



# Public Hearing of Council

Agenda Item: 7.2.23



## LOC2024-0112 /CPC2024-1062

### Policy and Land Use Amendment

December 3, 2024

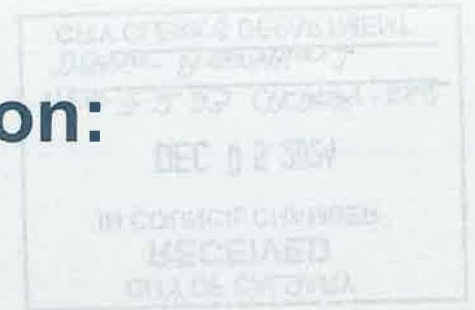
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 05 2024  
ITEM: 7.2.23 CPC2024-1062  
Distrib- Presentation 1  
CITY CLERK'S DEPARTMENT



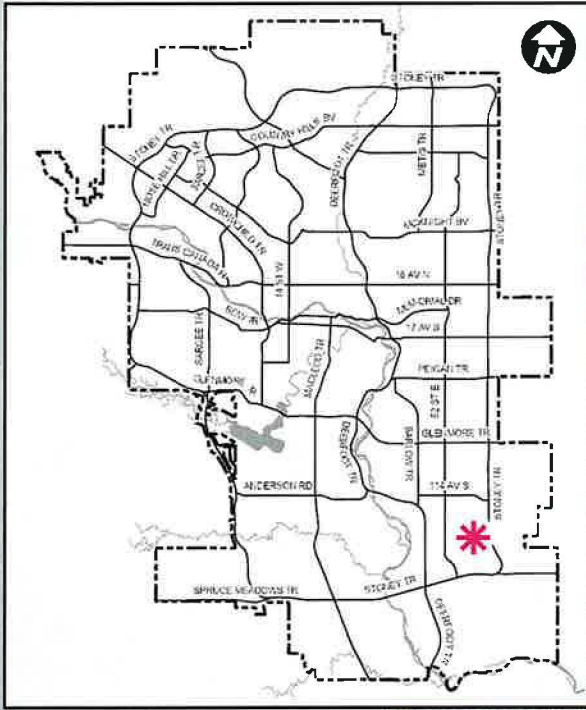
## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 86P2024** for the amendment to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 286D2024** 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.

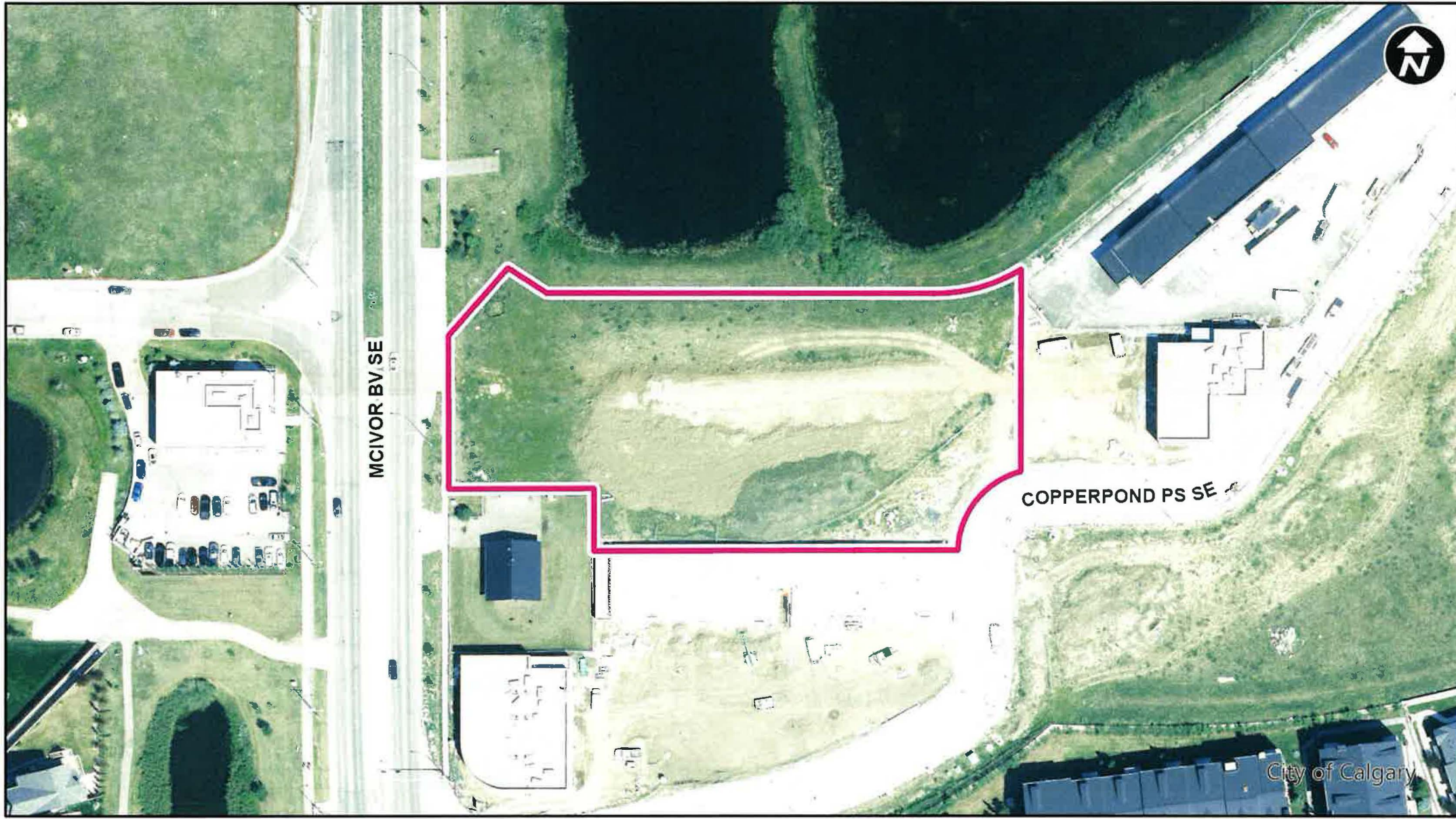






- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow





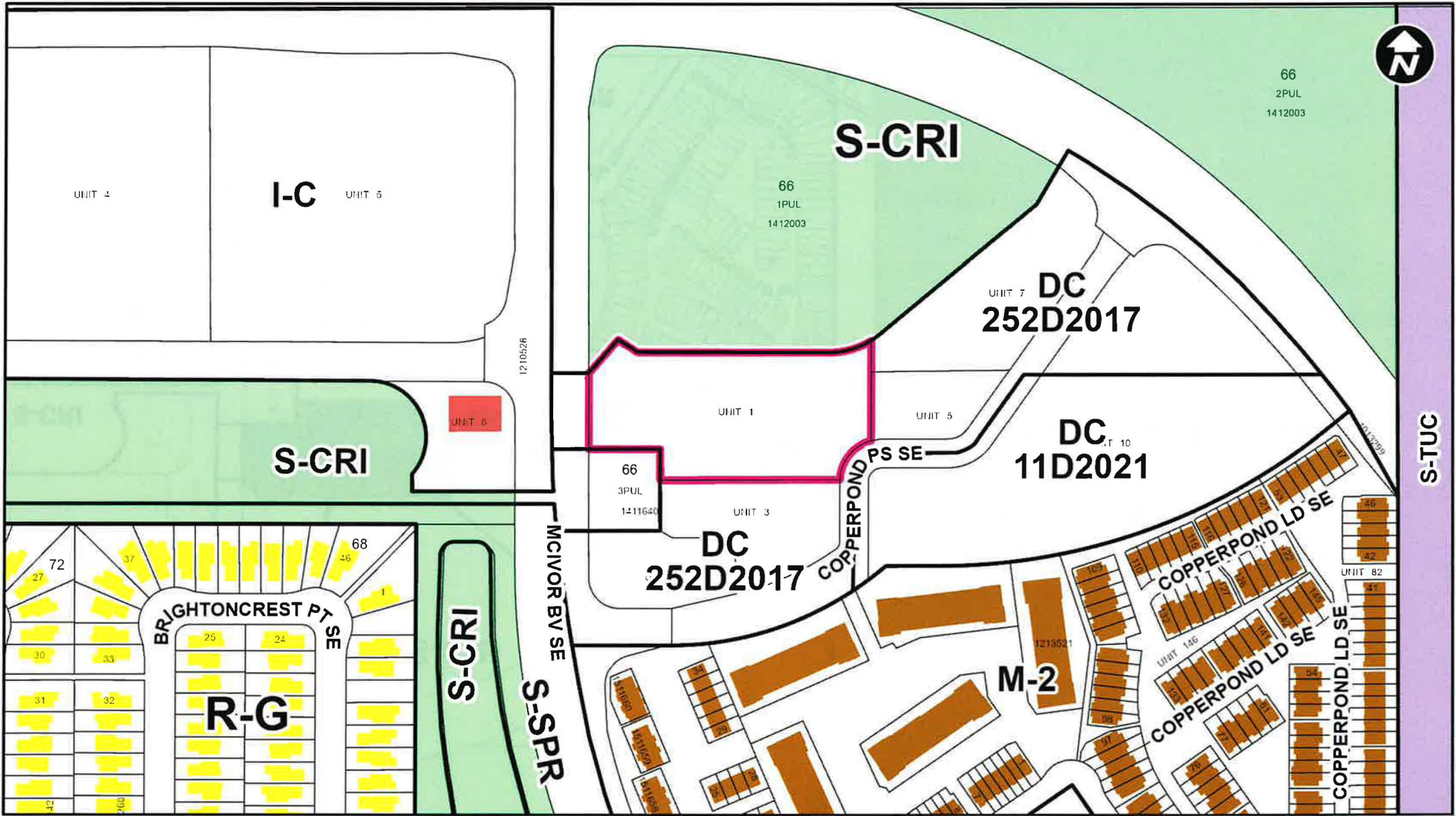
Parcel Size:

0.79 ha  
137m x 62m

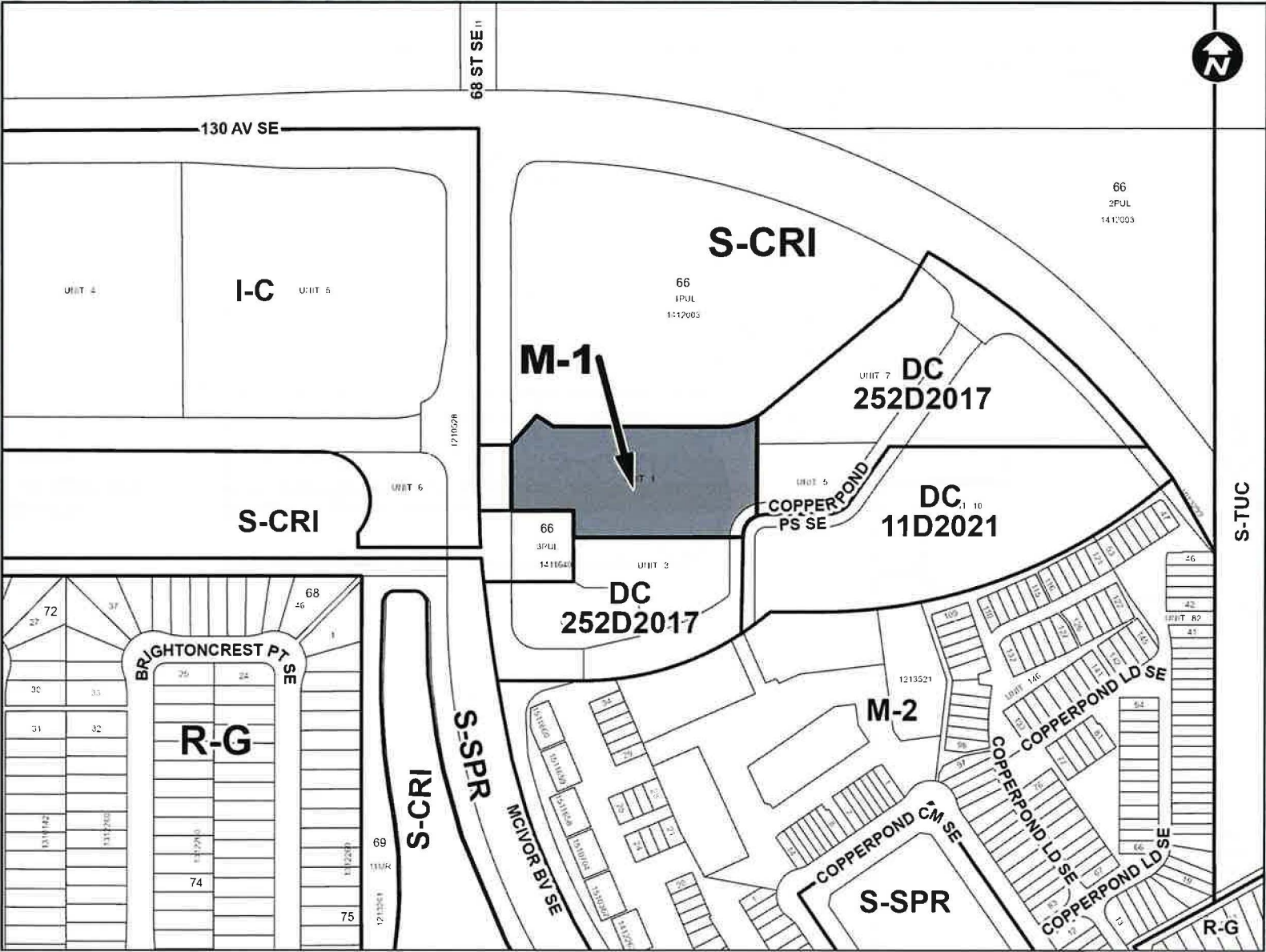


# Surrounding Land Use

- 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



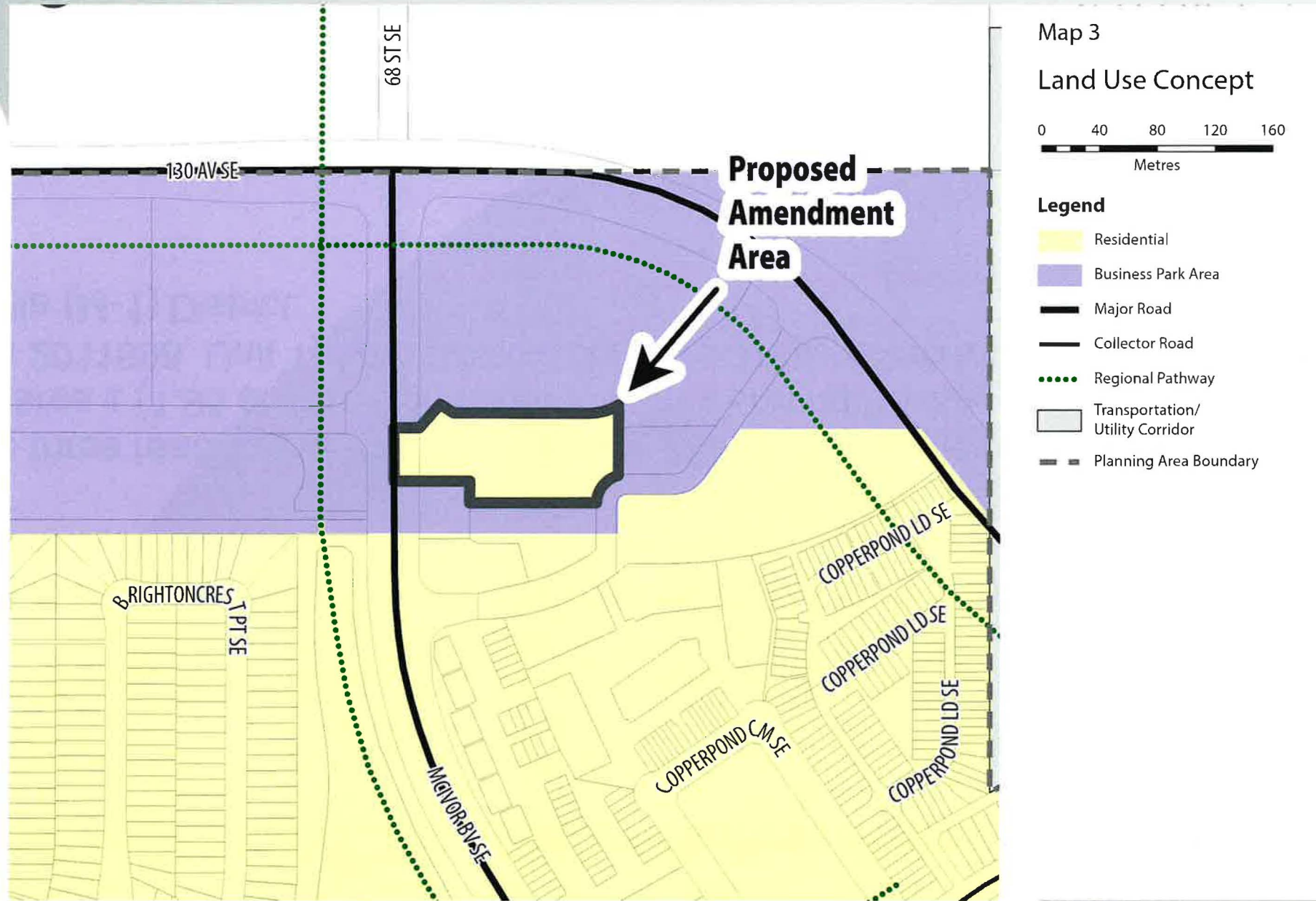




**Proposed Multi-Residential – Low Profile (M-1) District:**

- 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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Supplementary Slides





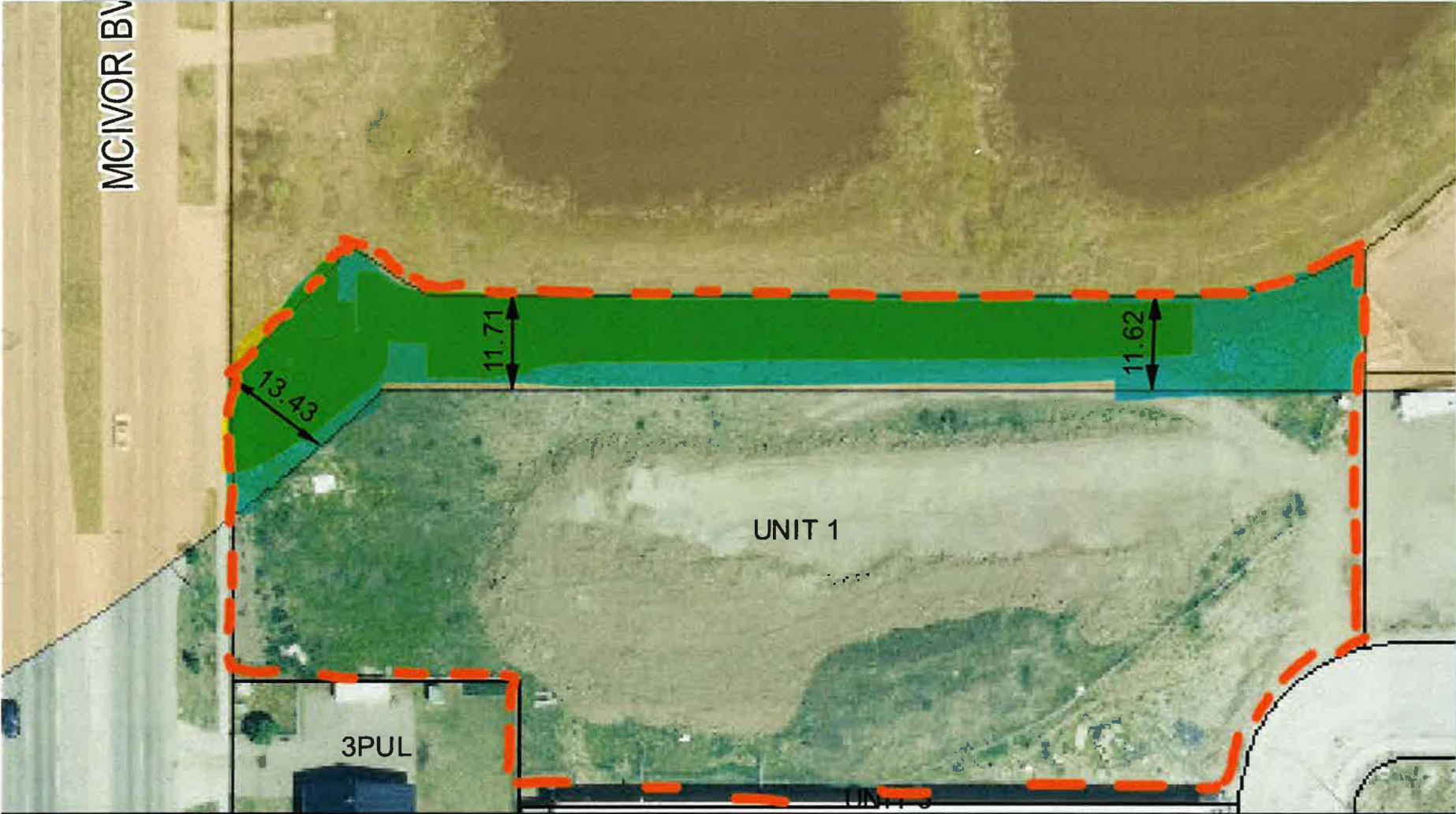
















Updated Site Plan concept with mixed use building to include Child Care Use.

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.