

LAND USE AMENDMENT  
COPPERFIELD (WARD 12)  
COPPERSTONE ROAD SE AND COPPERLEAF WAY SE  
BYLAW 85D2016

MAP 35SSE

**EXECUTIVE SUMMARY**

This Land Use Amendment seeks to redesignate a Multi-Residential parcel from Multi-Residential – At Grade Housing (M-Gd44) District and Multi-Residential – Low Profile (M-1d75) District to Multi-Residential – At Grade Housing (M-Gd55) District to allow for a comprehensive townhouse development.

**PREVIOUS COUNCIL DIRECTION**

None

**ADMINISTRATION RECOMMENDATION(S)**

2016 February 25

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 85D2016; and

1. **ADOPT** the proposed redesignation of 2.88 hectares  $\pm$  (7.11 acres  $\pm$ ) located at 15010, 15414 and 15920 – 72 Street SE, 7299 – 146 Avenue SE, and 7298 Marquis of Lorne Trail SE (NW1/4 Section 35-22-29-4; Portion of Plan 9810586, Lot 1; Portion of SW1/4 35-22-29-4; Portion of Section 22-29-4, OT) from Multi-Residential – Low Profile (M-1d75) District, Multi-Residential – At Grade Housing (M-Gd44) District **to** Multi-Residential – At Grade Housing (M-Gd55) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 85D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in conformance with the Municipal Development Plan (MDP) and the Revised East McKenzie Area Structure Plan (ASP) and allows for a development that is more sensitive to the scale and form of the adjacent residential area.

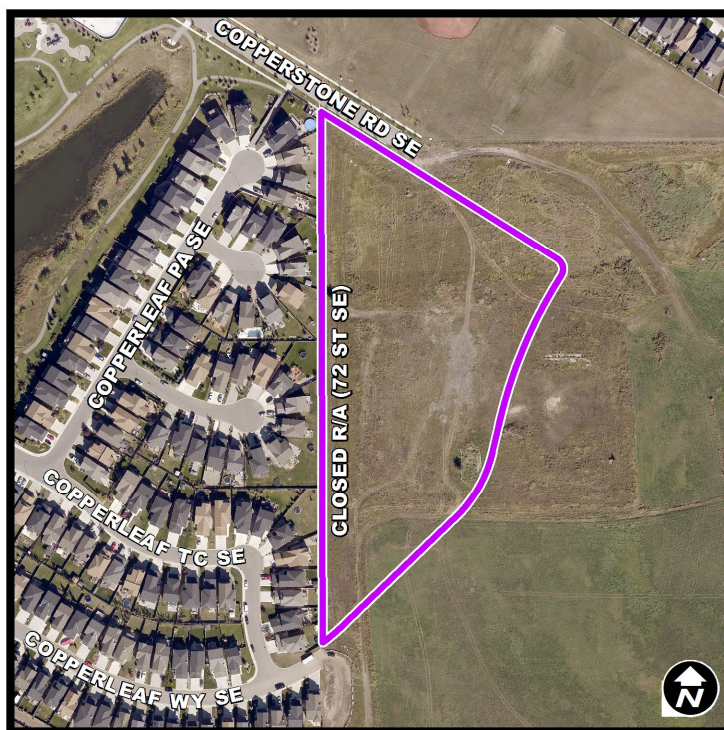
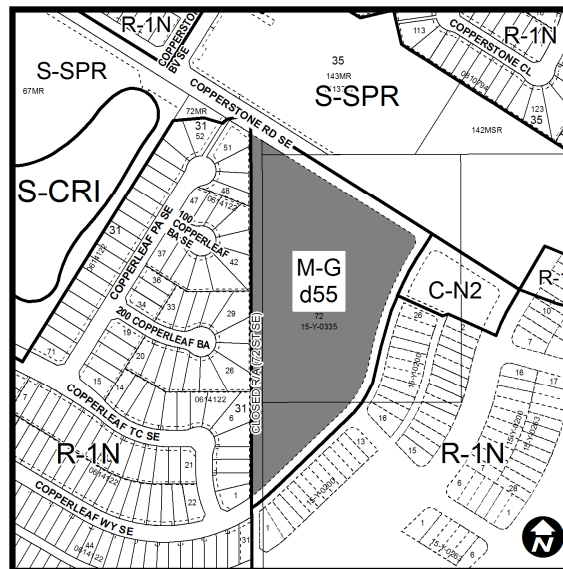
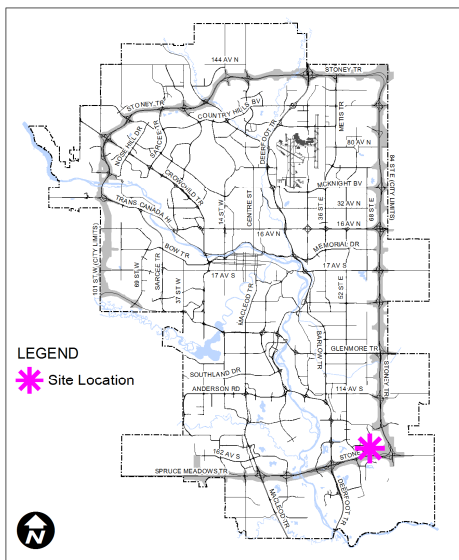
**ATTACHMENTS**

1. Proposed Bylaw 85D2016
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.88 hectares  $\pm$  (7.11 acres  $\pm$ ) located at 15010, 15414 and 15920 – 72 Street SE, 7299 – 146 Avenue SE, and 7298 Marquis of Lorne Trail SE (NW1/4 Section 35-22-29-4; Portion of Plan 9810586, Lot 1; Portion of SW1/4 35-22-29-4; Portion of Section 22-29-4,OT) from Multi-Residential –Low Profile (M-1d75) District, Multi-Residential – At Grade Housing (M-Gd44) District **to** Multi-Residential – At Grade Housing (M-Gd55) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

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**Applicant:**

Vesta Properties (Copperfield) Ltd

**Landowner:**

Vesta Properties (Copperfield) Ltd

## **PLANNING EVALUATION**

### **SITE CONTEXT**

This application proposes a Land Use Amendment for a 2.88 hectare (7.11 acre) portion of Copperfield. The land is bounded on the west side by existing single detached residential development, built between 2007 and 2009. To the north is the future Copperstone Road SE and a future Calgary Board of Education K-4 school site with playfields. The school is currently under construction with an anticipated completion date of September 2016. Land to the east and south of the site is currently undeveloped, with future Copperleaf Way SE defining the eastern site boundary.

On 2007 March 12, an Outline Plan (LOC2004-0057) was approved by Calgary Planning Commission for a 27.8 hectare portion (68.7 acre) of Copperfield that included this site and the lands east and south of the subject site. That Outline Plan anticipated 104 multi-residential units for the northern portion of the site, and 66 units for the southern portion of the site (170 units total). The current Development Permit application (DP2015-2274) that has been processed concurrently with this application proposes a total of 149 units across the overall development site.

### **LAND USE DISTRICTS**

Two distinct land uses currently exist on this site. The southern portion is designated as Multi-Residential – At Grade Housing (M-Gd44) District with a density modifier of 44 units per hectare, intended to accommodate townhouse development. The northern portion is designated Multi-Residential – Low Profile (M-1d75) District with a density modifier of 75 units per hectare, intended to accommodate apartment-style condominium development.

The proposed land use district is a Multi-Residential – At Grade Housing (M-Gd55) District which allows for multi-residential development in close proximity or adjacent to low density residential development in the developing areas. On this site, the proposed M-Gd55 designation would allow for comprehensive townhouse development across the entire site rather than a combination of townhouses and apartment-style condominium development.

This redesignation would allow a slightly lower density on this site than previously approved, with an anticipated density of 51.8 units per hectare, rather than the existing 75 and 44 units per

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hectare (this would equate to an average density on this site of 59 units per hectare). The Outline Plan area density was originally approved at an anticipated 18.8 units per hectare  $\pm$  (7.6 units per acre  $\pm$ ). The applicant has indicated a new anticipated density for the Outline Plan area, including the proposed redesignation area, of 19.3 units per hectare, due to an increase in the projected number of single-detached lots in the adjacent areas.

### **LEGISLATION & POLICY**

The Municipal Development Plan (MDP) identifies this area as Planned Greenfield Community with Area Structure Plan, targeting a minimum intensity threshold of 60 people and jobs per gross developable hectare. The MDP then directs the Area Structure Plan to set more detailed policies to guide development of the community.

The Revised East McKenzie Area Structure Plan includes the subject site in Community C, and identifies it as a Residential Area, calling for a range of low to medium density residential development with a minimum density over the entire residential area of 17.3 units per gross developable hectare (7.0 units per gross developable acre). This site would have an anticipated density of 51.8 units per hectare with a maximum achievable density of 55 units per hectare. When taken in conjunction with the remainder of the original outline plan area (that is not part of this proposal), the anticipated density of 19.3 units per hectare would exceed the targets set out in the ASP.

### **TRANSPORTATION NETWORKS**

A Transportation Impact Study was not required as part of this application. There are two transit routes servicing the adjacent areas, Route 153 and Route 151, located west of the site on McIvor Boulevard SE. Access to the site will be designed and located to the satisfaction of the Director, Transportation Planning.

### **UTILITIES & SERVICING**

Utilities are available to service this site and will be to the satisfaction of the Manager, Infrastructure Planning, Water Resources.

At the time of future development as part of a Development Permit Application, a Storm Water Management Report will be required to illustrate the overall stormwater management plan for the entire plan area and areas upstream that currently drain to the area. Any required Stormwater management facilities and required downstream infrastructure would be conditioned by the Development Permit and would be constructed in accordance with City of Calgary policies. A continuous emergency overland escape route, to the satisfaction of Water Resources, would be required.

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**ENVIRONMENTAL ISSUES**

None

**ENVIRONMENTAL SUSTAINABILITY**

None

**GROWTH MANAGEMENT**

This parcel is not subject to any growth management concerns.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The application was circulated to the Marquis de Lorne Community Association and comments were received. The Community Association was initially not in support of the application due to a lack of public engagement. It was determined, through discussion with the Community Association that their concerns related more to the Development Permit Application than the Land Use Amendment itself. A public meeting was held by the applicant on 2016 January 25. Administration attended the Applicant's public meeting to observe and gather further community feedback. The Community Association concerns have been addressed and they have indicated no objection to the Land Use Amendment as presented.

**Citizen Comments**

Two letters of opposition were received expressing concern regarding the proposed land use. The letters identified concerns with the Land Use Application in association with the Development Permit Application.

The letters expressed concern with the location and proximity of the proposed development in relation to the existing single detached dwellings to the southwest of the subject parcel. The letters identified concerns with the lack of privacy afforded to these single detached dwellings and the perceived reduction in property values due to the proposed development. One of the letters referred to an increase in traffic due to an increase in the density on the parcel and the proposed density has been perceived as being inconsistent with the current densities on the parcel as established in the Outline Plan.

Several phone calls received during review of the proposed application were primarily requesting more information as to the nature of the proposal.

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One citizen expressed concern with the current land use and the proposed land use stating that neither was acceptable and concern was expressed that there was no public consultation at the Outline Plan stage. Again, privacy and the reduction in property values was the focus of much of the concern.

**Public Meetings**

A public meeting was held by the applicant on 2016 January 25 at the Marquis de Lorne Community Association. There were 29 people in attendance and 7 comment sheets completed. City Staff were in attendance to observe community reaction to the proposal. A summary of the concerns identified are listed below:

- increased traffic.
- parking.
- property values.
- privacy.
- ongoing construction and safety concerns.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The Land Use Amendment application is to redesignate two multi-family parcels within Copperfield Phase 2 that received land use as part of an overall Outline Plan Bylaw 100Z2001 application in 2007. The land use granted in 2007 for the two parcels subject to this application was M-1d75 and M-Gd44. VESTA Properties (VESTA) is seeking re-designation of the M-1d75 and M-Gd44 sites to one M-Gd55 site.

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

VESTA purchased the entire Phase 2 plan area in 2015 and had proceeded to work with Administration to bring forward amendments that update aspects of the Plan that no longer conform to existing policy.

As VESTA proceeded with conceptual layout of the M-1d75 and M-Gd44 it was noted that each parcel is of awkward size and shape to properly layout a comprehensive and sensitive multi-family development. VESTA feels the most appropriate built form given the existing and future adjacent 2-storey neighbours, general market uptake, and desire to maintain density levels, is a comprehensively planned 3-storey townhouse development.



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**APPENDIX II**

**LETTERS SUBMITTED**

December 14, 2015

Development and Building Approvals

#8201 PO Box 2100 Station M

City of Calgary, AB T2P 2M5

Attn: Michele Bussiere, File Manager (sent via email: [mechele.bussiere@calgary.ca](mailto:mechele.bussiere@calgary.ca))

RE: Land use application M-1d75 residential M-Gd44 application # LOC2015-0149 72 STREET)

Thank you for giving us an opportunity to provide our comments for the above captioned land use application. The amendment is not supported by the existing surrounding land uses (i.e single family home) and we can hope that this does not approved as ad-hoc basis. A comprehensive analysis is required for such amendment application.

I am also very concerned that the Community Association (MDLCA) and immediate neighbors were not consulted by the applicant prior to submitting this application. The Community Association is not in support of this Land Use Amendment application at this point instead, we propose an open engagement session with the association and neighbors prior to taking a decision.

Please contact the undersigned for any questions.

Regards,

Sheikh Hossain M.Sc. RPP, MCIP Director, Planning and Development

Marquis De Lorne Community Association (MDLCA) Copperfield, Calgary

Tuesday February 2, 2016

Hello Michele:

Thanks for following up with me. During the Open House, I had an opportunity to see the detailed plan and discussed with the developer about the application. I think removing balcony and putting trees are great compromise which will alleviate some privacy concerns raised by the neighbors. Other than that I have no further comments on this application at this point, moving forward.

Please don't hesitate contact with me for any questions.

Regards,

Sheikh Hossain M.Sc., RPP, MCIP

Director, Planning and Development

MDLCA, Copperfield, Calgary

M. Bussiere