

CP30: 30 Copperpond PS SE

Item 7.2.23 | LOC2024-0112 | CPC2024-1062

Public Hearing Presentation | December 3, 2024
Prepared by CivicWorks







Key Map



2 Existing Commercial Development

Located directly East of the Subject Site



1 Existing Commercial Development

Located directly South of Subject Site



3 Approved Mixed Use Development Project

Located Southeast of Subject Site



**Land Use Application:
From DC252D2017 to M-1**

Preliminary Development Vision:

- 5 Buildings, 4 Residential & 1 Commercial (Child Care Service)
- 3 Storeys Proposed
- ±94 New Homes
- ±84 Vehicle Parking Stalls (exceed Bylaw minimum requirement)
 - 0.625 stalls / unit
 - 1 stall / 10 children
- ±58 Bicycle Stalls
 - 0.50 stalls / unit
 - 0.10 stalls / unit & 1 / 2,000m² of Child Care space
- DP will comply with M-1 rules.
Architect will work with Administration to ensure fit / interfacing

Note: Building design conceptual in nature to demonstrate potential build out following M-1 District rules. Subject to change and for discussion purposes only.



Letters to Neighbours

Delivered to neighbours within ±200m
2 Deliveries, at application submission & outreach closure



Custom On-Site Signage

Supplemented standard City Signage
Installed at application submission & updated upon outreach closure



Project Voicemail & Email

Shared via website, letter, and signage



Project Webpage & Feedback Form

ecliving.ca/engage
Upon periodically



Information Sharing

Introductory and updated emails sent to Ward 12, Copperfield-Mahogany CA (CMCA), & New Brighton CA (NBCA) with project details

May 1, 2024 Meeting with Ward 12 Office

May 2, 2024 Meeting with CMCA Representative

May 16, 2024 Meeting with CMCA Board

June 27, 2024 Meeting with City Administration

Summary

Low feedback from the community and support from the CMCA

Proposed Land Use Change
30 Copperpond PS SE
DC (DC252D2017) to Mixed Use - General (MU-1 f1.5 h13) District
City of Calgary Application Reference: LOC2024-0112

Hello! Find Out More

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 f1.5 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.

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:
ecliving.ca/engage
engage@civicworks.ca
587.747.0317
Reference: CP30
30 Copperpond PS SE

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

City of Calgary Application Info: dmap.calgary.ca

Letters to Neighbours

Share Your Thoughts

Contact the City of Calgary
File Address: LOC2024-0112
Visit: dmap.calgary.ca

Contact the Project Team
Reference: 30 COPPERPOND PS SE (CP30)
Email: engage@civicworks.ca
Phone: 587.747.0317

Name (required)
First Name
Email (required)
File Reference (required)
Select an option
Message (required)

Submit

Project Website Feedback Form

Proposed Land Use Change
30 Copperpond PS SE (LOC2024-0112)
DC (DC252D2017) to Mixed Use - General (MU-1 f1.5 h13) District

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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.ca/engage
engage@civicworks.ca
587.747.0317
Reference: CP30 - 30 Copperpond PS SE

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

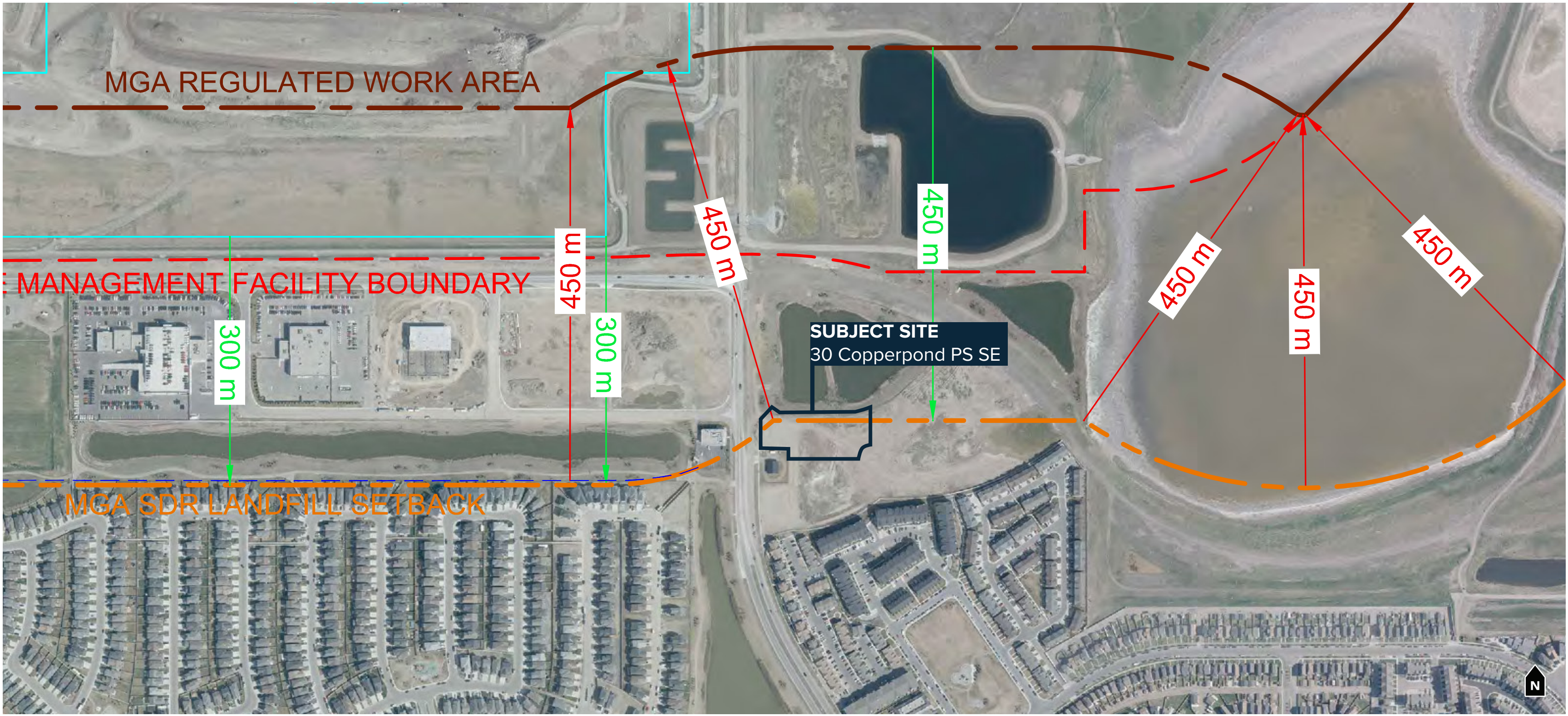
Custom On-Site Signage



SUPPLEMENTARY INFORMATION











Looking East from McIvor BLVD SE



Looking Northwest from Copperpond PS SE



Looking Southeast from McIvor BLVD SE



Looking South from subject site



Looking North along McIvor BLVD SE



Looking South along McIvor BLVD SE