

Applicant Submission



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

Proposed Land Use Change Applicant Summary (August 2024)

Project Location: 30 Copperpond PS SE

Existing Land Use: Direct Control 252D2017 (DC) District (based on I-E)

Proposed Land Use: Multi-Residential – Low-Profile (M-1) District (revised from Mixed Use – General (M-U1f1.5h13) District application)

Applicant 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-1f15h13 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.

Project Delta

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 by JT&A and their ongoing preparation of the Development Permit.

Project Characteristics

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Higher Activity Street: The project site is located near both McIvor BV SE and 130 AV SE, higher order arterial streets connecting

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surrounding area communities that can accommodate higher volumes of vehicular use.

Nearby Transit Service: The project site is situated within 400m (±5 min. walk) of Routes 151 and 153 local transit service on Copperpond BV SE, and within 800m (±10 min. walk) of additional Routes 152, 758, and 848 local transit service on New Brighton DR SE. These local transit routes connect to primary transit BRT Route 302 via the MacKenzie Towne Bus Terminal and facilitate access to key local and regional destinations.

Nearby Commercial Activity & Multi-Unit Development: The project site is situated in a context of commercial and mixed-use development on Copperpond PS SE and Mclvor BV SE. Commercial offerings include daycares, a public storage facility, a market, a gas station, convenience, and medical support uses to support future residents. A grocery store will soon be completed nearby to serve future residents within walking distance of the site. Nearby multi-residential housing to the south is largely built at a 3-5 storey scale, meaning the proposed development will fit contextually.

Nearby Open Spaces & Community Amenities: The project site is within 1km (±10-15 min. walk) of a variety of local area destinations and amenities, including St. Marguerite School, New Brighton Athletic Park, New Brighton Skatepark, Marshall's Park, New Brighton Green Playground, Purple Park, New Brighton Central Park, Copperfield Playground, Copper Pond, Copperpond Square Playground, the Wetland Path, and the Copperfield Loop. The subject site is located along the Copperfield Regional Pathway network.

Alignment with Calgary's Growth Plan

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of varied housing options; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

Alignment with Local Area Plans

The project site is located within the boundary of the East Mackenzie Area Structure Plan (2001), and falls within the "Business Park Area" policy area, which allows for light industrial, commercial and office uses. To ensure alignment with the contemporary city-wide goals and policies of the *Municipal Development Plan*, a minor map based policy amendment is required to transition the project site to the "Residential" policy area.

Applicant-Led Outreach

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard The City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

CP30 is supported by a dedicated web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information mailers hand delivered to residents living ±200m of the project site. Key application materials were also shared directly with the Ward 12 Councillor's Office, New Brighton Community Association (NBCA), and Copperfield-Mahogany Community Association (CMCA) with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

Over the outreach timeline, the project team received a low level of interest in the CP30 project. An *Applicant-led Outreach Summary* has been prepared, detailing outreach strategies, feedback themes, and the project team's responses. Community feedback was largely positive. The *Applicant-led Outreach Summary* will be shared with community groups, The City of Calgary, and published on the project webpage for broader public access.

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