

Policy Amendment and Land Use Amendment in Copperfield (Ward 12) at multiple addresses, LOC2020-0101

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).

HIGHLIGHTS

- This application proposes the redesignation of the subject site to allow for commercial and residential development and provide an appropriate transition between adjacent industrial to residential lands.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the objectives of the *Revised East McKenzie Area Structure Plan*.
- What does this mean to Calgarians? This would allow more commercial uses and more housing options in the area, making more efficient use of the land.
- Why does this matter? More efficient use of land means less money is spent per person by The City to provide services, and more housing and commercial options helps give Calgarians more choices in close proximity to their homes.
- An amendment to the *Revised East McKenzie Area Structure Plan* is required.
- There is no previous Council direction for this site.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by CivicWorks on behalf of Capital Bridge Inc on 2020 July 17. The approximately 1.37 hectare site is situated in the community of Copperfield, adjacent to McIvor Boulevard SE on the west and 130 Avenue SE on the north and east.

The proposed DC Direct Control District uses the rules from the Mixed Use - General (MU-1f2.5h22) District, which provides opportunities for a mix of commercial and residential uses in the same building. The proposed DC Direct Control District includes a maximum floor area ratio of 2.5 and a maximum building height of 22 metres (approximately 6 storeys) with a requirement for building step-backs above 16 metres. The DC Direct Control District also includes a requirement for a 10 metre landscaped buffer from the existing residential development to the south of the subject site, which is currently in place with the existing DC District.

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No development permit has been submitted for the development of this site at this time. An amendment to Map 3: Land Use Concept in the *Revised East McKenzie Area Structure Plan* is required to accommodate the proposed land use redesignation.

More details about this land use amendment application and surrounding site context is provided in Attachment 1 (Background and Planning Evaluation).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate.

The applicant created an outreach website for the project and delivered 650 mailouts to nearby residents to solicit feedback on the proposal. Email and telephone lines were also set up to receive feedback, and the results of the applicant's outreach are detailed in the Outreach Summary in Attachment 5. The applicant also met with the Copperfield-Mahogany Community Association and advertised the proposal in the New Brighton, Copperfield and Mahogany newsletters.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#) and notification letters were sent to adjacent landowners.

Administration received thirty letters from the public in response to this application. One letter was in support of the proposal, and 29 noted concerns. Concerns noted in the comments were related to the perception that there is already enough multi-residential development in the area, and therefore adding more multi-residential development could decrease property values. Other comments noted concerns with both current and future traffic and parking in the area, and future overcrowding in schools and other area amenities. The comments were generally in favour of commercial development in the area, notably supportive of restaurants and retail development.

No comments from the Copperfield-Mahogany Community Association were received at the time of writing of this report.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Copperfield and provides more diversity in housing opportunities as well as more commercial services in close proximity to the existing neighbourhoods. The proposed land use amendment enables the development of mixed-use buildings with more diverse housing opportunities, additional retail and commercial services in close proximity to existing residents, and employment opportunities within the Copperfield community.

Environmental

This application does not include any specific actions that address objectives of the *Climate Mitigation Action Plan*. Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be further pursued at the development permit stage.

Economic

The development of these lands will enable a more efficient use of land and introduce additional amenities for the community and greater area.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Revised East McKenzie ASP
3. Proposed DC Direct Control District
4. Applicant's Submission
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform