

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Copperfield, east of McIvor Boulevard SE and approximately 190 metres (a three-minute walk) west of 130 Avenue SE. The site is approximately 0.79 hectares (1.95 acres) in size and about 137 metres wide by 62 metres deep. It fronts a storm pond to the north, while Copperpond Passage SE provides vehicle access from the south.

Adjacent development north of Copperpond Passage SE is primarily characterized by a mix of commercial and light industrial developments, while the south side features multi-residential buildings ranging from three to six storeys. To the west of McIvor Boulevard SE and southwest of the subject site, the area primarily consists of single detached homes. The lands directly to the north are designated as Special Purpose – City and Regional Infrastructure (S-CRI) District.

The site is approximately 230 metres (a four-minute walk) to a commercial site to the south and approximately 200 metres (a three-minute walk) from a regional pathway on the west side of McIvor Boulevard SE, which provides connections to parks, schools, and recreational facilities. Bus stops on Copperpond Boulevard SE are approximately 550 metres (a nine-minute walk) away.

The Shepard Landfill and Eco Centre is located 200 metres (a three-minute walk) north, across 130 Avenue SE. Due to the location of this facility there is an 11 metre wide landfill setback area along the northern boundary of the subject site. Approximately 50 metres of the southern portion of the site is unaffected by this setback.

The applicant initially proposed a Mixed Use – General (MU-1) District with a maximum floor area ratio of 1.5 and building height of 13 metres. However, after reviewing the parcel's characteristics, limited street frontage, and adjacent road conditions, it was determined that the M-1 District would better suit the development intent for the subject site.

Community Peak Population Table

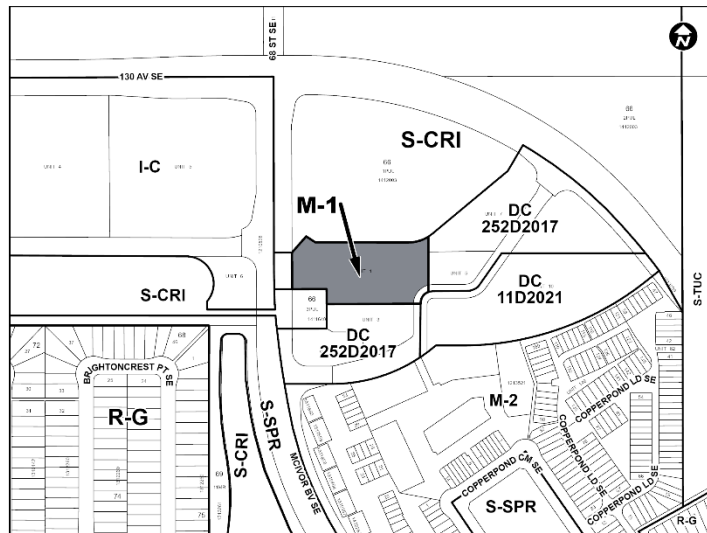
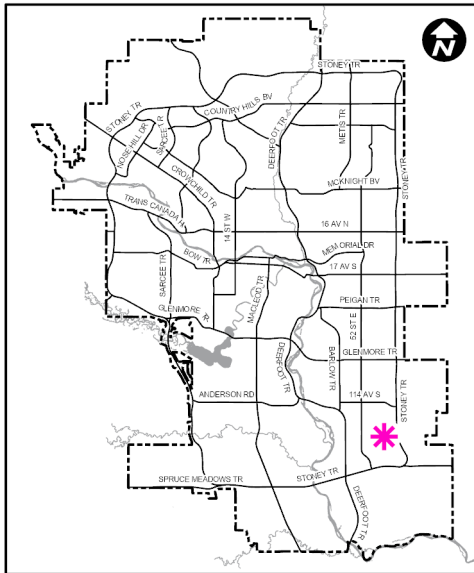
As identified below, the community of Copperfield reached its peak population in 2019.

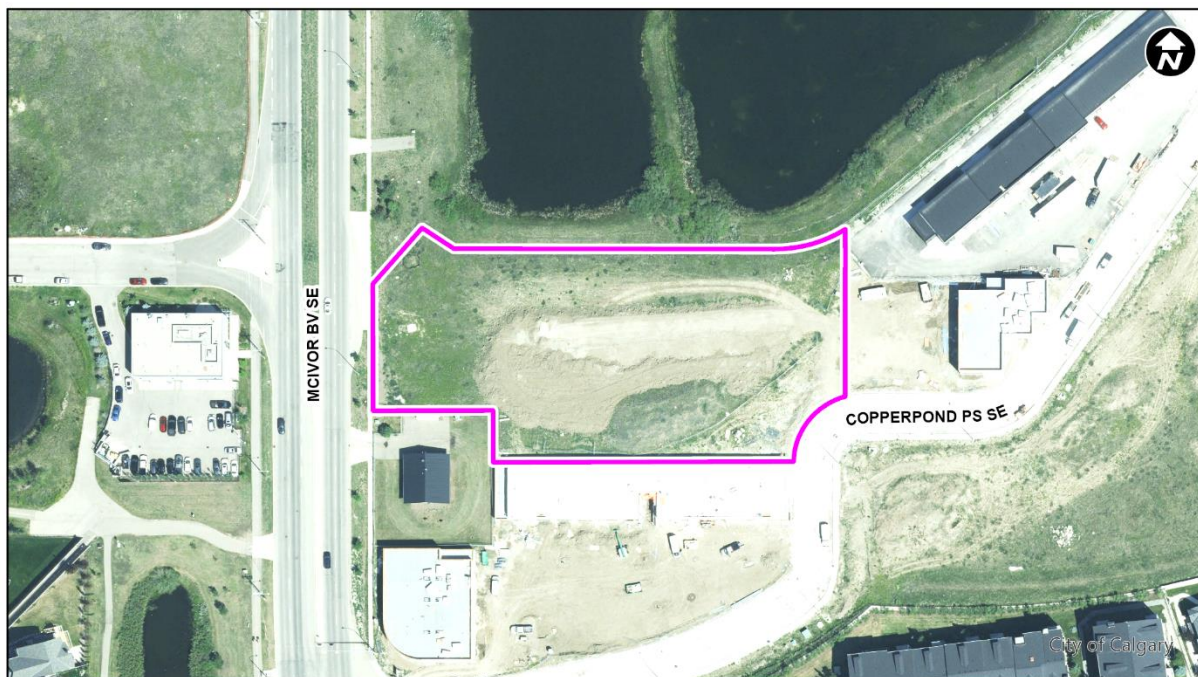
Copperfield	
Peak Population Year	2019
Peak Population	13,823
2019 Current Population	13,823
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through [Copperfield Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site and its immediate surrounding area north of Copperpond Passage SE, is currently designated with a DC District ([Bylaw 252D2017](#)) which is primarily intended for commercial and light industrial uses. This DC District applies the rules of the Industrial – Edge (I-E) District, which guides development near residential areas. It stipulates a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 1.0. It also limits outdoor activities to minimize impact on adjacent residential districts.

The proposed change to the Multi-Residential – Low Profile (M-1) District would allow for multi-residential development in a variety of forms with low height and medium density, including apartment buildings, townhouses and rowhouses. The M-1 District allows a maximum building height of 14 metres (about three to four storeys). Parcels designated M-1 District have a density minimum of 50 units per hectare and a density maximum of 148 units per hectare. Based on the size of the subject site, between 39 and 116 dwelling units could be accommodated. Child Care Service is also a discretionary use within the M-1 District.

The proposed M-1 District is compatible with the surrounding commercial, light industrial and residential uses, while introducing new housing types and options to this area.

Development and Site Design

If approved by Council, the rules of the proposed M-1 District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered at the development permit stage include, but are not limited to:

- landfill setback requirements - the Shepard Landfill and Eco Centre's setback extends approximately 11 metres into the site's northern boundary, which prohibits school, hospital or residential uses within this area without a variance from the province;
- interface with adjacent commercial uses and buildings to the south and east;
- interface with the adjacent roadways and open space;
- location of Child Care Service;
- building forms, massing, and spacing between buildings;
- sufficient provision of amenity space and landscaping;
- green building practices and climate resiliency measures;
- appropriate waste and recycling storage and pickup; and
- appropriate design including mobility storage areas, vehicular access and parking.

Transportation

Pedestrian and vehicular access to the site is available via Copperpond Passage SE. The area is served by Routes 151 (New Brighton Express) and 153 (Somerset-Bridlewood Station), with a bus stop for Routes 151 and 153 located 450 metres (a nine-minute walk) south along McIvor Boulevard SE. Route 153 offers transit service every 20 minutes, while Route 151 operates only during peak morning and afternoon times. An existing Always Available for All Ages and Abilities (5A) Network pathway is available along 130 Avenue SE, north of the site. A Transportation Impact Analysis was not required to support this application.

Environmental Site Considerations

At this time, there are no known outstanding environmental (contamination related) concerns associated with the site and/or proposal.

As noted, a portion of the site is located within the setback of the operating City of Calgary Shepard Landfill and Eco Centre. Development restrictions affect the site as detailed in Section 17 of the Municipal Government Act Matters Related to Subdivision and Development Regulation. A variance is required if prohibited uses are proposed within this setback; however, the landowner/operator of the Shepard Landfill and Eco Centre, City of Calgary Waste and Recycling Services, would not support a variance.

Utilities and Servicing

Water, sanitary and storm infrastructure exists within proximity to the site. As the anticipated development is expected to yield sanitary flows greater than one litre per second, a Sanitary Servicing Study will be required at the time of development. The existing Stormwater Management Report on record had considered this parcel. For any future proposal that deviates from the original design, the preceding pond report will need to be updated. Servicing requirements will be further determined at the time of future development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject lands are identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP), as Residential Developing - Planned Greenfield with Area Structure Plan. The MDP provides guidance for the development of new communities through the policies of the *Revised East McKenzie Area Structure Plan*.

The overall community of Copperfield will continue to meet the density goals of the MDP by providing a mix of residential housing types at densities exceeding the MDP target of 20 units per hectare (8 units per acre).

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be encouraged at subsequent development approval stages.

Revised East McKenzie Area Structure Plan (Statutory – 2001)

This site is identified on Map 3 of the [Revised East McKenzie Area Structure Plan](#) (ASP) as a Business Park Area, intended to accommodate light industrial, commercial and office uses within a serviced business park. Institutional, recreational or other compatible and complementary uses are also allowable in this area.

A minor map amendment is required to support the proposed land use amendment. The proposed policy amendment identifies the site as appropriate for residential development. This amendment is considered appropriate based on the policy guidance provided by the MDP and ASP.