

**Policy and Land Use Amendment in Copperfield (Ward 12) at 30 Copperpond
 Passage SE, LOC2024-0112**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 30 Copperpond Passage SE (Condominium Plan 2011698, Unit 1) from Direct Control (DC) District to Multi-Residential – Low Profile (M-1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 OCTOBER 17:**

That Council:

1. Give three readings to **Proposed Bylaw 86P2024** for the amendment to the Revised East McKenzie Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 286D2024** for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 30 Copperpond Passage SE (Condominium Plan 2011698, Unit 1) from Direct Control (DC) District to Multi-Residential – Low Profile (M-1) District.

Opposition to Recommendation: Councillor Dhaliwal and Commissioner Gordon

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for Multi-Residential Development in a variety of forms of low building height and medium density.
- The proposal allows for residential uses that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it mean to Calgarians? The proposed Multi-Residential – Low Profile (M-1) District would provide more housing options in the area, making more efficient use of existing infrastructure and the land.
- Why does it matter? The proposed M-1 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Revised East McKenzie Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, in the southeast community of Copperfield, was submitted by CivicWorks on behalf of the landowner, Copper Pond Developments Ltd, on 2024 April 24. No development permit application has been submitted at this time.

The 0.79 hectare (1.95 acre) site is situated on the east side of McIvor Boulevard SE and is approximately 190 metres (a three-minute walk) west of 130 Avenue SE. The land is currently vacant surrounded primarily by commercial and fronts a storm pond to the north. Multi-residential developments are located to the south of the site and primarily single detached housing is located to the southwest across McIvor Boulevard SE. Public transit services are available adjacent to the site.

The proposed Multi-Residential – Low Profile (M-1) District allows for residential development in various low-height, medium-density forms, including apartment buildings, townhouses and rowhouses. The M-1 District permits a maximum building height of 14 metres, about three to four storeys (an increase from the current maximum of 12 metres) and would allow for a minimum of 39 dwelling units and a maximum of 116 dwelling units, based on the size of the site.

No development permit application has been submitted at this time, however, as noted in the Applicant Submission (Attachment 3), the applicant intends to pursue a development permit application in the future for a comprehensively designed stacked townhouse development. Additionally, the applicant intends to include a Child Care Service which is also a listed use in the M-1 District.

The northern portion of the site (approximately 11 metres wide) falls within the 450-metre landfill setback from the Shepard Landfill and Eco Centre, which prohibits school, hospital or residential uses within this setback area. The boundary of the setback has been identified and shared with the applicant. This restriction will be reviewed during the development permit stage to ensure that prohibited uses do not encroach into the setback.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant created an outreach web portal, email, and telephone lines for the project team to receive feedback from the surrounding area residents and broader communities. The applicant delivered letters of intent to residents living within a 200 metre radius of the site. The applicant

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also met with the Ward 12 Councillor's Office and the Copperfield-Mahogany Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of objection from the public, which included the following areas of concern: land uses, height, density, parking, lot coverage, building setback, privacy considerations, impact on views, shadowing impact, amenities, community character and offsite impacts.

The Copperfield - Mahogany CA did not provide a response to the circulation. Administration followed up by email and the CA confirmed that they have no comments on this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Copperfield and provides greater housing diversity as well as a potential Child Care Service close to existing residents.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of up to 116 residential dwelling units, and would allow for a more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2024 October 17

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RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 86P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 286D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform