

LAND USE AMENDMENT  
COPPERFIELD (WARD 12)  
COPPERFIELD BOULEVARD SE AND COPPERSTONE ROAD SE  
BYLAW 113D2017

MAP 35SSE

**EXECUTIVE SUMMARY**

This land use amendment application is to accommodate changes to the location of a stormwater retention pond and land use boundaries adjacent to Environmental Reserve in the southeastern most corner of Copperfield.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 February 09

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 113D2017; and

1. **ADOPT** the proposed redesignation of 3.61 hectares  $\pm$  (8.93 acres  $\pm$ ) located at 15920 – 72 Street SE (Portion of SW1/4 Section 35-22-29-4) from Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional infrastructure (S-CRI) District **to** Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 113D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed amendment allows for the reconfiguration of the development area that is in alignment with the goals of the Municipal Development Plan and the East McKenzie Area Structure Plan. The reconfiguration maintains and preserves the existing Environmental Reserve areas and enables residential development at densities appropriate for the area.

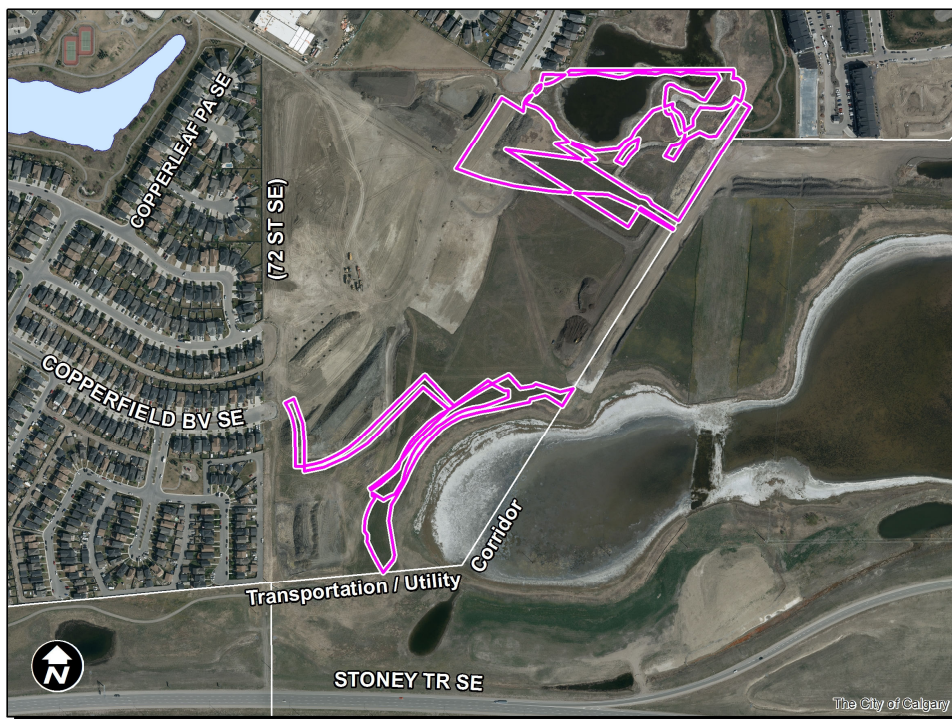
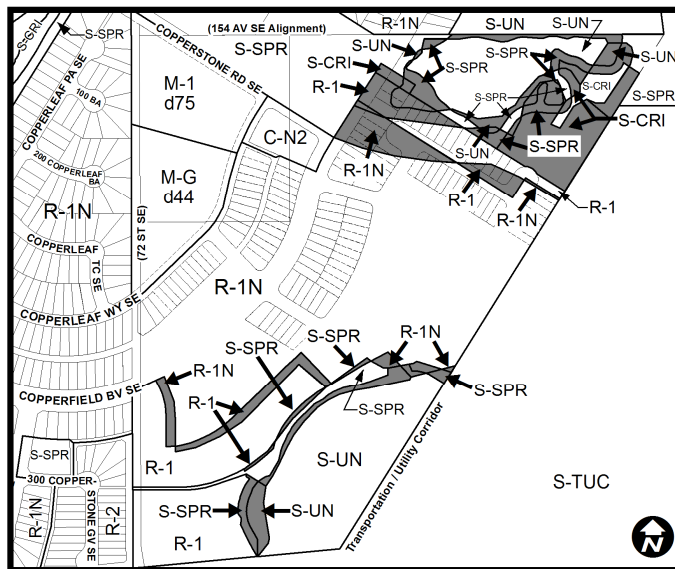
**ATTACHMENT**

1. Proposed Bylaw 113D2017

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**LEGEND**

\* Site Location



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.61 hectares  $\pm$  (8.93 acres  $\pm$ ) located at 15920 – 72 Street SE (Portion of SW1/4 Section 35-22-29-4) from Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional infrastructure (S-CRI) District **to** Residential – One Dwelling (R-1) District, Residential – Narrow Parcel One Dwelling (R-1N) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional infrastructure (S-CRI) District.

**Moved by: S. Keating**

**Carried: 8 – 0**

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**Applicant:**

Vesta Properties (Copperfield) Ltd

**Landowner:**

Vesta Properties (Copperfield) Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

This site is located in the southeastern most corner of the Copperfield community, adjacent to the Transportation and Utility Corridor (TUC) containing Stoney Trail SE. Existing and developing low density residential development currently exists directly west and north of the parcel, with Copperfield School (Calgary Board of Education K-4) located adjacent to the northwestern corner of the site.

There is an approved outline plan in place for the area, and therefore this application proposes amendments to the land use only. An Outline Plan for this parcel, LOC2004-0057, was approved by Calgary Planning Commission at its 2007 January 25 meeting.

Two subdivision applications, for Phases 1 and 2 in the outline plan area that are unaffected by the changes proposed in this application, have been approved by the Subdivision Authority. One subdivision application currently under review for Phase 3 is affected by the changes in this land use amendment application and is on hold.

The road layouts and development areas that deviate from the configuration of the approved Outline Plan are reflected in the non-conforming tentative plan applications to the Subdivision Authority. The current proposed reconfiguration is reflected on the plans in APPENDICES II-IV, however, none of those subdivision applications have been approved.

**LAND USE DISTRICTS**

The proposed land use amendments are to accommodate two distinct areas of change from the original application, one cluster in the northeastern corner to accommodate the relocation of a stormwater retention pond, and one in the southern portion of the plan area to accommodate changes to the boundaries of the Environmental Reserve land.

The amendments in the northern portion of the plan area are a result of separating the storm pond infrastructure completely from the northern Environmental Reserve (ER) parcel. The previous outline plan proposed to use the reconstructed wetland as a storm water retention pond and to use a forebay Public Utility Lot (PUL) adjacent to the eastern boundary of the wetland to deal with sedimentation. The proposed reconstructed wetland was designated as ER on the previous plan because the wetland was to be restored to meet the required wetland standards (see APPENDIX III). The storm pond is now proposed at a location just slightly south and east of the original forebay location, in the northeastern corner of the site (see APPENDIX IV). This change keeps the wetland undisturbed and eliminates a small residential

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cul-de-sac that was originally approved in that location, necessitating the reconfiguration of the adjacent development sites.

In this northern portion of the plan area, one block of Residential – One Dwelling (R-1) District lots will be retained, but in a reconfigured street layout, with the remainder of the residential lots retaining the Residential – Narrow Parcel One Dwelling (R-1N) District designation. Additionally, in order to accommodate the relocated storm pond, as well as adjustments to the shape of the ER parcel, portions of land are proposed to be redesignated to a different configuration of R-1, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District in order to achieve the desired layout.

Changes to the southern portion of the plan area are as a result of shifts in the boundaries of the Environmental Reserve wetland area. The S-UN boundary is proposed to shift further west into the plan area, surrounded (within the plan area) by a 10-metre wide Municipal Reserve (MR) buffer. Redesignations in this area propose a reconfiguration of the land uses S-UN, S-SPR, R-1N and R-1 as shown in APPENDIX II.

## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan.

### Municipal Development Plan (MDP)

The subject site is identified in the Municipal Development Plan (MDP) as Planned Greenfield with Area Structure Plan (ASP). This land use amendment is in line with the policies contained within the MDP.

### East McKenzie Area Structure Plan (ASP)

This site is identified in the East McKenzie Area Structure Plan as a Residential area within “Community C”. The Residential area in this ASP is expected to contain predominantly low and medium density residential development. This land use amendment is in line with the policies contained in the East McKenzie ASP.

## **TRANSPORTATION NETWORKS**

This application is not anticipated to alter the transportation network demand for this area. Reconfiguration of some of the residential streets within the plan area are proposed in the subdivision application that is under review by Administration, but those changes are not expected to affect the overall transportation networks.

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**UTILITIES & SERVICING**

Utilities are available in this area and the plan area will be serviced to current City standards generally in accordance with the existing, approved outline plan (LOC2004-0057). The proposed land use amendment will support the servicing changes that differ from the approved outline plan with respect to the storm water pond and sanitary lift station locations.

**ENVIRONMENTAL ISSUES**

There are no environmental concerns resulting from these proposed land use amendments. The physical separation of the storm pond from the Environmental Reserve site in the north portion of the plan area enables the preservation of that area as a naturalized wetland, and the boundary adjustment for the southern wetland preserves that area in its current location.

**ENVIRONMENTAL SUSTAINABILITY**

None.

**GROWTH MANAGEMENT**

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

This application was circulated to the Marquis de Lorne Community Association and no comments were received.

**Citizen Comments**

The application was circulated to adjacent property owners and no comments were received.

**Public Meetings**

No public meetings were required nor held in association with this application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Vesta Properties (Copperfield) Ltd (VESTA) purchased the entire LOC2004-0057 plan area in 2014, and have proceeded to work with city administration to bring forward land use amendments that update aspects of the LOC2004-0057 Plan that no longer conform to existing City of Calgary policy.

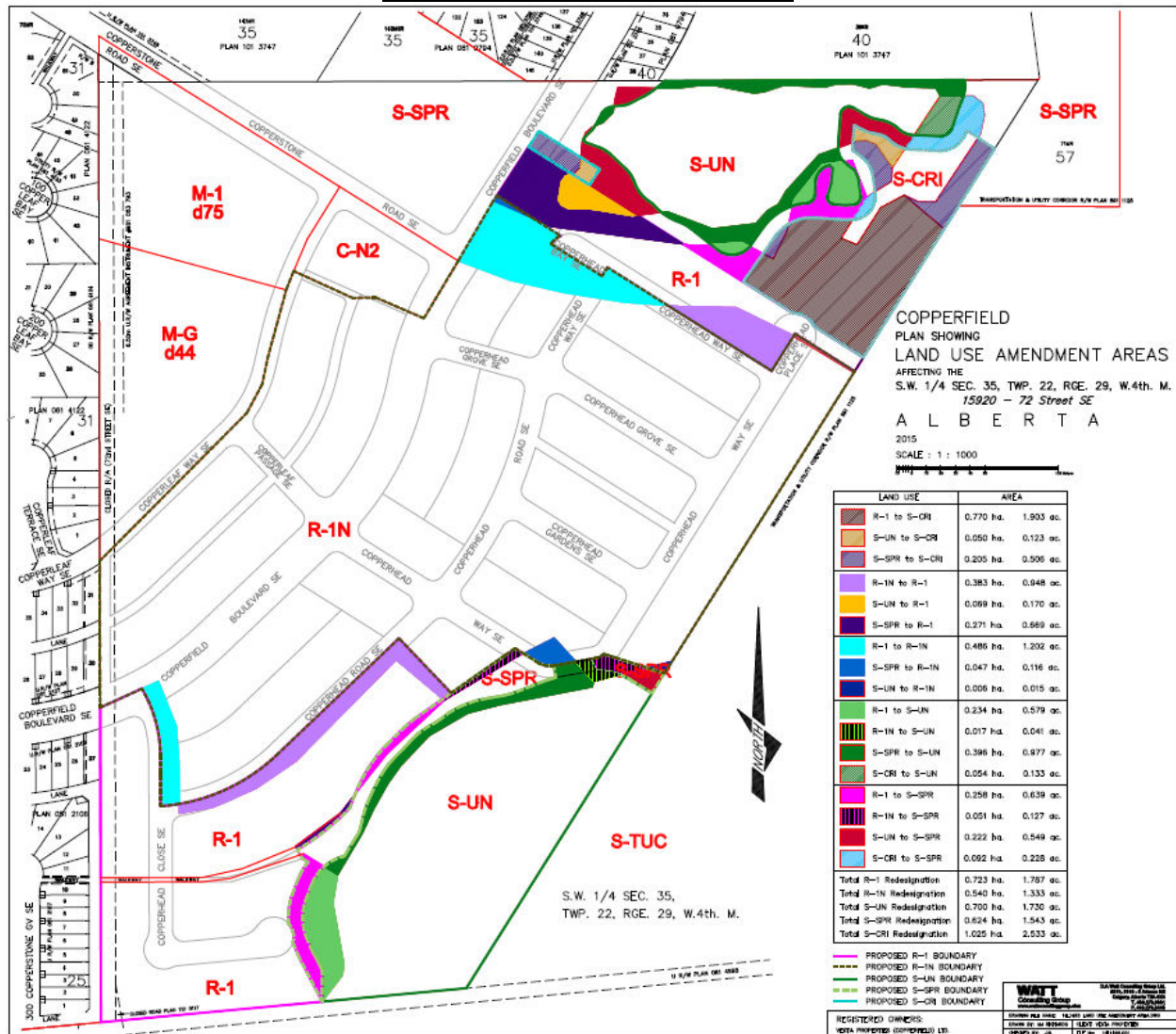
Subsequent to the approval of the Outline Plan for this portion of Copperfield in 2007, it has remained undeveloped while the surrounding community began build out. The proposed development area has existing neighbours who have lived in Copperfield for 5-10 years.

The enclosed Land Use Amendment application is to re-designate minor areas within our Copperfield development that received land use as part of an overall Outline Plan Bylaw 28Z2007 (LOC2004-0057) application in 2007. The land use granted in 2007 for the area subject to this application has not been significantly changed or altered. VESTA is seeking simply to re-designate portions of the site in order to bring them into alignment with the current layout and proposed land uses.

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APPENDIX II  
LAND USE AMENDMENT PLAN



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**APPENDIX III**  
**CURRENT LAND USE LAYOUT**



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