

# Calgary Planning Commission

Item 7.2.3

LOC2020-0101, CPC2020-1348

35, 47, 59, 69 Copperpond PS SE

**Prepared on Behalf of**

Falcon Real Estate Holdings Ltd. (Eagle Crest)



FAAS

# Site Context + Amenity Provision

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 03 2020  
ITEM: *7.2-3 CR 2020-1348*  
*Distribution*  
CITY CLERK'S DEPARTMENT



- PROXIMITY TO HIGHER ORDER ROADS
- PROXIMITY TO EXISTING + FUTURE TRANSIT, CONNECTING RIDERS TO BRT + FUTURE GREEN LINE LRT SERVICE
- ADJACENCY TO MULTIMODAL PATHWAYS
- NEAR OPEN SPACE, PARKS + COMMUNITY AMENITIES
- COMMERCIAL + MULTI-RESIDENTIAL DEVELOPMENT CONTEXT

	HIGHER ORDER ROADS
	BUS ROUTE
	BUS STOP (EXISTING)
	BUS STOP (CONSTRUCTED FOR FUTURE SERVICE)
	CYCLE INFRASTRUCTURE (EXISTING)
	CYCLE INFRASTRUCTURE (FUTURE)

**N**

# Applicant-Led Stakeholder Outreach

## Outreach Strategies

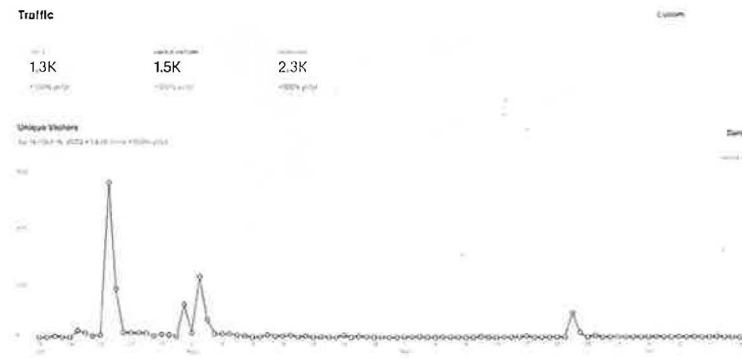
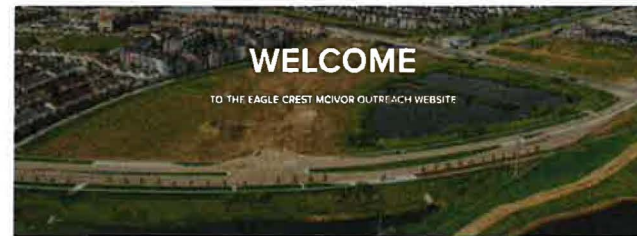
-  Project Website, Email Inbox, + Feedback Form
-  On-Site Signage
-  Hand Delivered Mailers
-  Community Newsletter Advertorial
-  Project Phone Line + Voicemail
-  Online Information Session
-  Copperfield CA, Ward 12 Office Meetings
-  What We Heard Report

## By The Numbers

	<b>575</b> Mailers Delivered		<b>1</b> On-Site Sign Installed		<b>12,600</b> Household Newsletters
	<b>1,536</b> Website Visitors		<b>26</b> Email Exchanges		<b>2</b> Stakeholder Meetings

## Key Feedback Themes

- Building Height + Interfacing Considerations with existing multi-residential neighbours
- Neighbourhood Traffic + On-Site Parking
- Desire for service-oriented Commercial Uses



**Hello Copperfield + New Brighton!**  
A new development is proposed in/near your communities.

**About the Proposal**  
Located at 14130 McVor BV SE, a land use redesignation is being proposed by Falcon Real Estate Holdings to facilitate mixed-use, multi-residential development. The proposal represents a thoughtful transition of land use from existing multi-residential development south of the site to planned commercial-industrial use to the north. It will also integrate interface features between the proposal site and existing multi-residential neighbours.

**Online Information Session**  
Between July 15 - October 15 2020, information session materials providing detail on the proposal will be available for online review at [www.mcvorvyc.com](http://www.mcvorvyc.com). The project team will not be holding an in-person event to prevent the spread of COVID-19 but will instead provide a variety of methods for stakeholders to get in contact. We look forward to receiving feedback and engaging in discussions with stakeholders via website feedback portal, by email or phone. We hope to hear from your Contact Information below.

**Find out more and share your thoughts!**  
[www.mcvorvyc.com](http://www.mcvorvyc.com)  
[engage@mcvwork.ca](mailto:engage@mcvwork.ca)  
587.747.0317

COPPERFIELD MARGARYT 1 AUGUST 2020 11

**Hello Copperfield + New Brighton!**  
A land use red application is proposed in your community.

**LAND USE CHANGE APPLICATION**  
Located at 14130 McVor BV SE, a land use redesignation is being proposed by Falcon Real Estate Holdings to facilitate mixed use, multi residential development.

Between July 15 - October 15 2020, Information Session materials providing detail on the proposal will be available for online review at [www.mcvorvyc.com](http://www.mcvorvyc.com). The project team is providing a variety of physically distanced + digital platforms for stakeholders to get in contact with questions, comments and feedback on the proposal. We hope to hear from you!

**VISIT:** [www.mcvorvyc.com](http://www.mcvorvyc.com)  
**EMAIL:** [engage@mcvwork.ca](mailto:engage@mcvwork.ca)  
**PHONE:** 587.747.0317

**Calgary**

This application is currently under review by The City of Calgary. The applicant is responsible for leading community outreach efforts connected to their proposal.

Visit <https://map.calgary.ca> and navigate to the site to stay up to date on application status.



**Site Plan + By the Numbers**



**BUILDING HEIGHT + INTENSITY**

<b>22m</b>	<b>4-6</b>	<b>2.5</b>
Maximum Height	Storeys	Maximum Site FAR



**SITE COMPOSITION**

<b>±380</b>	<b>±40</b>	<b>±650m<sup>2</sup></b>
Dwelling Units	Live Work Units	Commercial Space

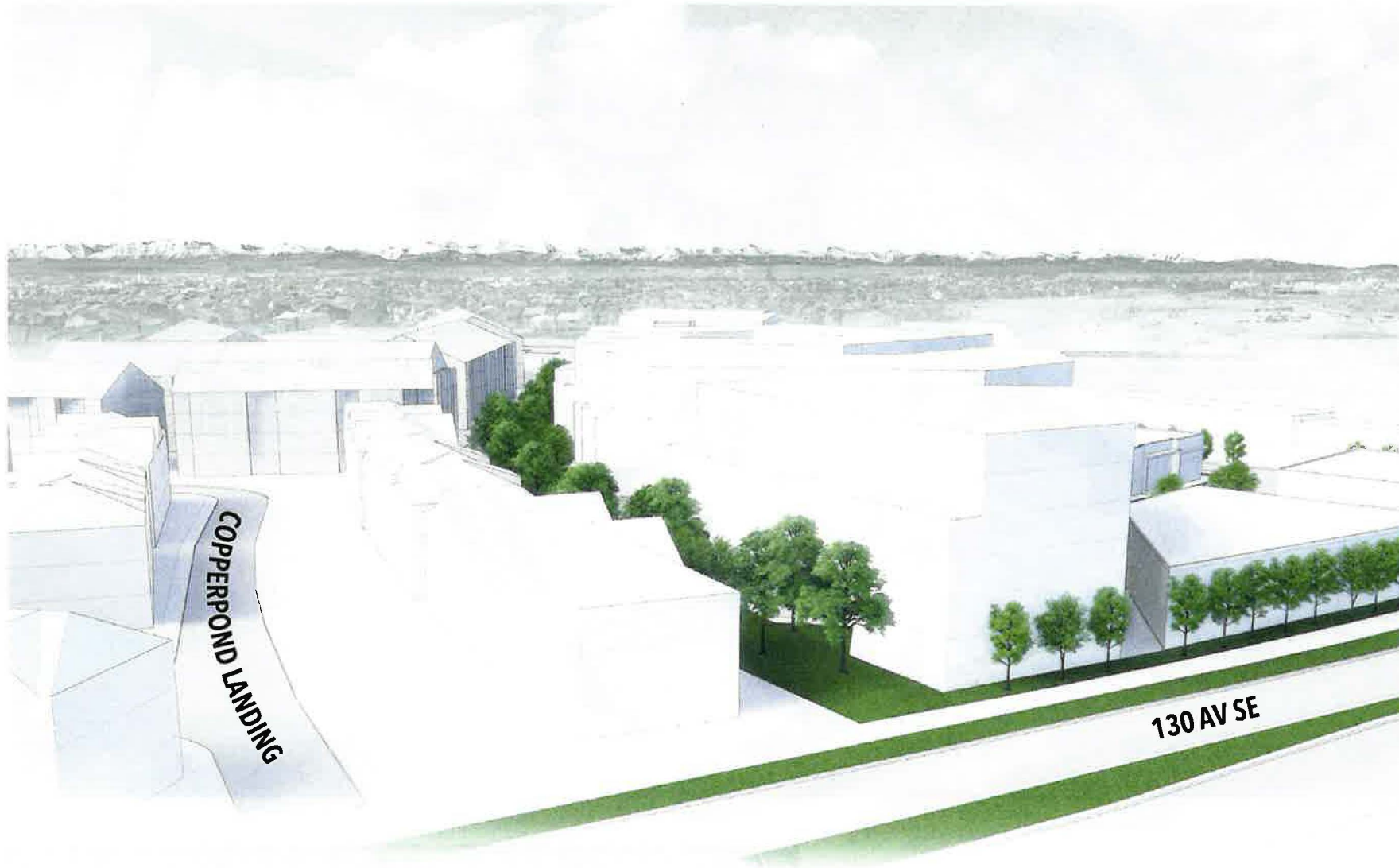


**ON-SITE PARKING**

<b>±455</b>	Parking Stalls (376 bylaw requirement)	
<b>±85</b>	<b>±370</b>	
At-Grade Stalls	Underground Parkade Stalls	

**Conceptual Massing: View North Towards Site**

- 4-6 storey stepped back built form proposal, massed in context with neighbouring 3-4 storey multi-residential forms
- 10m landscaped buffer separating proposal from existing buildings

**Conceptual Massing: View West along 10m Landscaped Buffer**

- Existing 3 storey townhouse and 4 storey condominiums massed against 10m landscaped buffer (left)
- McIvor proposal massed against 10m landscaped buffer (right) with stepback interface rule at 16m (4 storeys) within 4m of landscaped buffer

# Transportation Impact Assessment

## Key Findings

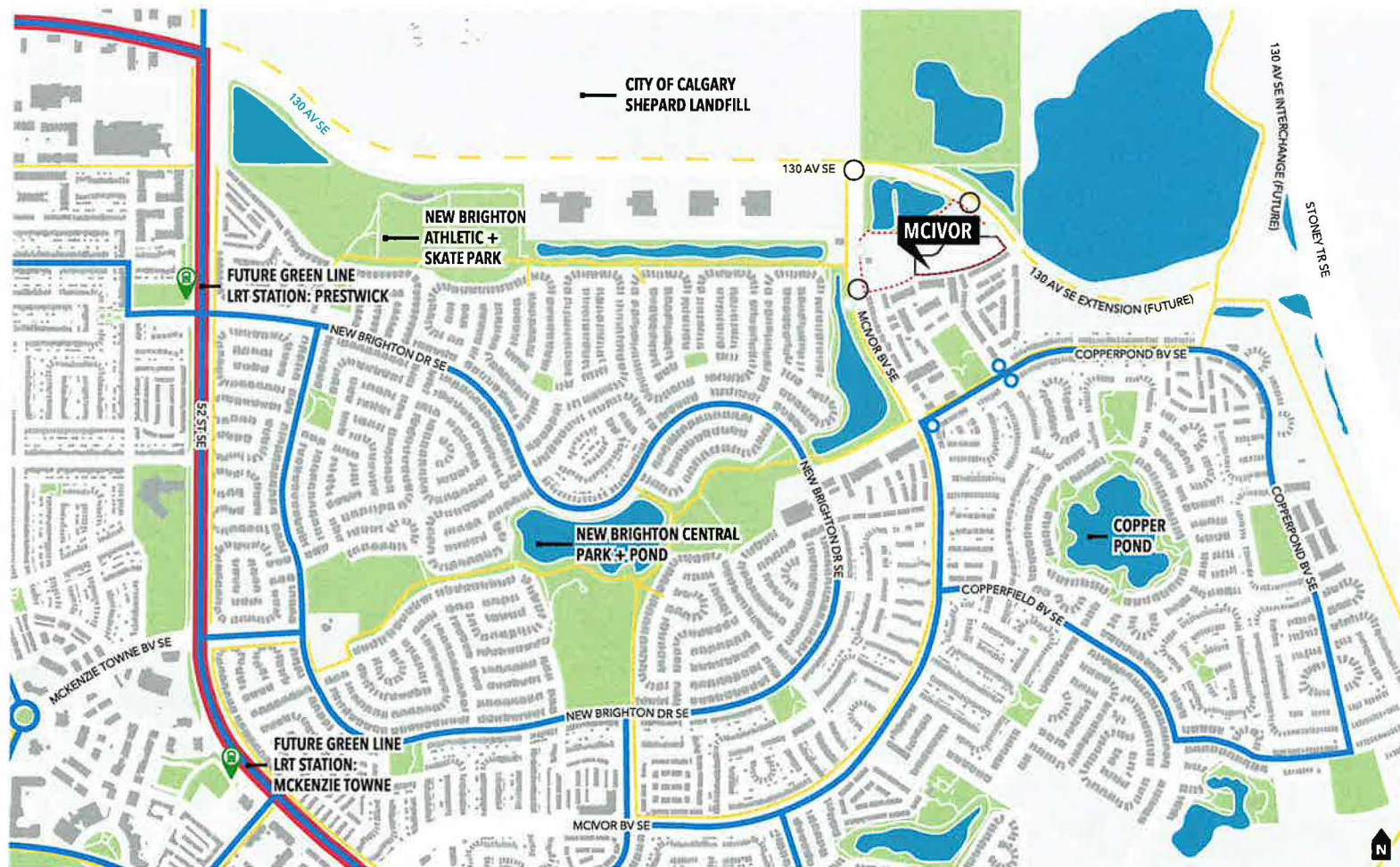
- The TIA found that the additional traffic generated by the 2020 McIvor proposal for mixed-use multi-residential forms did not change the recommendations of the 2019 TIA.
- Required to support the future development is the developer-funded signalization (with controlled pedestrian crossing) of the McIvor BV SE and Site Access Road intersection on Opening Day.

## Intersection Upgrades



- TIA Study Area
- ⊗ Opening Day Intersection Improvements
- ⊙ Long Term Intersection Improvements

## Existing Active Modes Provision in Copperfield + New Brighton

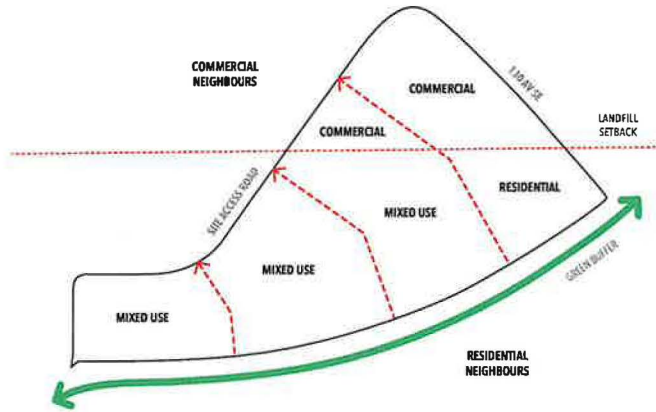


- TIA Study Area
- TIA Study Intersections
- 📍 Future Green Line LRT Stops
- 📍 Future Site Transit Stops
- Existing Transit
- Existing BRT 302/Future Green Line LRT
- 🚶 Nearest Existing Transit Stops
- Existing Cycle Network
- Future Cycle Network

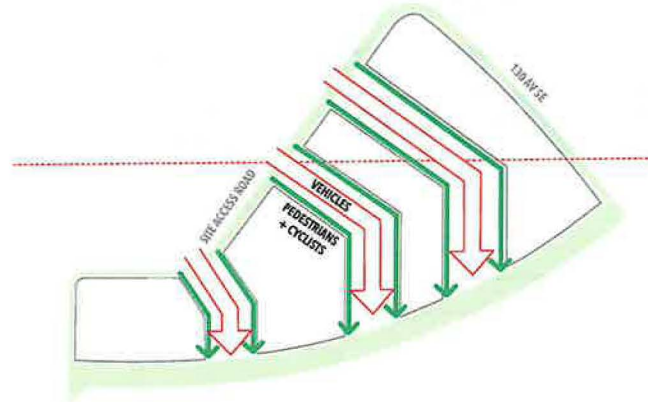
# Supplementary Materials



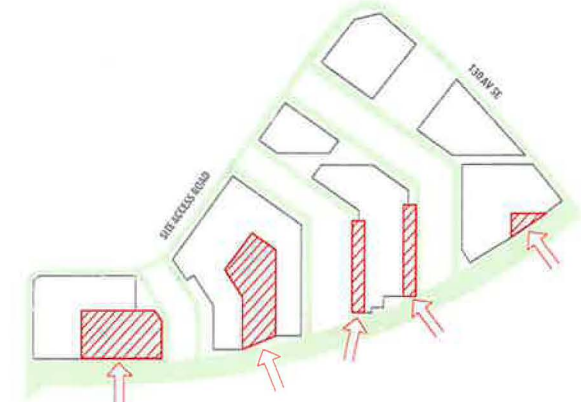
# Design Moves



1 ESTABLISH A TRANSITION OF USE



2 FOCUS ON ALL-MODES CONNECTIONS THROUGH SITE



3 ERODE MASS TO CREATE INTERESTING BUILDING FORMS

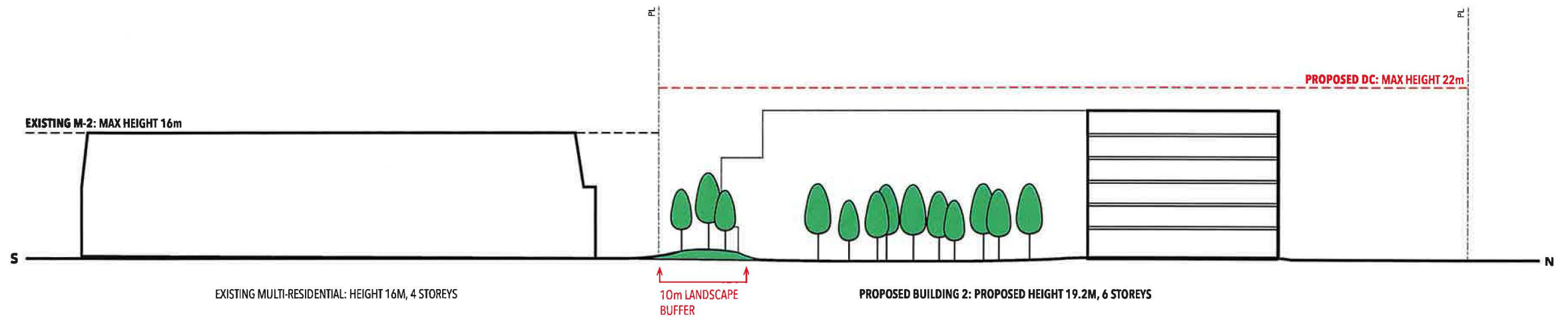
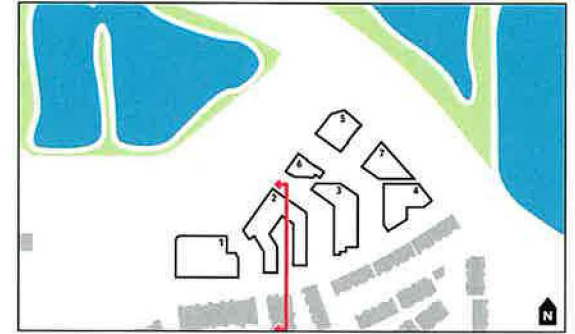


4 ADDITIONAL CARVING TO INTERFACE WITH LOWER PROFILE NEIGHBOURS



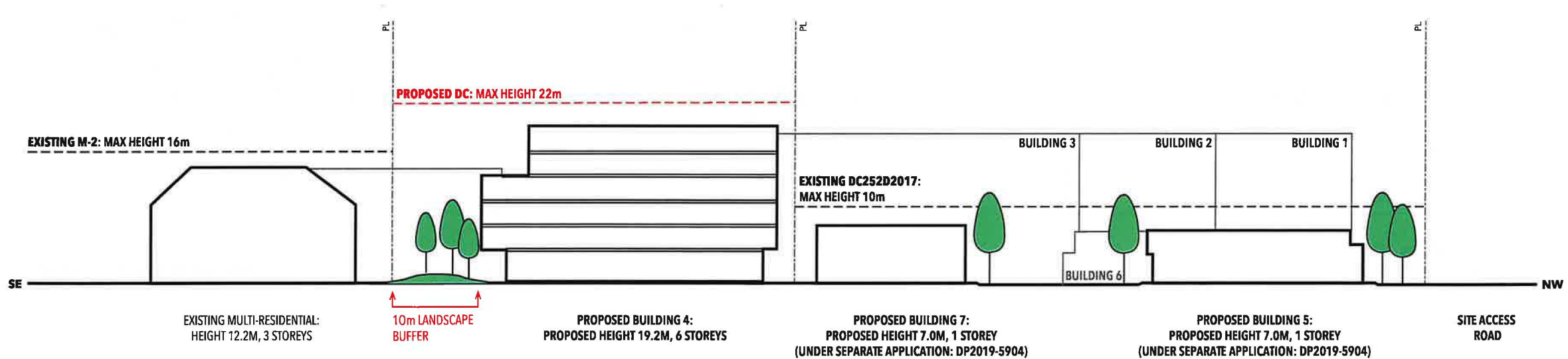
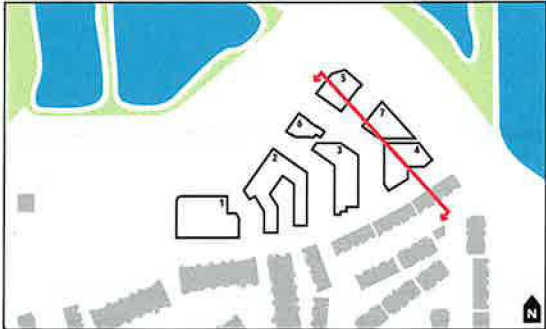
5 GREEN THE SITE

# Block Proportion Study



\*Diagrams are for illustrative purposes only.

# Block Proportion Study

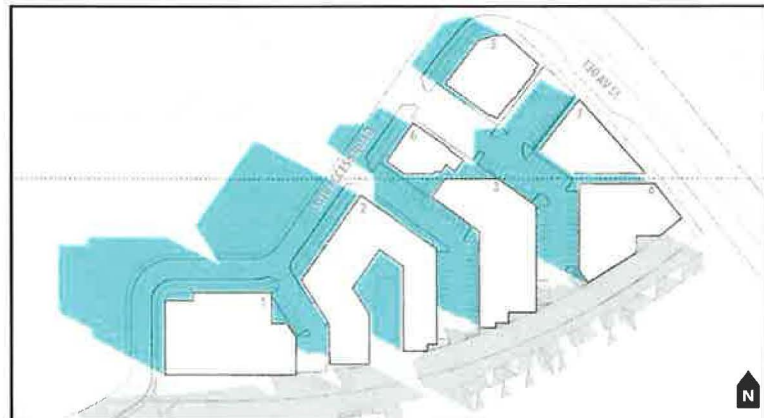


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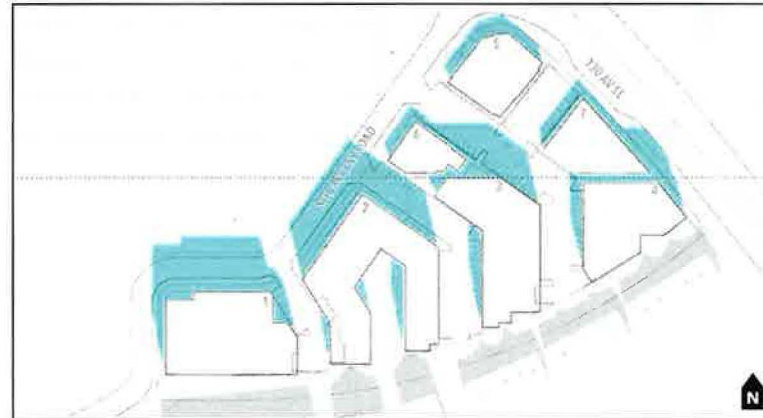
# Sun-Shadow Studies - Spring/Autumn

MARCH 21 & SEPTEMBER 21

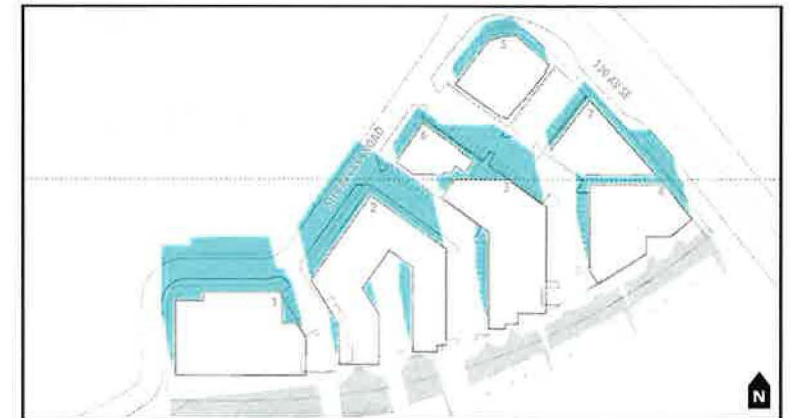
SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT



10:00 AM



1:00 PM



4:00 PM

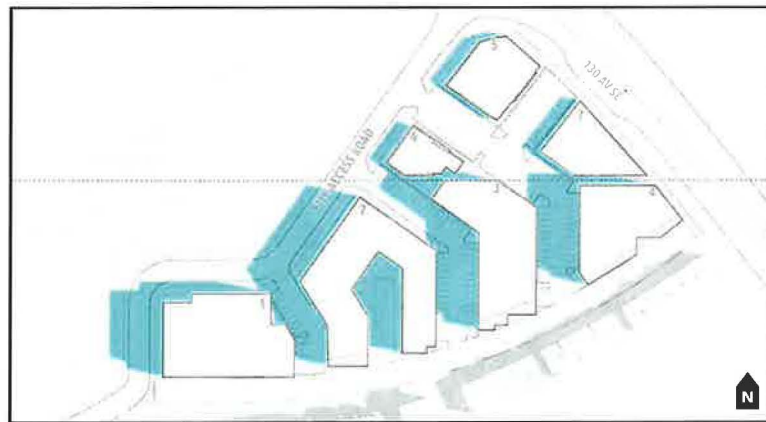
**NOTES:** Buildings 5, 6, + 7 are part of a separate Development Permit application (DP2019-5904) already submitted by project team for the lands located north of the dashed landfill setback line. The shadows cast by these buildings have been included for reference.

Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements and account for daylight savings.

Sun-Shadow Studies - Summer

JUNE 21

SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT



10:00 AM



1:00 PM



4:00 PM

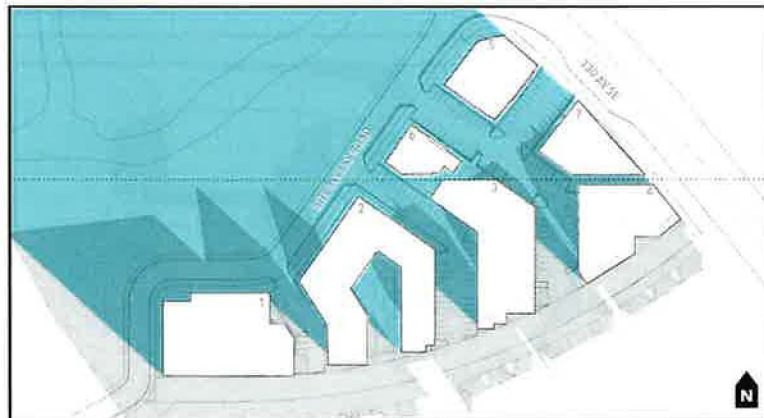
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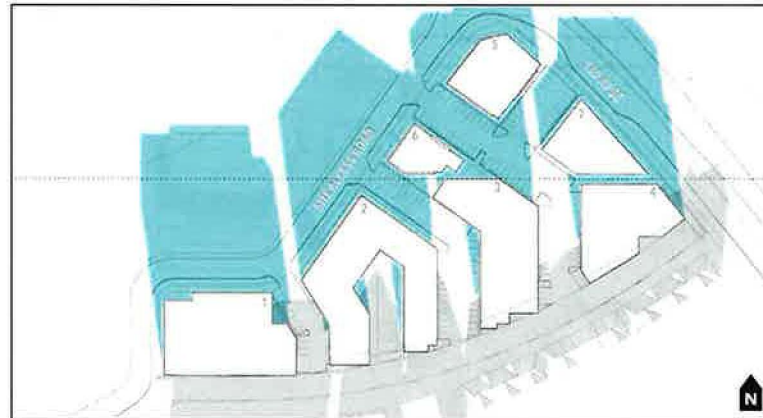
# Sun-Shadow Studies - Winter

DECEMBER 21

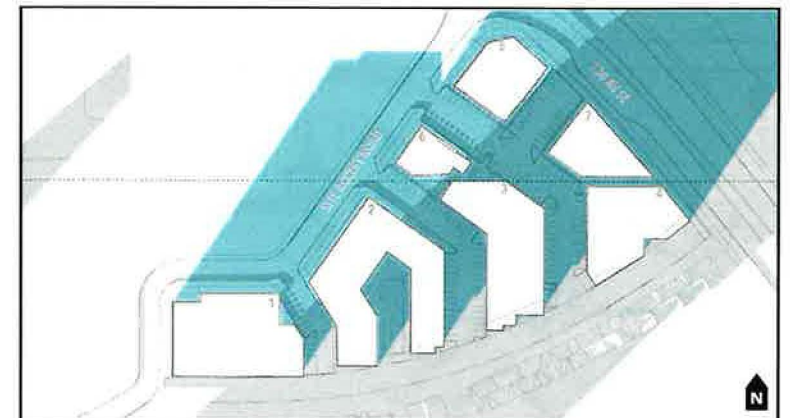
SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT



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