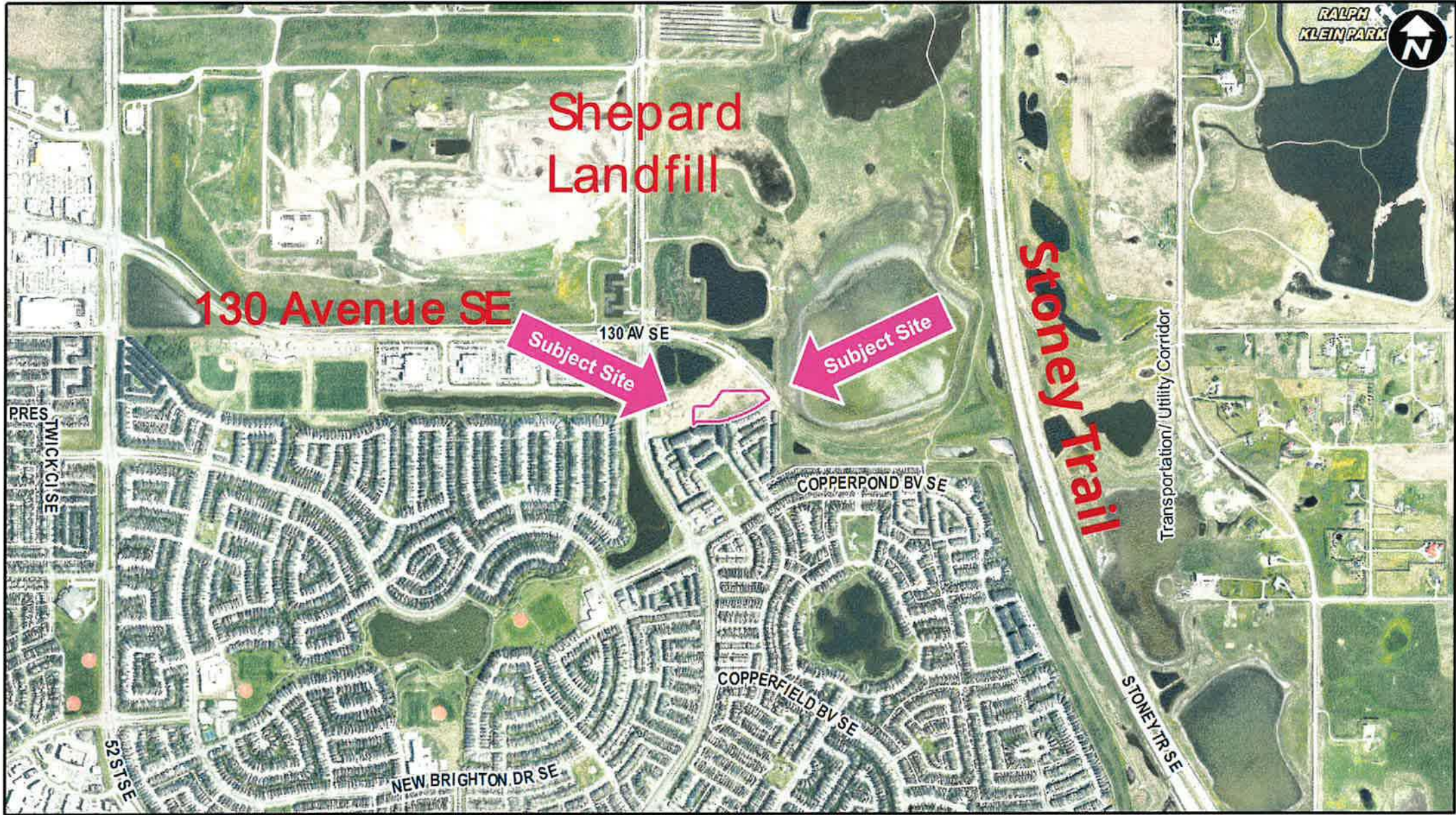
## Agenda Item: 7.2.3

# LOC2020-0101

## Land Use Amendment

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 03 2020  
ITEM: 7.2.3 Cplc20-1348  
Distribution  
CITY CLERK'S DEPARTMENT





# Urban Structure

(By Land Use Typology)

## Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

## Main Streets

- Urban Main Street
- Neighbourhood Main Street

## Residential

### Developed

- Inner City
- Established

### Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

## Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

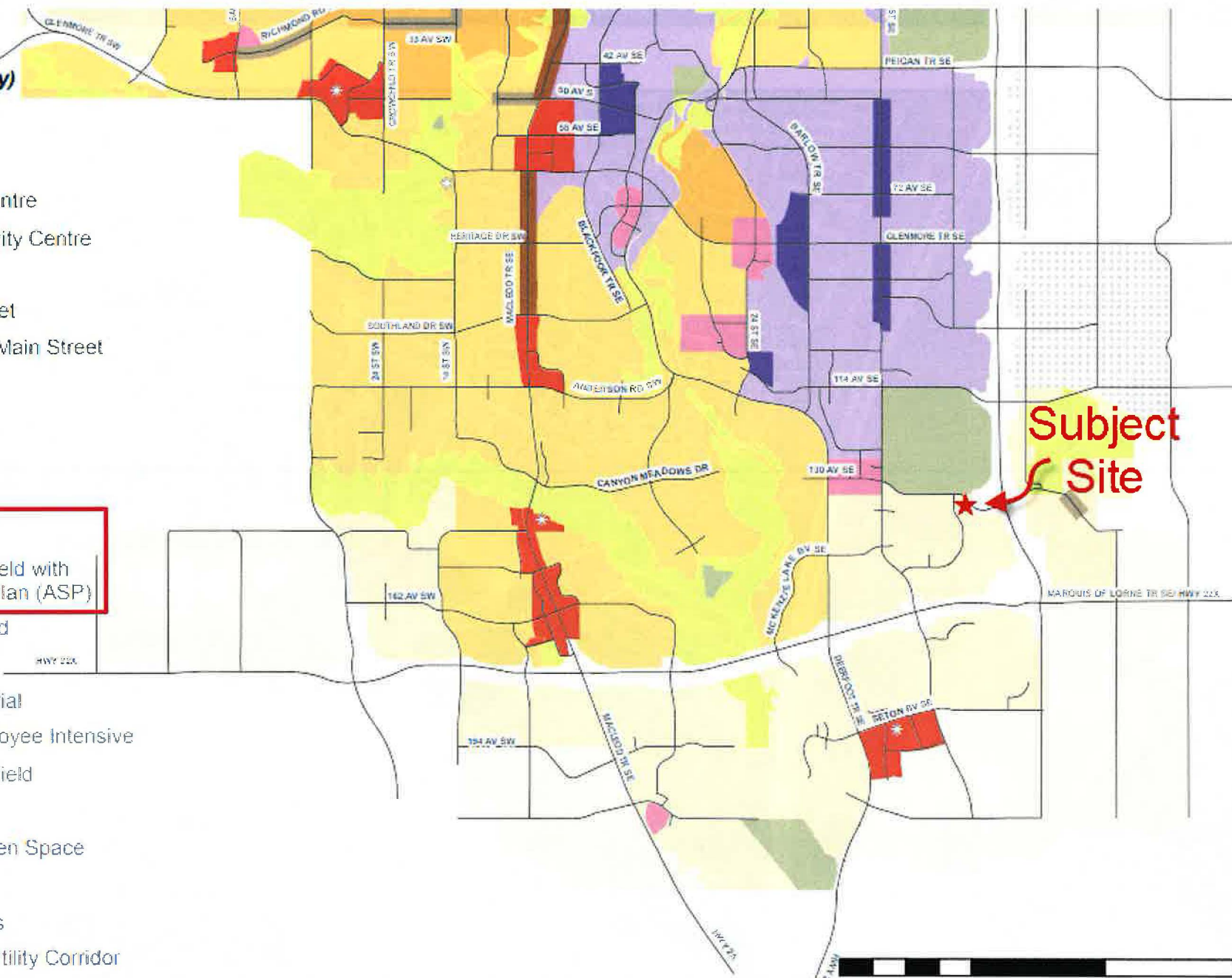
Major Public Open Space

Public Utility

Major Institutions

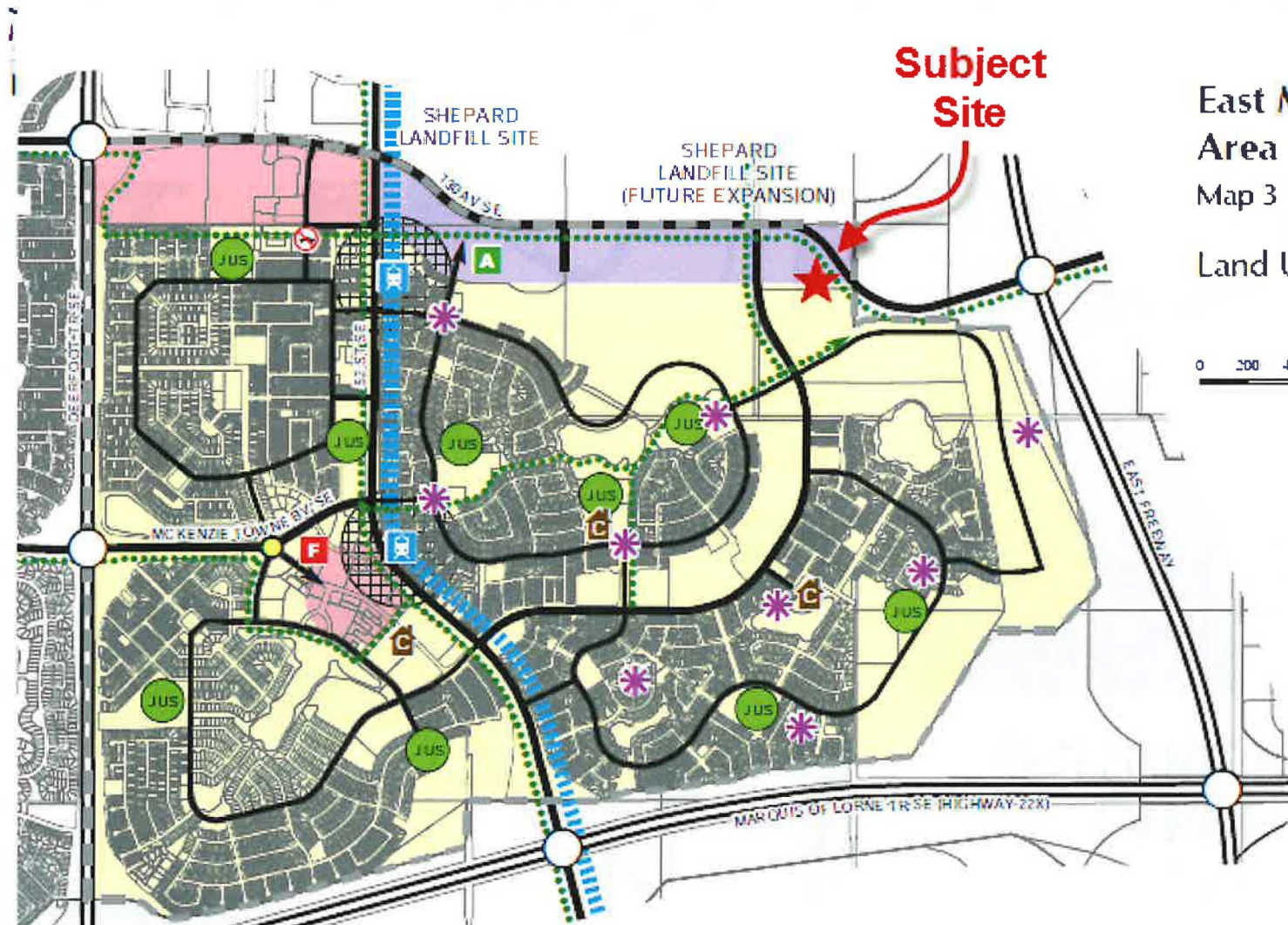
Transportation/Utility Corridor

City Limits

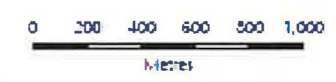


Subject Site





**East McKenzie  
Area Structure Plan  
Map 3  
Land Use Concept**



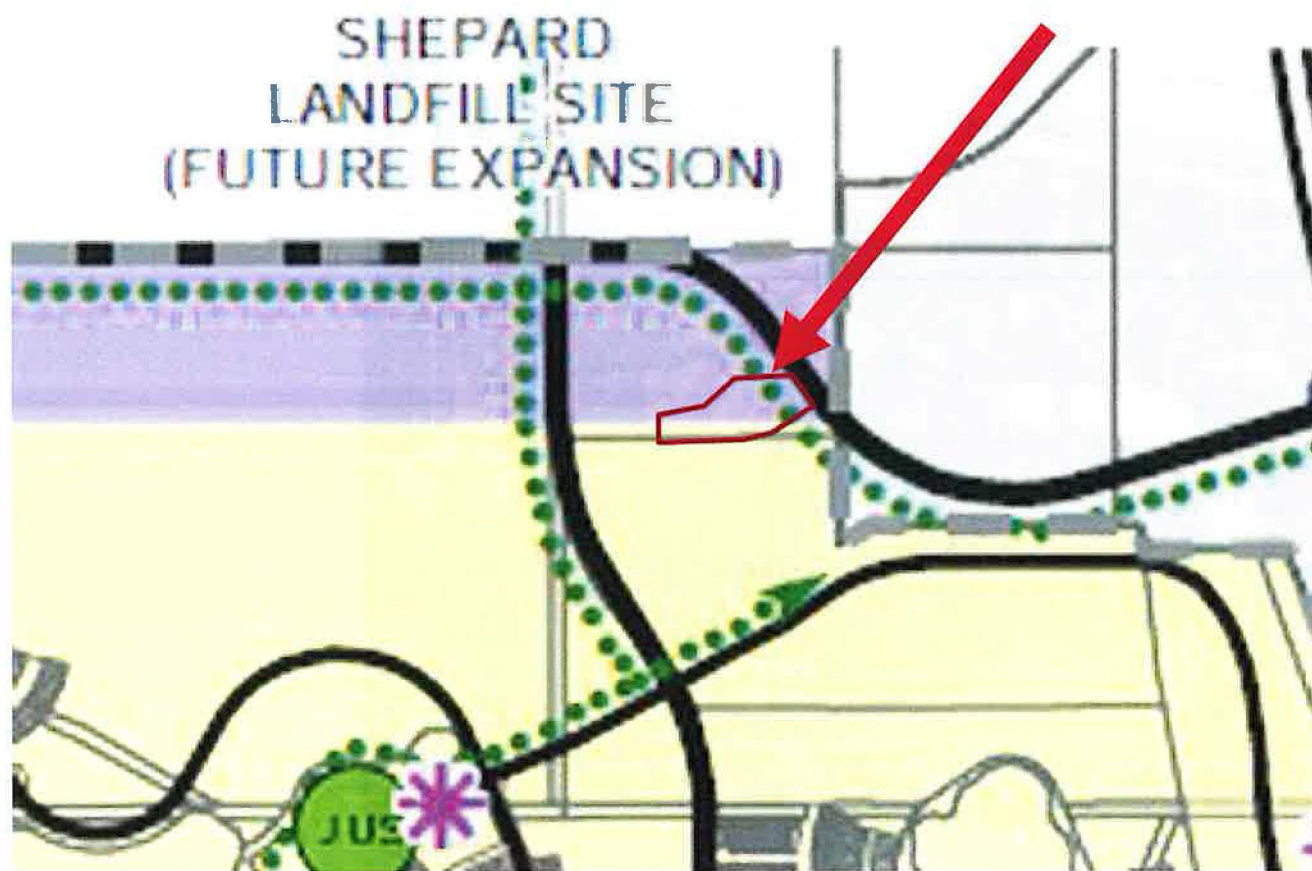
Approved:  
202001  
Amended:  
202004-202009

This map is conceptual only. No measurements of distance or area should be taken from this map.

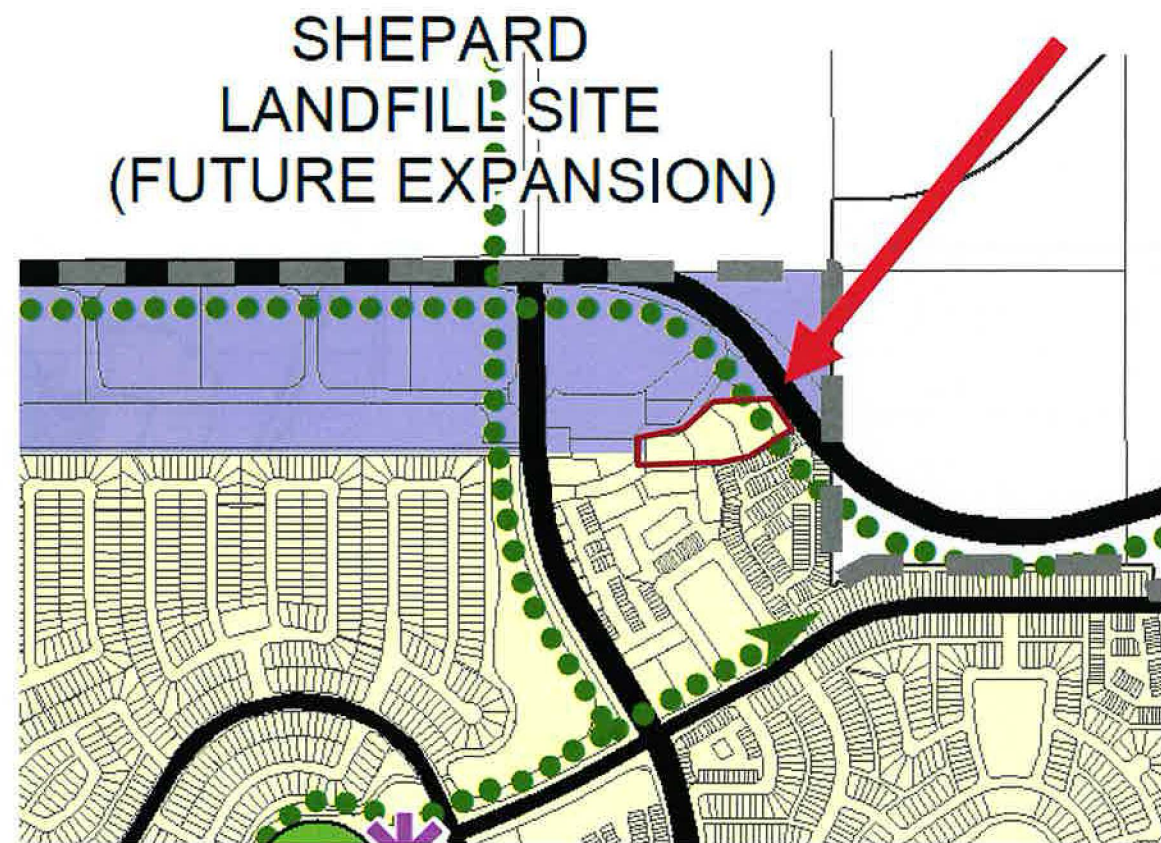


- Legend**
- Planning Area Boundary
  - Transportation/Utility Corridor
  - Residential
  - Business Park Area
  - Commercial Centre
  - L.R.T. Station Planning Area
  - Joint Use Site
  - Regional Athletic Park
  - Community Centre
  - Activity Node
  - Fire Station
  - Expressway
  - Major Road
  - Collector Road
  - Full Interchange
  - Roundabout
  - L.R.T. Line
  - L.R.T. Station
  - Regional Pathway
  - Bus Only Crossing

## Existing



## Proposed





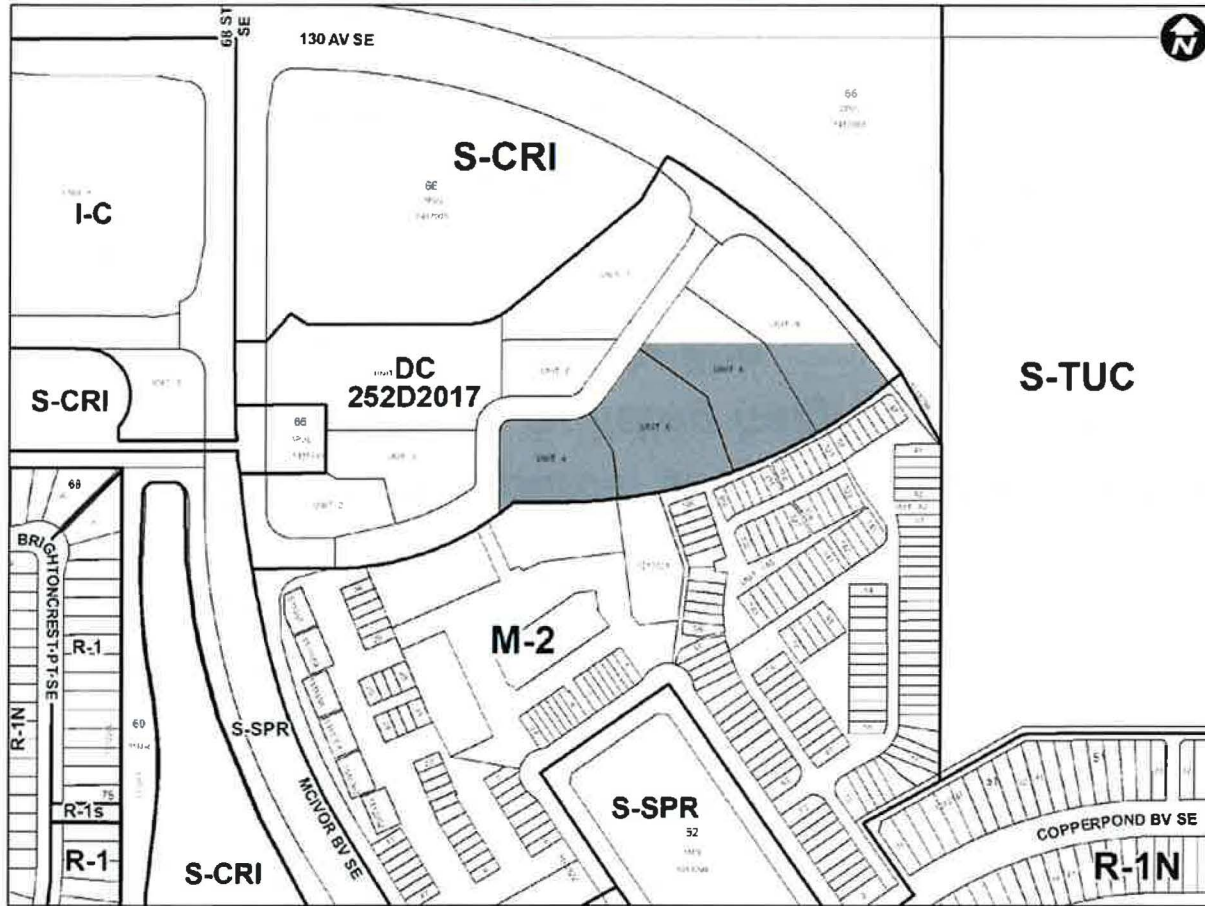
View of site from east  
along 130 AV SE



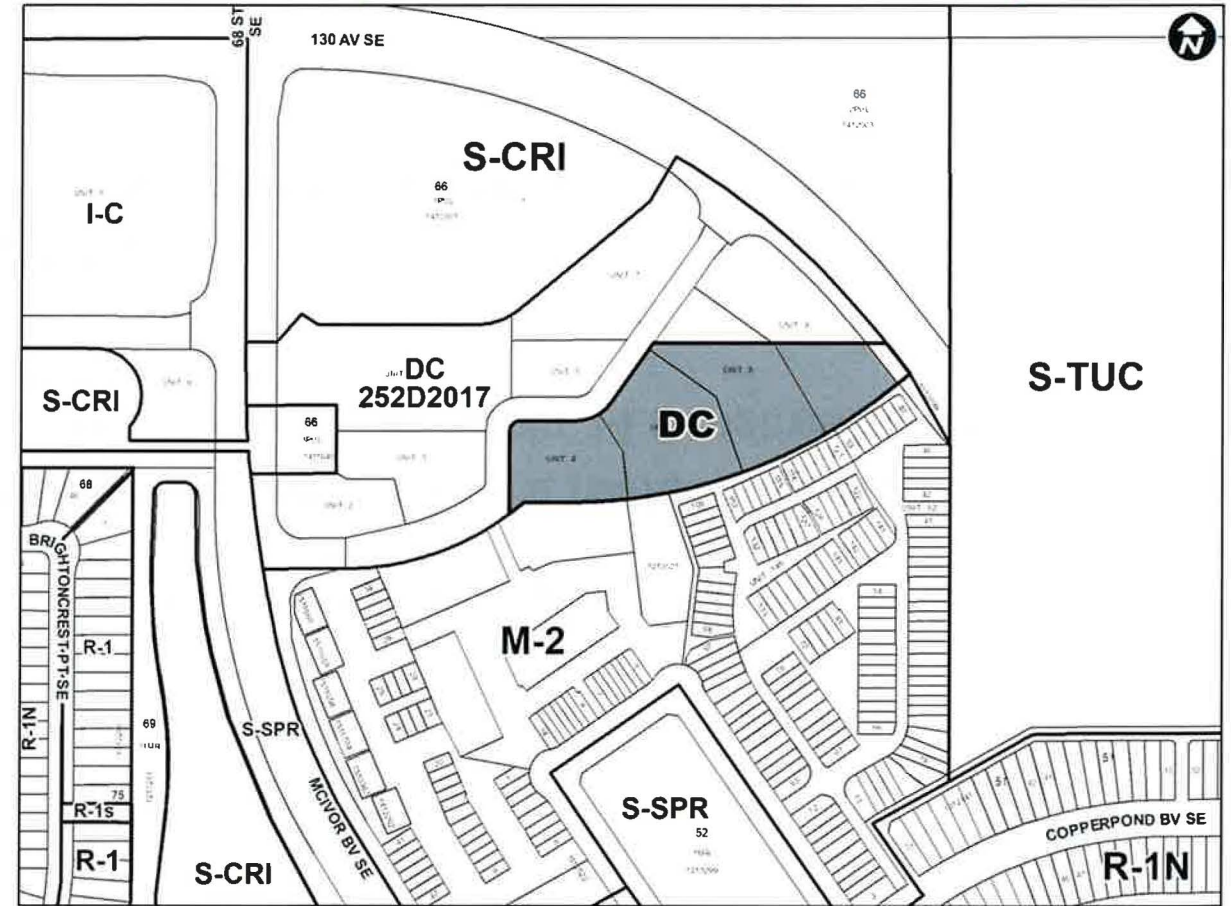
View of Site from the  
north along McIvor  
BV SE



# Existing DC (I-E)



# Proposed DC (MU-1)



## DC Proposes Mixed Use – General (MU-1) with:

### Floor Area Ratio

7 The maximum *floor area ratio* is 2.5.

### Building Height

8. (1) Unless otherwise referenced in subsection (2), the maximum *building height* is 22.0 metres.
- (2) Where a *parcel* shares a *property line* with a *parcel* designated as a *residential district*, the maximum *building height* is 16.0 metres measured from *grade* within 14.0 metres of that shared *property line*.

### Rules for Setback Area Adjacent to Residential Districts

- 9 Where a *parcel* shares a *property line* with a *parcel* designated as a *residential district* the *setback area* must have:
- (a) a minimum depth of 10.0 metres; and
- (b) a *landscaped* berm of a minimum 1.5 metres in height within the *setback area*.

## **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 1.37 hectares  $\pm$  (3.38 acres  $\pm$ ) located at 35, 47, 59, and 69 Copperpond Passage SE (Plan 2011698, Units 4, 6, 8, and 9) from DC Direct Control District to DC Direct Control District to accommodate commercial and residential development, with guidelines (Attachment 3).

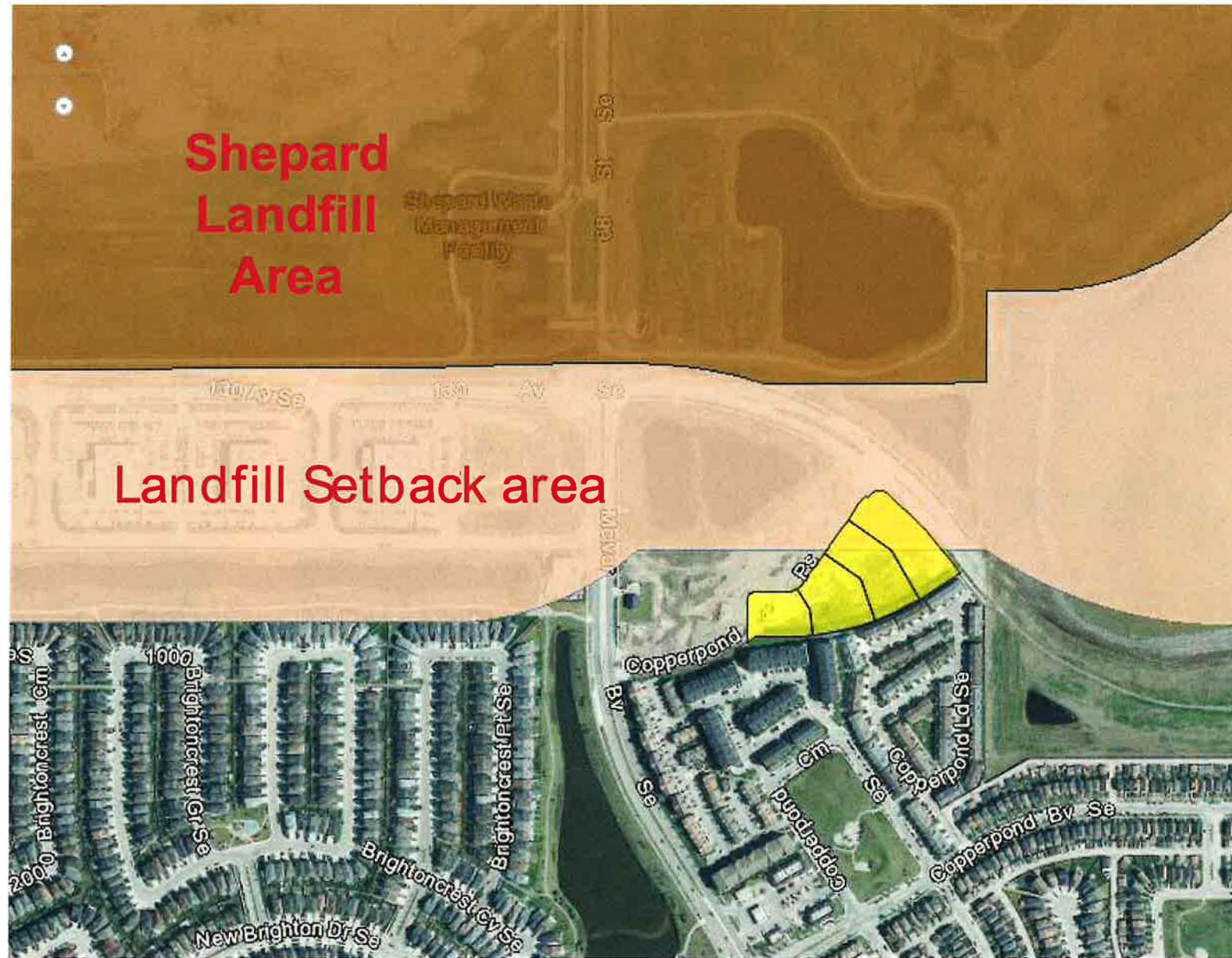


# Calgary Planning Commission

## Agenda Item: 7.2.3

# LOC2020-0101

## Supplementary Slides







Existing Residential Development south of Site.



North side (facing site)



South side



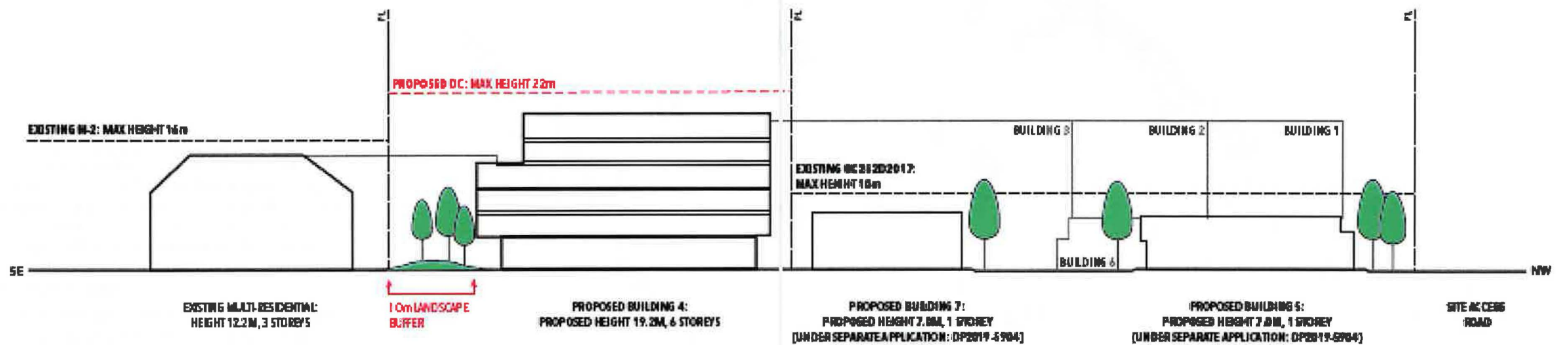
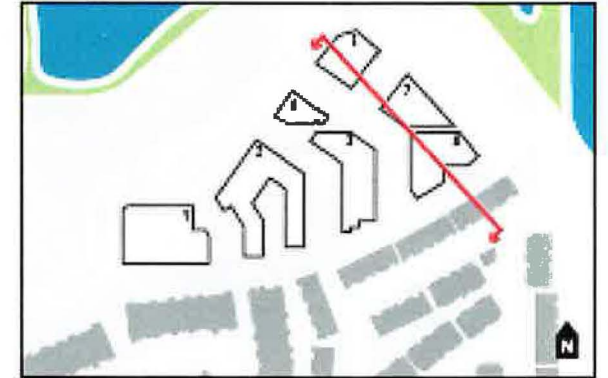
# Conceptual Site Massing

4-6 storey stepped back forms massed in context with neighbouring 3-4 storey multi-residential forms, incorporating 10m landscaped buffer.

*\*Note: Building numbers have been assigned for specific reference in the remainder of this Brief. Buildings 1, 2, 3, + 4 located within Melvor LOC site and buildings 5, 6, + 7 located outside of Melvor LOC site and part of separate application by project architect FAAS (DP2019-5904)*



# Block Proportion Studies





130 Avenue SE east of Site (facing north)



130 Avenue SE west of Site (facing west)

**LEGEND**

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

