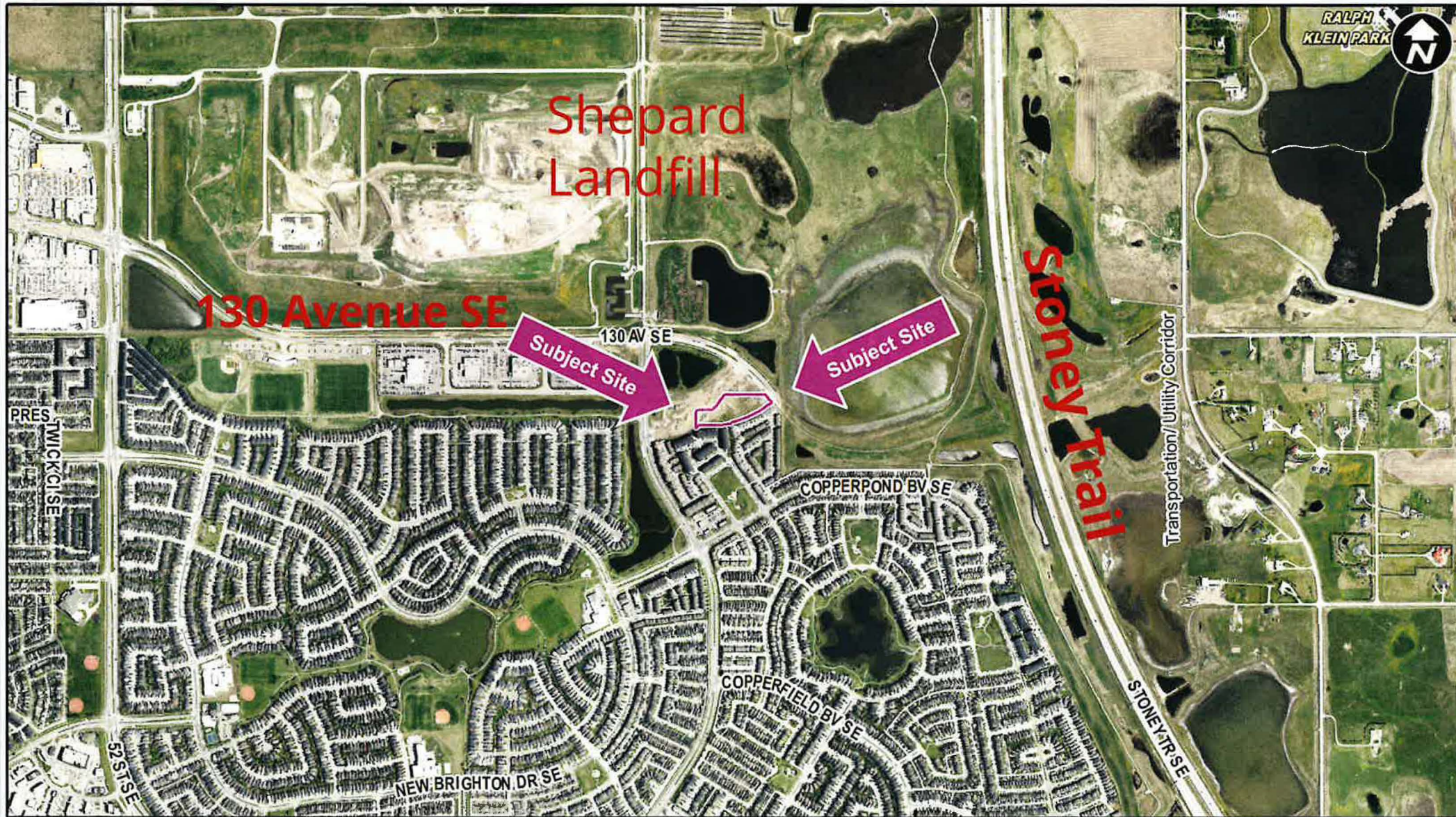




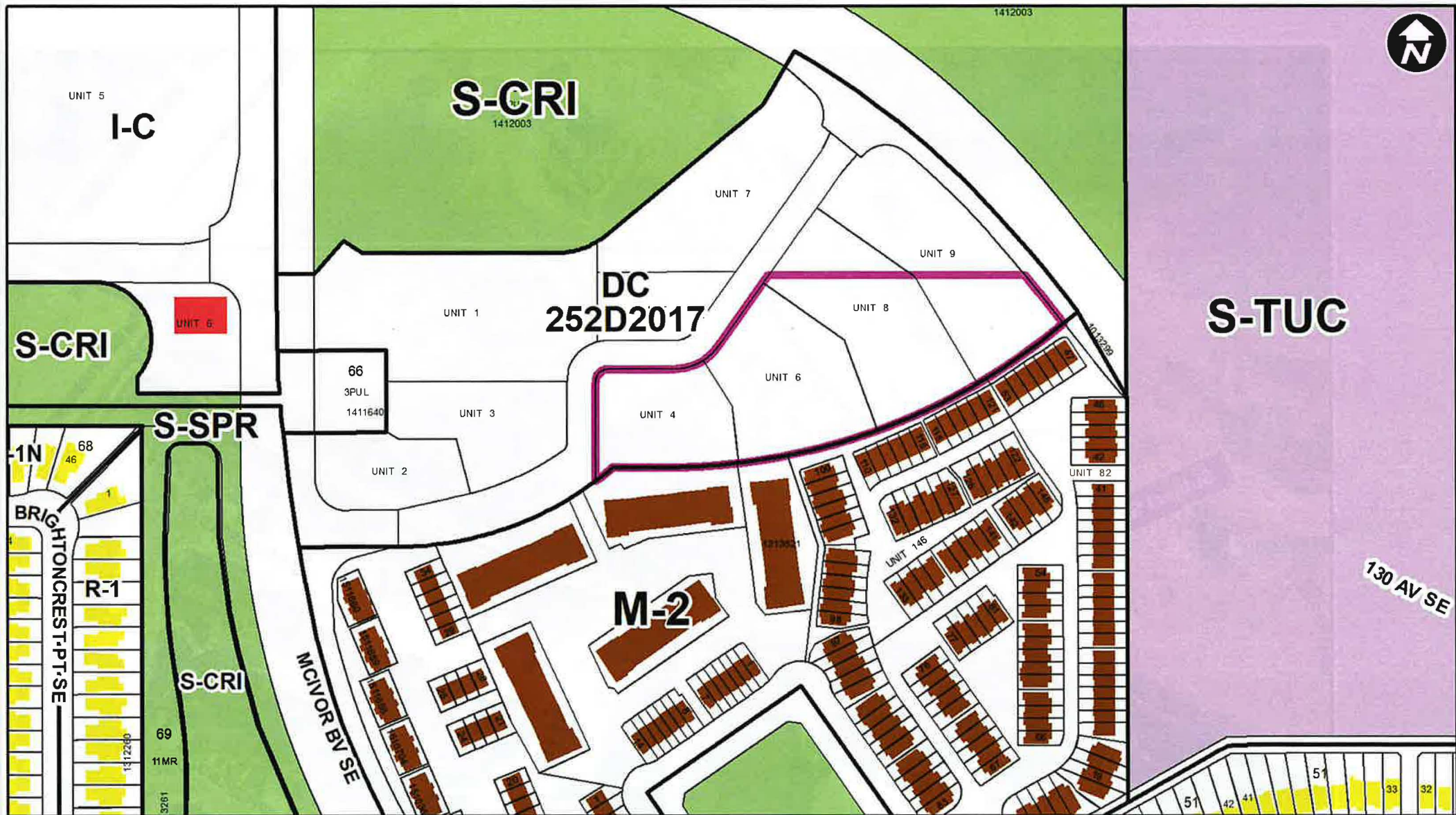
Public Hearing of Council
Agenda Item: 8.1.11

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 18 2021
ITEM: 8.1.11 CPC2020-1348
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2020-0101
Land Use Amendment
DC (I-E) to DC (MU-1)







- 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

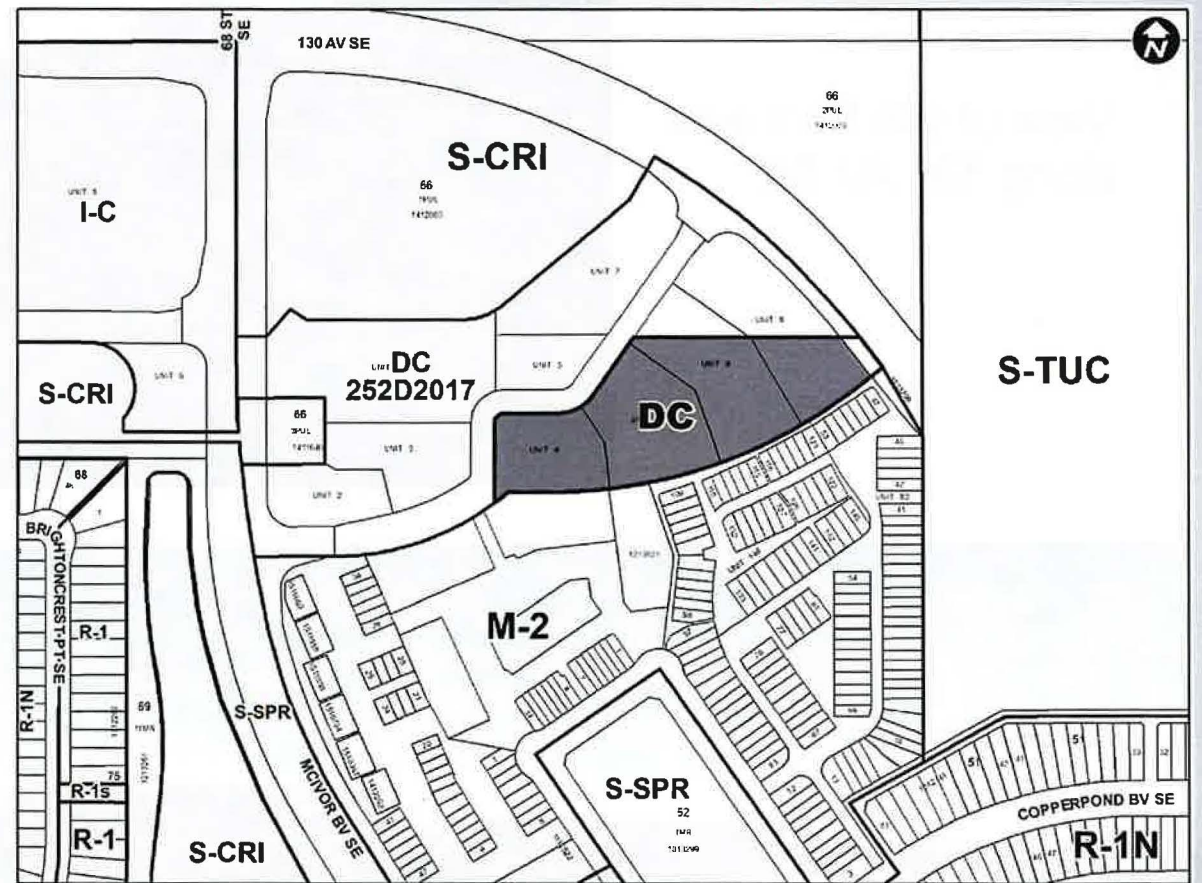
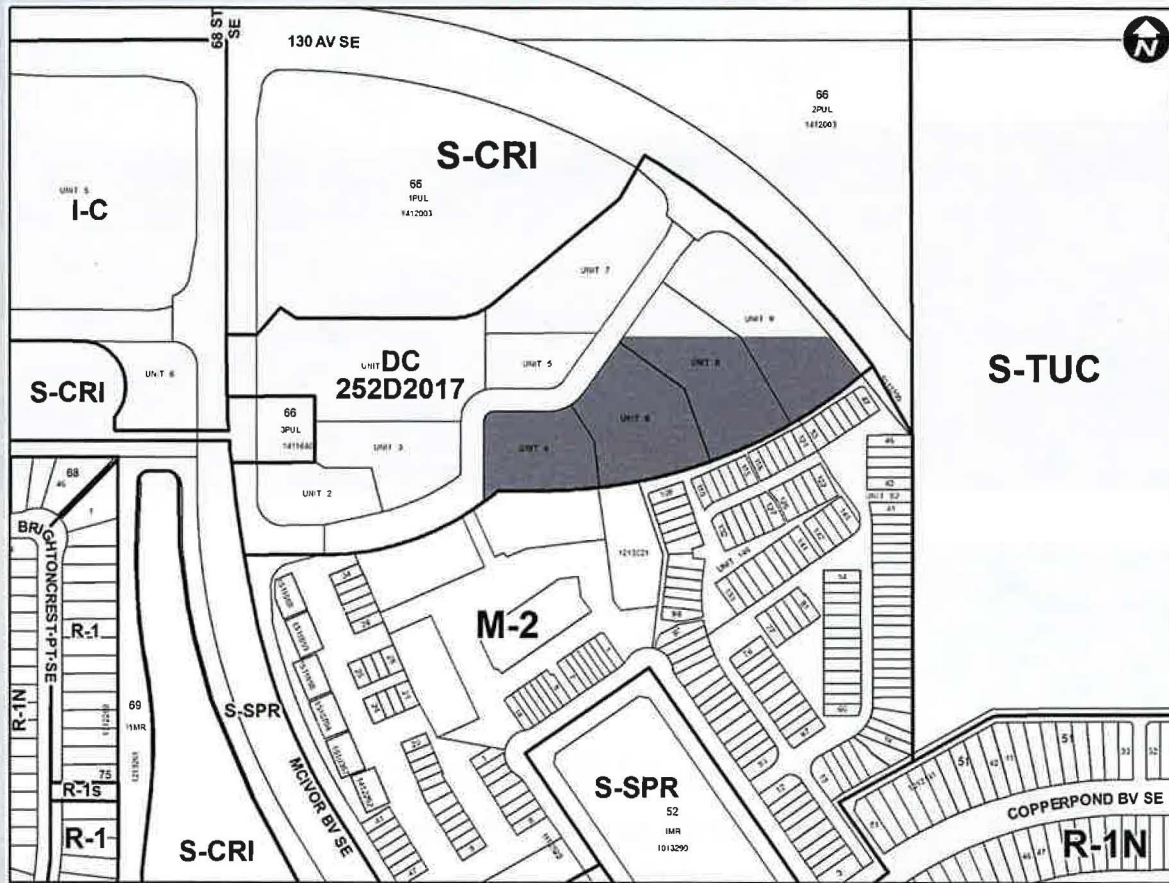
View of site from east
along 130 AV SE



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.

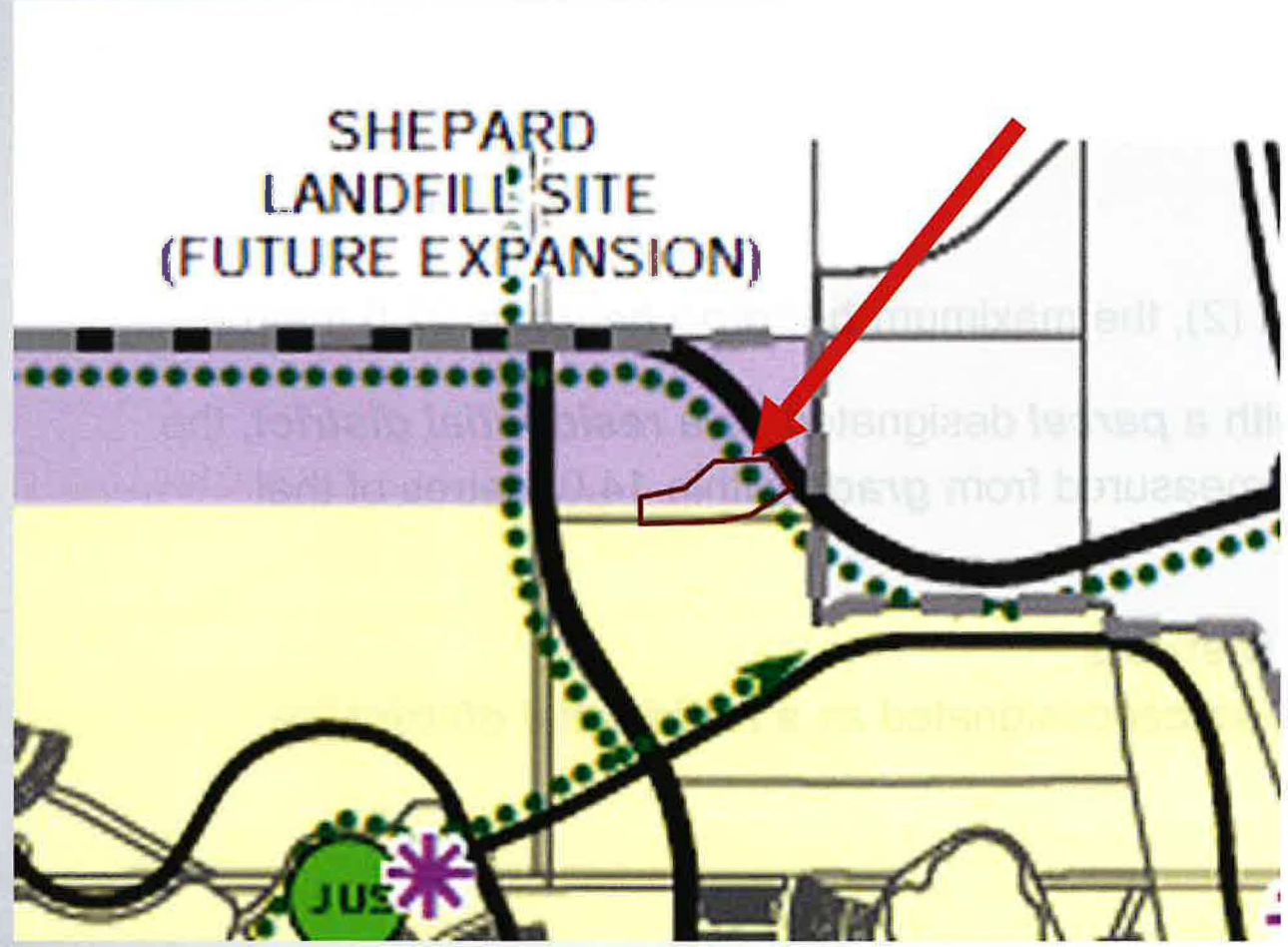
Building Height

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**.

Existing



Proposed



Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 5P2021** for the amendments to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 11D2021** 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).

Supplementary Slides

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

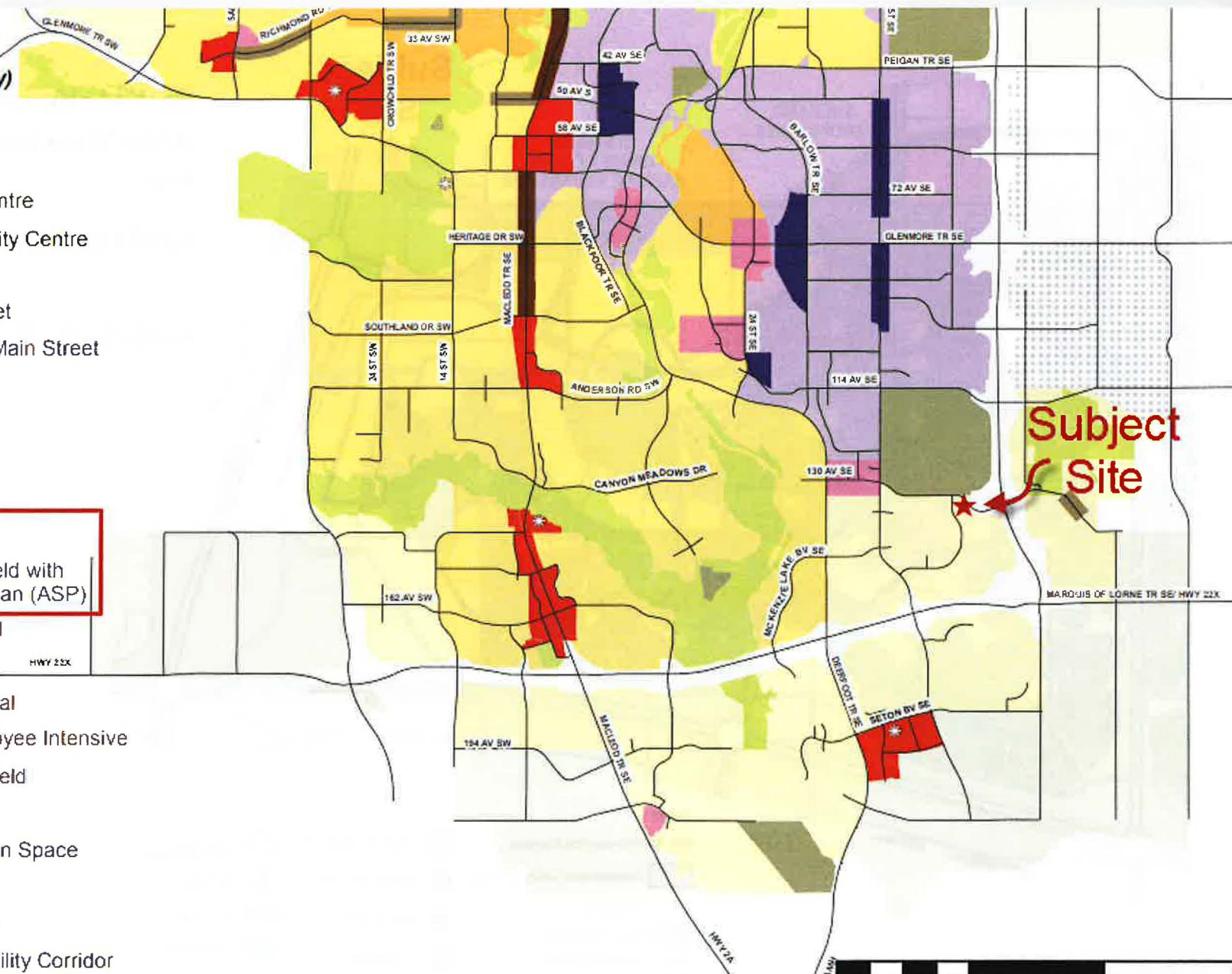
Major Public Open Space

Public Utility

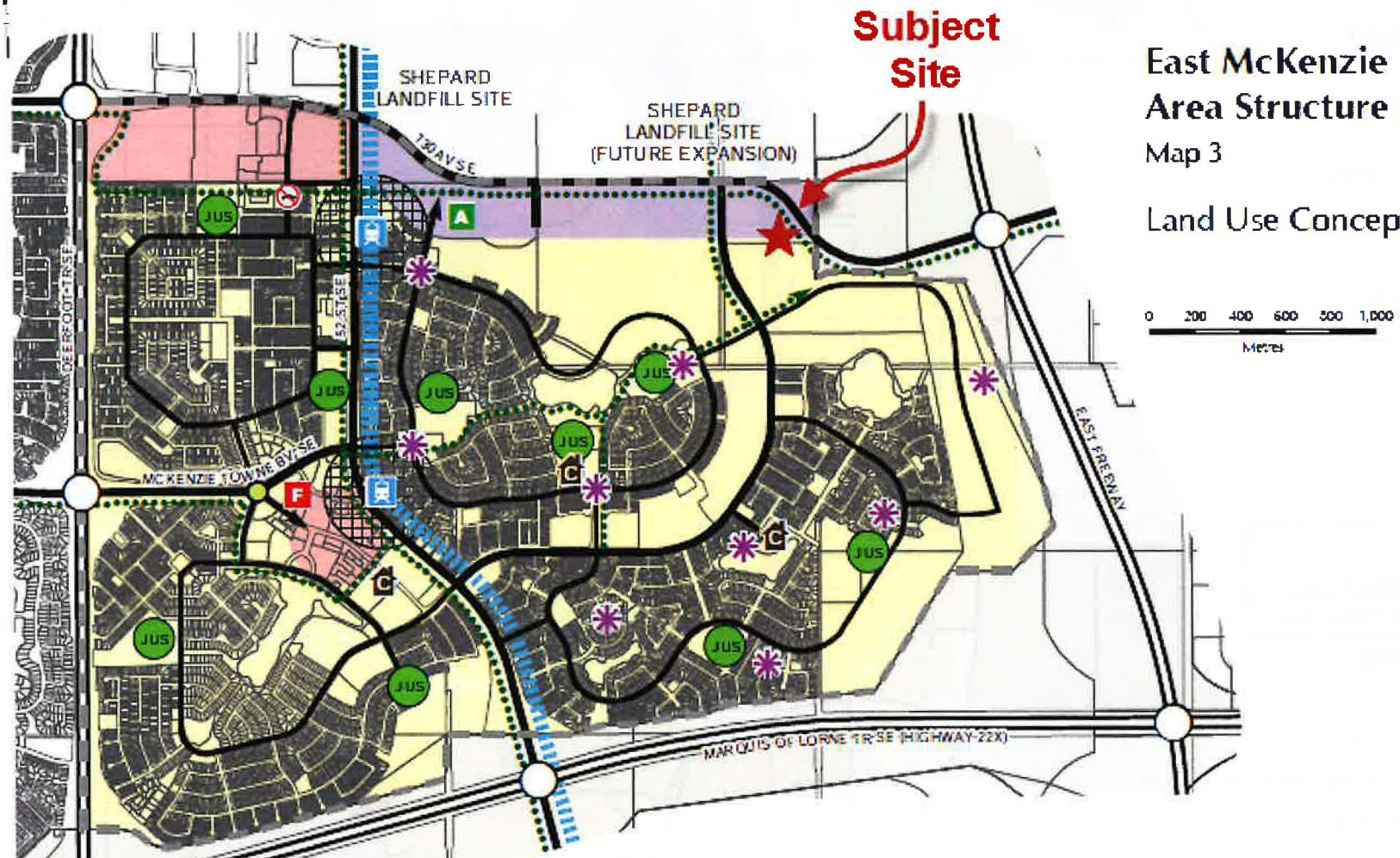
Major Institutions

Transportation/Utility Corridor

City Limits



East McKenzie
Area Structure Plan
Map 3
Land Use Concept

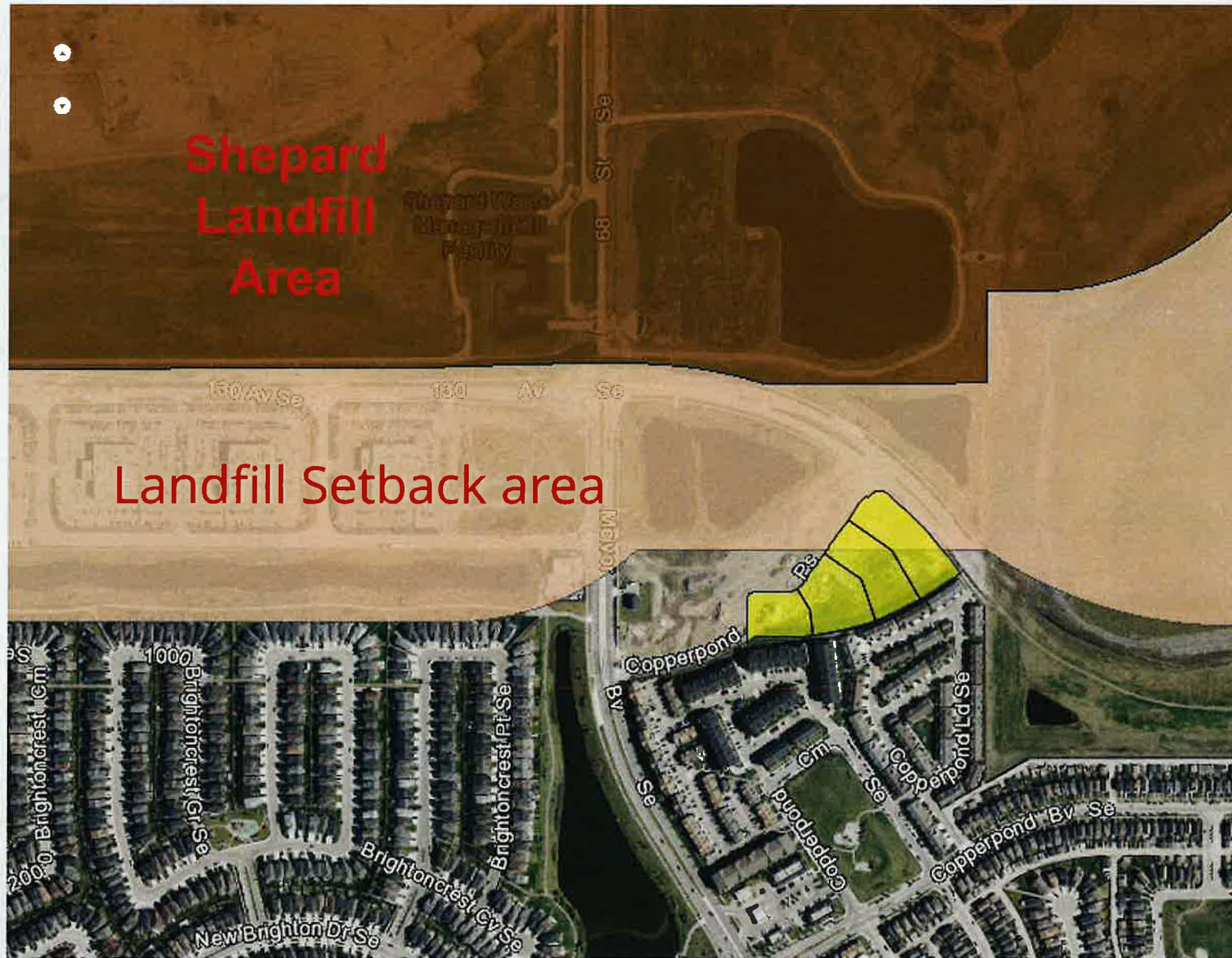


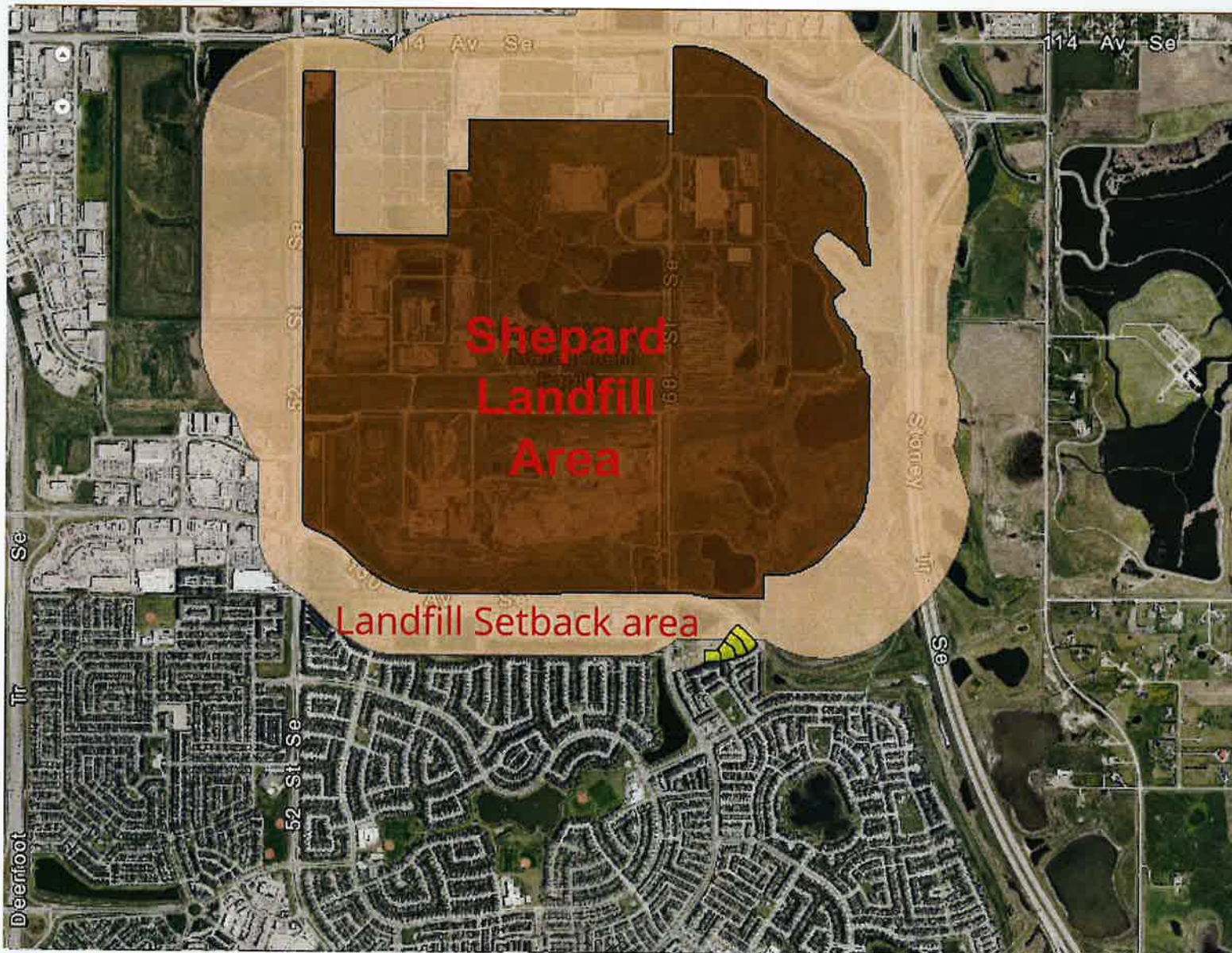
Approved:
2PC001
Amended:
5PC004, 2PC007

- Legend**
- Planning Area Boundary
 - Residential
 - Business Park Area
 - Commercial Centre
 - L.R.T. Station Planning Area
 - JUS Joint Use Site
 - Regional Athletic Park (A)
 - Community Centre (C)
 - * Activity Node
 - Fire Station (F)
 - Expressway
 - Major Road
 - Collector Road
 - Full Interchange
 - Roundabout
 - L.R.T. Line
 - L.R.T. Station
 - Regional Pathway
 - ⊘ Bus Only Crossing

This map is conceptual only. No measurements of distances or areas should be taken from this map.

CITY OF CALGARY
LAND USE PLANNING & DESIGN







Existing Residential Development south of Site.



North side (facing site)



South side

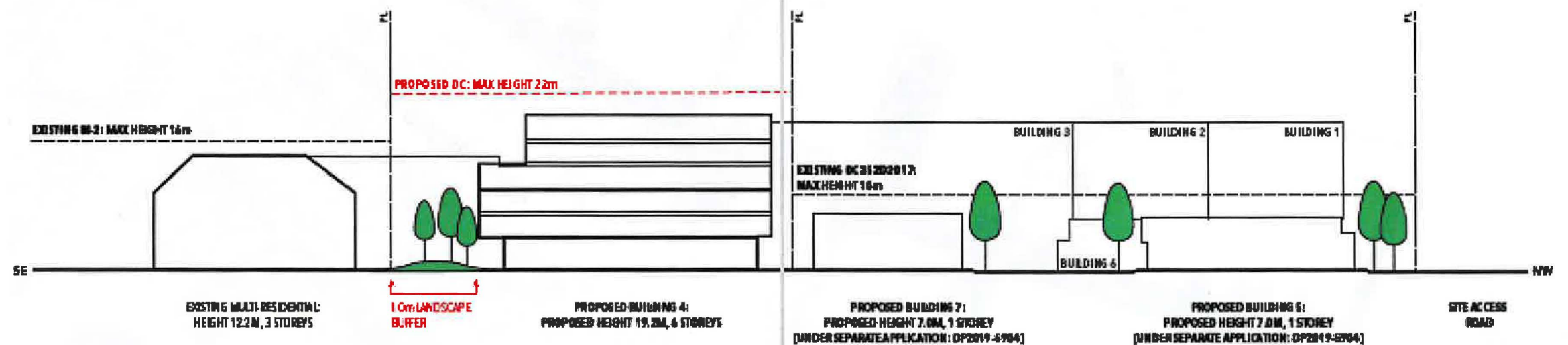
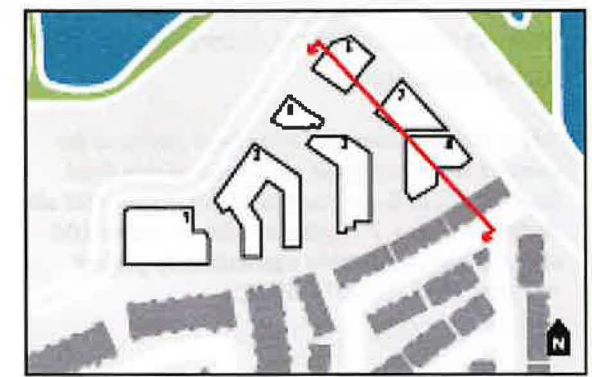
Conceptual Site Massing

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. Buildings 5, 6, + 7 located outside of Melvor LOC site and part of separate application by project architect FAAS (DP2019-5904)*



Block Proportion Studies





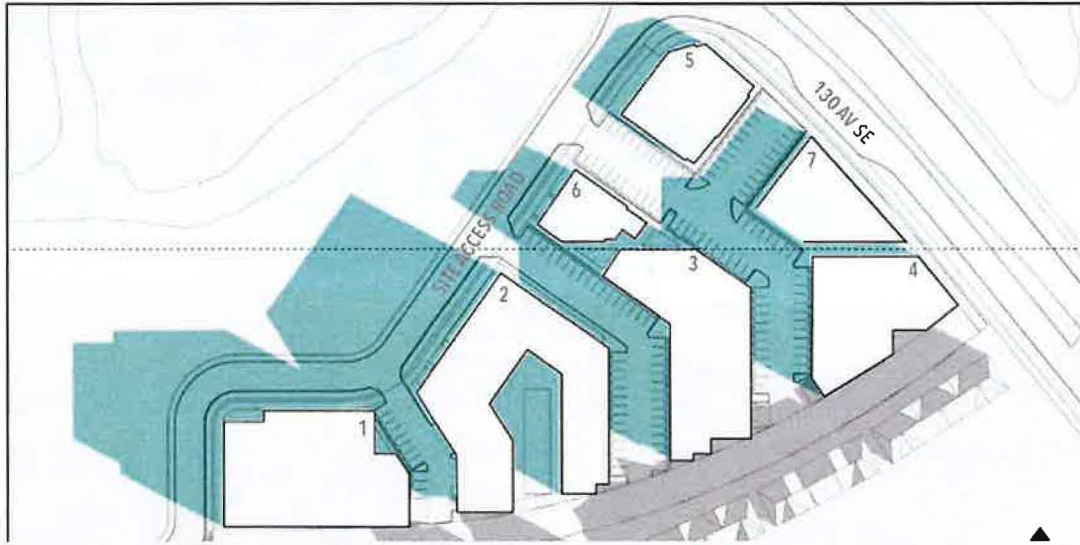
130 Avenue SE west of Site (facing west)

130 Avenue SE east of Site (facing north)

Sun Shadow Studies

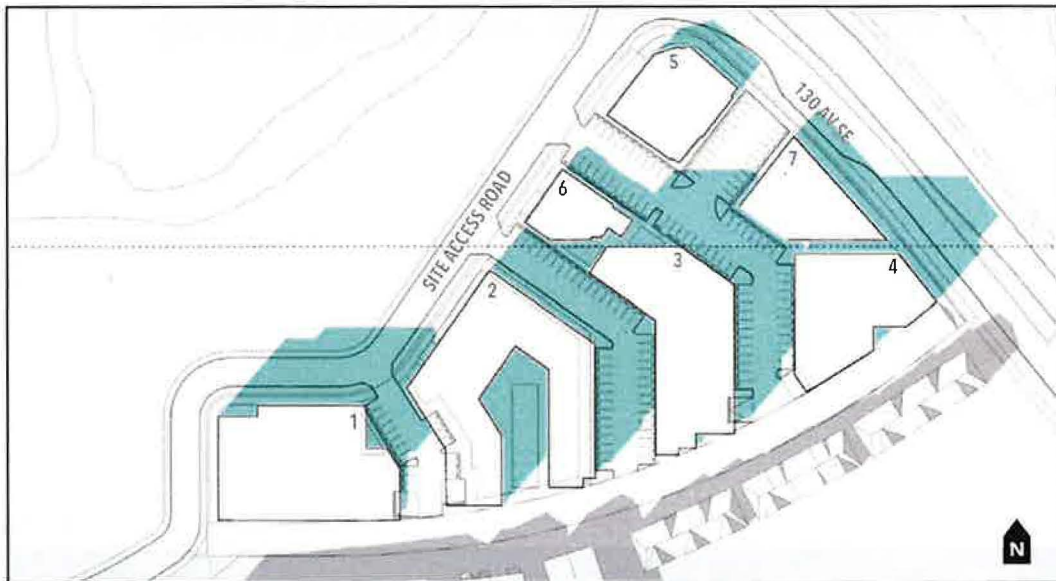
March 21, September 21
10:00am

■ Proposed Shadows
■ Existing Building Shadows



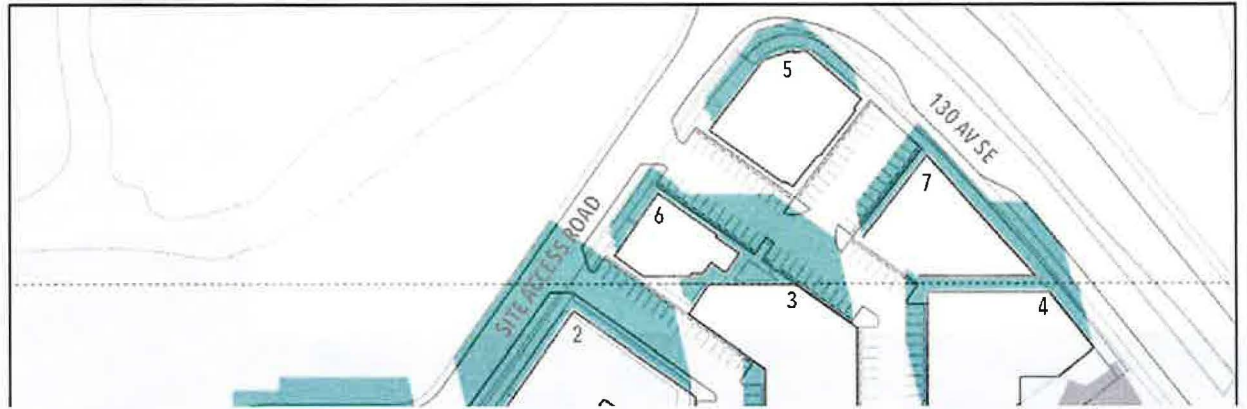
March 21, September 21
4:00pm

■ Proposed Shadows
■ Existing Building Shadows



March 21, September 21
1:00pm

■ Proposed Shadows
■ Existing Building Shadows



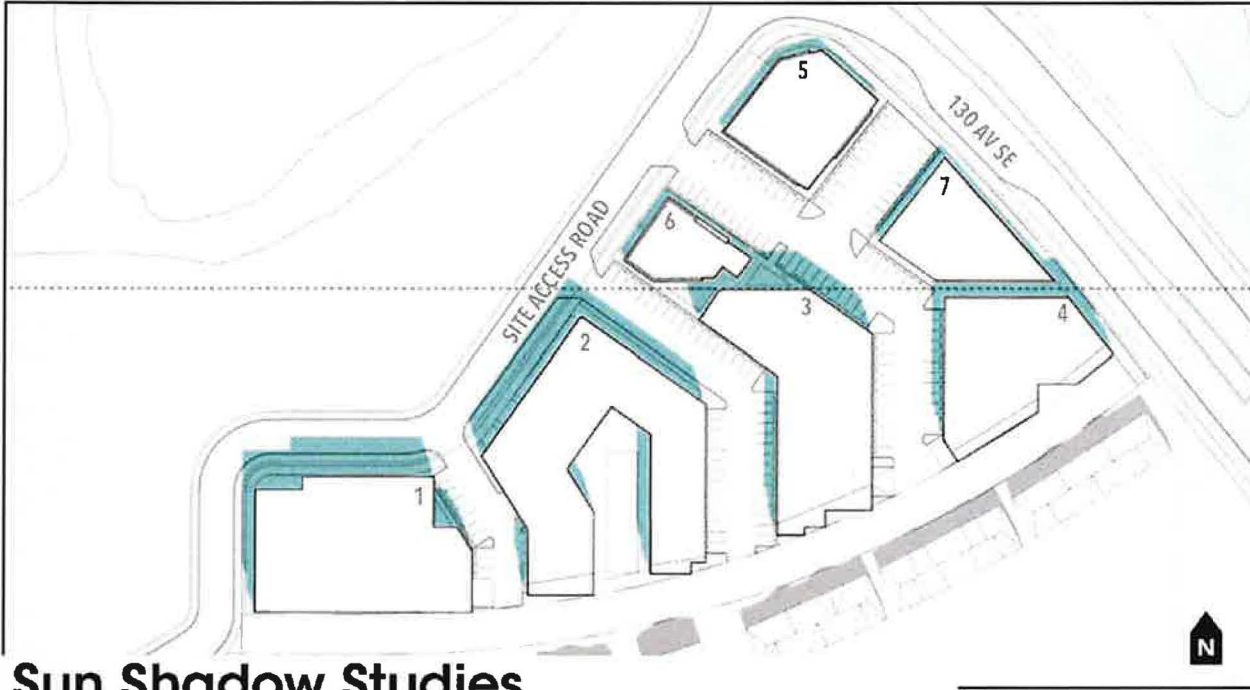
June 21
10:00am

■ Proposed Shadows
■ Existing Building Shadows



June 21
1:00pm

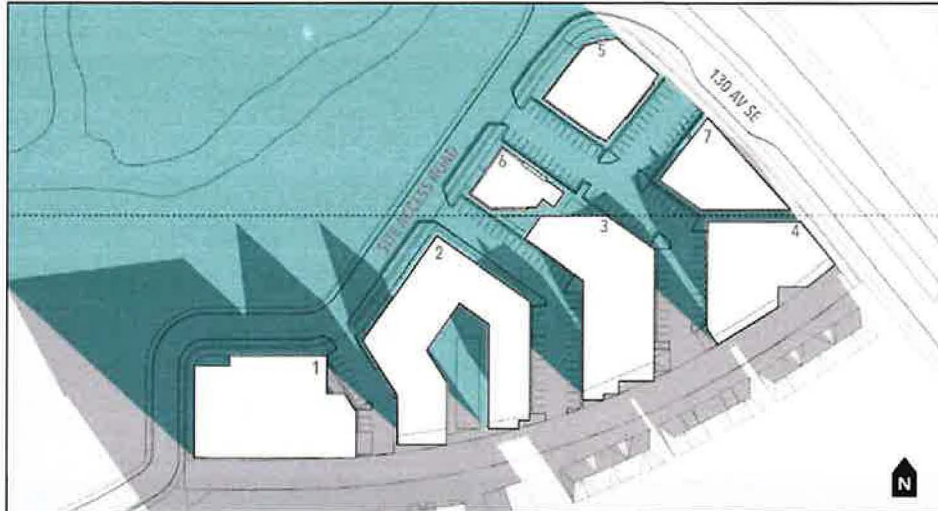
■ Proposed Shadows
■ Existing Building Shadows



Sun Shadow Studies

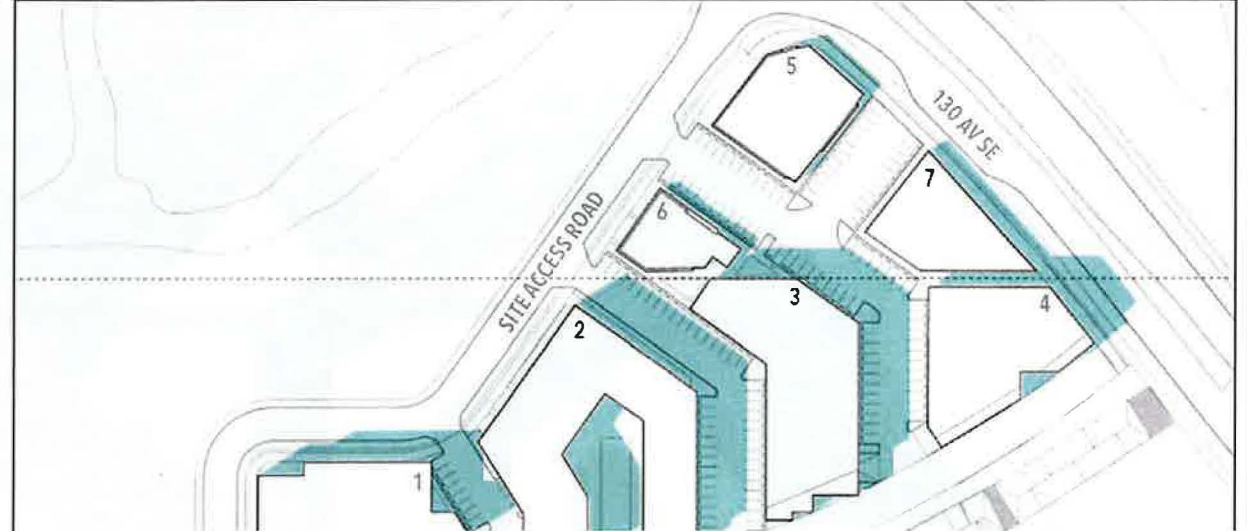
December 21
10:00am

■ Proposed Shadows
■ Existing Building Shadows



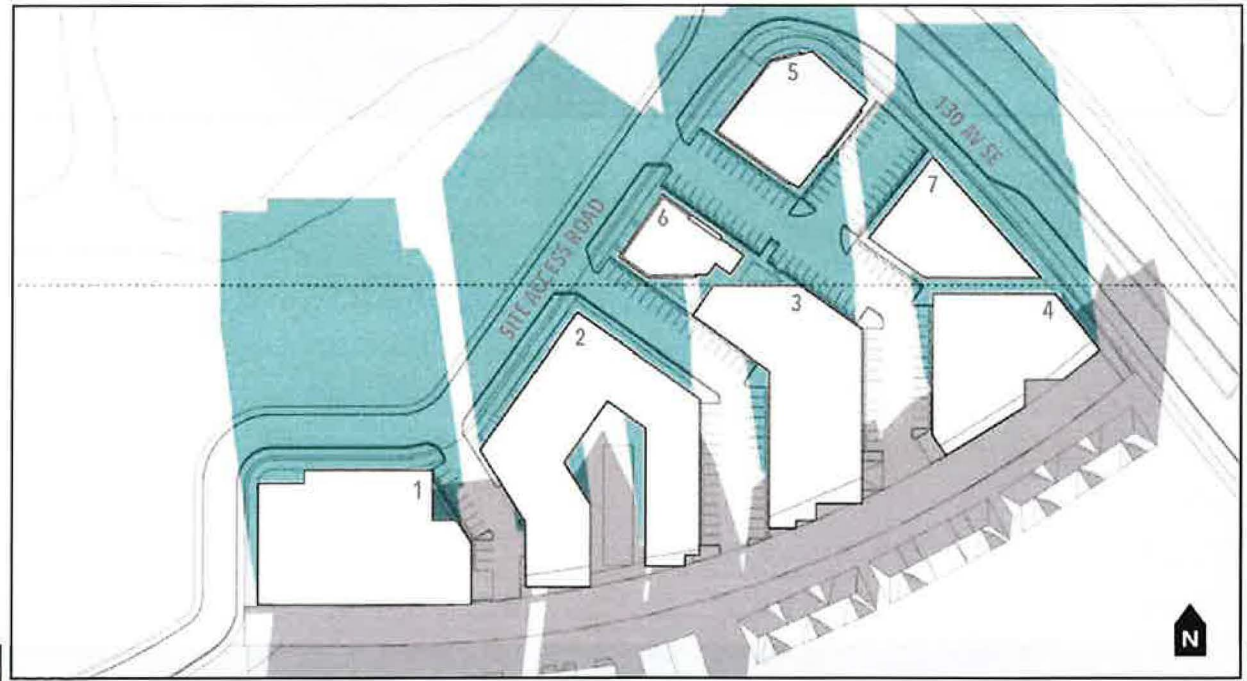
June 21
4:00pm

■ Proposed Shadows
■ Existing Building Shadows



December 21
1:00pm

■ Proposed Shadows
■ Existing Building Shadows



December 21
4:00pm

- Proposed Shadows
- Existing Building Shadows

