

Applicant's Submission

October 21, 2020

The proposed Land Use Redesignation (LOC) site is located on vacant, undeveloped land in the City of Calgary community of Copperfield at 14130 Mclvor BV SE. The site (which we're calling Mclvor) is composed of a 1.50 hectare portion of a 4.44 hectare parcel and is situated between recently developed 2.5-4 storey multi-residential buildings to the south and recently approved and active Development Permits (DP) for commercial-industrial development to the north. Mclvor is located in a context of community amenities including parks, sports fields, pathways and open spaces, schools, and existing and planned commercial and multi-residential development. It is also located adjacent to two higher order roads (Mclvor BV SE, 130 AV SE) capable of handling increased vehicle volumes. Local transit service is provided 450m away and connects to high frequency BRT 302 service and future Green Line LRT stations along 52 ST SE.

Mclvor is currently designated DC252D2017, which allows for development of commercial industrial buildings. The proposed redesignation to a Direct Control (DC) District with base District MU-1f2.5h22 will allow for mixed-use, multi-residential development with a maximum site FAR of 2.5 and maximum building height of 22.0m. This LOC could be facilitated using a standard MU-1 District. However, the project team requires a redesignation to Direct Control to retain DC252D2017 interfacing components that minimize development impact on neighbouring multi-residential buildings, most notably through a 10m landscaped buffer along the south property line and the inclusion of a new setback rule that introduces a 16.0m (four storey) maximum height within 4.0m of the landscaped buffer. To achieve the redesignation, it has been determined in consultation with The City that a minor, map-based amendment to the East Mackenzie ASP will also be required.

While no concurrent DP has been submitted in support of this proposed LOC, the project team has shared a level of design detail (conceptual visualizations, site plan, section studies, sunshadow studies) with the LOC that provides stakeholders a strong understanding of what the ultimate design will be. The development concept for Mclvor proposes four separate multi-residential buildings, three of which will integrate a vertical mix of use. At grade, +/-650 sq.m. of commercial space and +/-40 live work units are proposed near a site access road along the northern edge of the site, while residential dwelling units are proposed closer to existing multi-residential neighbours to the south. +/-380 dwelling units are proposed in four buildings that each measure six storeys. Stepbacks will be utilized along south building elevations to better interface with existing multi-residential neighbours across the 10m landscaped buffer. Mixed Use bylaw parking requirements will be met and exceeded in the proposal via provision of +/-455 parking stalls at grade and in underground parkades.

The project team has undertaken a best practice stakeholder outreach program in Copperfield. Outreach commenced upon submission of the LOC on July 17, 2020 and has provided a variety of digital + distanced opportunities across a number of platforms for stakeholders to learn about the vision and to share their comments and questions with the project team.

In person outreach for Mclvor has generally been avoided in alignment with government recommendations regarding COVID-19 (apart from a meeting with the Copperfield Community Association on October 15). In response, the project team has made itself available by phone, email, and through an online outreach portal (www.mclvoryyc.com), which hosted a digital Information Session from July 17 to October 15. A substantial amount of stakeholder input has been collected and compiled in a What We Heard Report, which summarizes the project team's outreach strategies and timeline, logs verbatim feedback and exchanges with stakeholders, and responds to common feedback themes. A condensed version has been included as an attachment to this report.