

Applicant Outreach Summary



Applicant-Led Outreach Summary

30 Copperpond PS SE
LOC2024-0112



Issued
August 2024

Summary

On behalf of developer-builder EC Living, CivicWorks made a Land Use Redesignation (LOC2024-0112) application in April 2024 to transition a 0.79 hectare (1.96 acre) parcel at 30 Copperpond PS SE from the Direct Control 252D2017 District to the Mixed Use - General (MU-1f1.5h13) District. The design vision associated with this proposed redesignation application was made to deliver 94 homes in four grade-oriented, three-storey rowhouse buildings access by an internal road, with 76 parking stalls supplied within attached garages and 16 visitor parking stalls located on parking pads.

The property is currently zoned for commercial and industrial development. Commercial and industrial uses are challenged here due to their location deep in the community of Copperfield and a lack of vehicle access to the adjacent Stoney TR SE, as the interchange at 130 AV SE is currently unfunded and not anticipated to be constructed for the next ten years. As a result, EC Living has been unable to find commercial-industrial tenants to fully occupy the subject site despite sustained effort. In recognition of these site challenges and the housing crisis Calgary is facing, the proposal seeks to introduce new, diverse, and high-quality rental housing within Copperfield. Unlike a standard residential district, the MU-1f1.5h13 District allows for significant flexibility: in this proposal it would enable grade-oriented built forms of up to three-storeys, which fit from a scale perspective with nearby built forms. However, it also allows for commercial-retail development should the circumstances facing the site and market change in the future prior to the development proposal's construction.

John Trinh & Associates (JT&A) has been retained by EC Living to prepare a Development Permit (DP) in support of the proposed redesignation. JT&A provided a preliminary site plan to support a robust Applicant-led Outreach program which was launched when the redesignation application was made. A variety of outreach strategies were implemented between April - August 2024 and are further detailed in this report. Community members were informed of the application and given opportunities to learn more, ask questions, or provide feedback through a variety of advertising channels. Relevant groups, including the Copperfield-Mahogany Community Association (CMCA), New Brighton Community Association (NBCA), and Ward 12 Office were invited to participate in our process through correspondence and meetings.

Over the outreach timeline, the project team received a low level of interest in the CP30 project. This report will provide a detailed breakdown of all feedback themes heard, and a project team response to each. Community feedback was largely positive.

Project Delta

Despite the low interest from members of the community, City Administration had a high level of interest in the proposal, particularly the appropriateness of the MU-1 District for the subject site and the lack of commercial uses on site fronting Copperpond PS SE. Through ongoing conversations with The City of Calgary and in response to this feedback, EC Living has modified the proposed Land Use District to the Multi-Residential - Low Profile (M-1) District and is now incorporating a Child Care Use directly adjacent to the portion of the parcel which fronts onto Copperpond PS SE.

The project team is working through what the change to M-1 District means for the development vision, though at a high level the team aims to achieve a similar development outcome to the initial proposal with the addition of the Child Care Use. The team also aims to introduce grade-oriented built forms with approximately 94 units (47 above grade units, 47 below grade units), and parking in excess of bylaw requirements to serve all uses. This plan is subject to change based on bylaw review of the new M-1 District and ongoing preparation of the Development Permit.



Updated Site Plan concept with mixed use building to include Child Care Use.

Building design is conceptual in nature to demonstrate potential build out. The design is subject to change and for discussion purposes only. Ultimate design, including building layouts, scale, and parking subject to M-1 bylaw review and Development Permit submission by JT&A.

How We Engaged

April 2024: Application Submission/Outreach Launch

- Activated and monitored a variety of feedback portals, including a dedicated engagement email, phone line, and website (ongoing);
- Shared project information materials with the NBCA, CMCA, and Ward 12 Councillor's Office, offering virtual meetings;
- Hand delivered mailers to neighbours within ±200m of the subject site, providing proposal details, webpage link, and contact information;
- Displayed two sandwich boards on-site, providing proposal details, webpage link, and contact information.

May to July 2024

- Ongoing correspondence and direct responses to community members contacting the project team;
- May 1, 2024 Digital Meeting with Ward 12 Office;
- May 2, 2024 preliminary Digital Meeting with CMCA representative;
- May 16, 2024 Digital Meeting with CMCA Board;
- June 27, 2024 Digital Meeting with City Administration on their review of LOC2024-0112.

August 2024: Outreach Closure

- Hand delivered mailers to neighbours within ±200m of the subject site, providing outreach closure notification and updates available on project webpage;
- Updated on-site signage with notice of outreach closure and updates available on project webpage;
- Published Applicant-led Outreach Summary to project website for citizen download and review;
- Shared Applicant-led Outreach Summary with City Administration, CMCA, NBCA, and Ward 12 Office;
- Continued monitoring dedicated engagement email, phone line, and website feedback portal for any additional feedback or comments.

Interested Party Feedback

Over the outreach timeline, the project team received direct feedback from two individual community members by phone. The project team also shared Land Use Redesignation information packages with the CMCA, NBCA, and Ward 12 Office resulting in meeting with the CMCA and Ward 12 Office to discuss the application.

Project feedback has been categorized into 5 themes. Each begins with an outline of what the project team heard and provides response.

Feedback Themes

- Traffic & Connectivity
- Policy Alignment
- Landfill Setback & Odours
- Future Commercial Tenants
- Project Support

Proposed Land Use Change

30 Copperpond PS SE
DC (DC252D2017) to Mixed Use - General (MU-1 fl.5 h13) District
City of Calgary Application Reference: LOC2024-0112

ec LIVING

Hello!

We are proposing a land use change at 30 Copperpond PS SE from the existing Direct Control (DC252D2017) District to the Mixed Use - General (MU-1 fl.5 h13) District. The proposed change will enable a maximum three-storey stacked rowhouse development, with 47 at-grade units, 47 smaller below-grade suites, in addition to vehicle and bicycle parking that will exceed bylaw requirements.

The City of Calgary's MU-1 District allows for both residential and commercial uses, flexibly adapting to community needs over time.

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving@calgareg.com
engage@cliveworks.ca
587.747.0317
Reference: CP30 - 30 Copperpond PS SE

City of Calgary Application Info: dmap.calgary.ca

Proposed Land Use Change

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The City of Calgary's MU-1 District allows for both residential and commercial uses, flexibly adapting to community needs over time.

Get In Touch

You can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team.

ecliving@calgareg.com
engage@cliveworks.ca
587.747.0317
Reference: CP30 - 30 Copperpond PS SE

City of Calgary Application Information Portal: dmap.calgary.ca

ec LIVING

ecliving.ca

Neighbour Mailer (Front and Back)

On-site Signage

ec LIVING

RESIDENTIAL COMMERCIAL ENGAGE ABOUT CONTACT TENANTS TENANT LOG IN

CP30 - 30 COPPERPOND PS SE (LOC2024-0112)

Proposed Land Use Change

We are proposing a land use change at 30 Copperpond PS SE from the Direct Control (DC252D2017) District to the Mixed Use - General (MU-1 fl.5 h13) District. The proposed change will enable a maximum three-storey stacked rowhouse configuration development with 47 at-grade units and 47 below-grade units, in addition to vehicle and bicycle parking that will exceed bylaw requirements. EC Living sees an opportunity to introduce high quality new rental housing options in this part of Copperfield considering the housing crisis that the City is facing and demand for varied housing opportunities at different price points.

Why Here?

EC Living owns approximately 10 acres of land on the north and south sides of Copperpond PS SE and to date have developed a variety of commercial-retail, office, and childcare uses on the land. Commercial uses here are challenged by a lack of vehicular access from Stoney TR SE, with an interchange at 130 AV SE that is currently unfunded and not expected in at least the next ten years. Unlike a standard residential District, the MU-1 fl.5 h13 District is proposed to allow for flexibility in this current proposal it allows for grade-oriented built forms of up to three storeys that will fit from a scale perspective with nearby built forms. However, it also continues to allow for commercial-retail development should the market change in the future.

Dedicated Project Website

What We Heard

Traffic & Connectivity

What We Heard

The most common questions and feedback the project team received focused on connectivity to the subject site from 130 AV SE and McIvor BV SE, the future interchange connection to Stoney TR SE, and potential traffic congestion.

Response

The subject site is accessed from Copperpond PS SE, which currently connects to McIvor BV SE and 130 AV SE. Secondary access to Copperpond PS SE from 130 AV SE was completed in June 2024, making area traffic flows more efficient. The site itself will host 84 dedicated parking stalls in excess of bylaw requirements, in addition to dozens of on-street stalls available on the internal drive for visitors to the proposed residences and child care use. Access to Stoney TR SE is not anticipated in the near term. This interchange is yet to be funded and will be constructed once vehicle demand increases, estimated in ten years when the new community of Hotchkiss being developed on the other side of the ring road is built out.

The project team consulted Professional Transportation Engineers Bunt & Associates regarding the potential for traffic congestion associated with this application and it was determined a Transportation Impact Assessment (TIA) would not be required in support of this application because the proposal does not surpass the threshold of peak hour vehicle trips required to trigger one.

Policy Alignment

What We Heard

The project team received feedback regarding land use and policy alignment from community groups and City Administration through their detailed team review process. There was a mix of feedback in this category: community groups expressed support for minimal commercial uses and a preference for exclusively residential development on the site. However, City Administration has raised concerns regarding solely residential uses on site and stressed the necessity of commercial elements to realize the vision of the East McKenzie Area Structure Plan's Business Park.

Response

Following a meeting with City Administration, the project team has modified the redesignation application to the M-1 District. This updated proposal achieves a compromise: introducing a commercial use nearest the commercial street to meet the goals of the ARP, while allowing for diversified housing opportunities which respond to market demand.

Landfill Setback & Odours

What We Heard

City Administration, in their detailed team review, emphasized the critical importance of respecting the waste management facility setback of Shepard Landfill and a community group provided feedback related to odours in southeast Calgary, citing odour sources in proximity to the subject site.

Response

No conflicting uses are intended to fall within the landfill setback. The forthcoming DP application from project architect JT&A will feature a policy-aligned design, adhering to all policy and setback requirements. Furthermore, JT&A will work to mediate any odour concerns where possible through building layout, design, and landscaping, dovetailing with the work The City of Calgary is already completing at the landfill.

Jacobs Engineering has completed a *S.E. Odour Investigation Report* for the City of Calgary, outlining potential mitigation measures.

Future Commercial Tenants

What We Heard

Community groups have voiced opposition to the inclusion of a liquor store, citing an abundance within the Copperfield community. Additionally, the Project Team received an inquiry from a community member regarding potential leasing opportunities in the proposed development.

Response

The project team has shared this information with EC Living. Currently, the on site commercial is envisioned as child care service, meant to benefit future residents and the broader family-oriented community of Copperfield.

Other commercial construction by EC Living in the area includes personal services, convenience, and grocery store uses. There are still vacancies in the commercial mix and EC Living will work with the community member looking to locate their business in Copperfield.

Project Support

What We Heard

Community groups have expressed support for the project, welcoming the introduction of diverse uses on a currently undeveloped site.

Response

The project team appreciates the messages of support it has received and feels the development proposal achieves a balanced approach by proposing commercial and residential uses for the community of Copperfield.