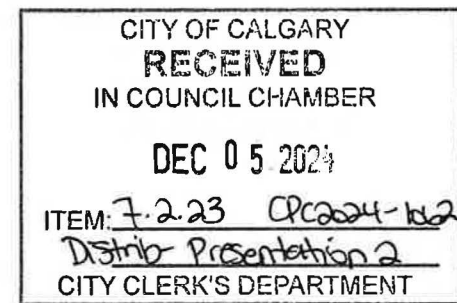


# CP30: 30 Copperpond PS SE

Item 7.2.23 | LOC2024-0112 | CPC2024-1062

Public Hearing Presentation | December 3, 2024  
Prepared by CivicWorks





# Current Development Progress



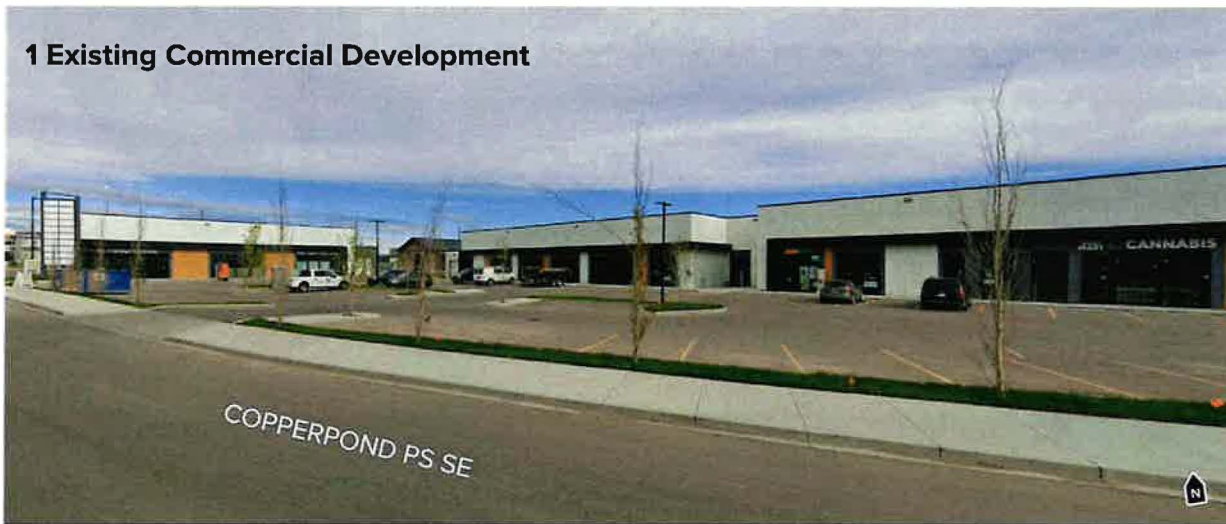
Key Map

## 2 Existing Commercial Development



Located directly East of the Subject Site

## 1 Existing Commercial Development

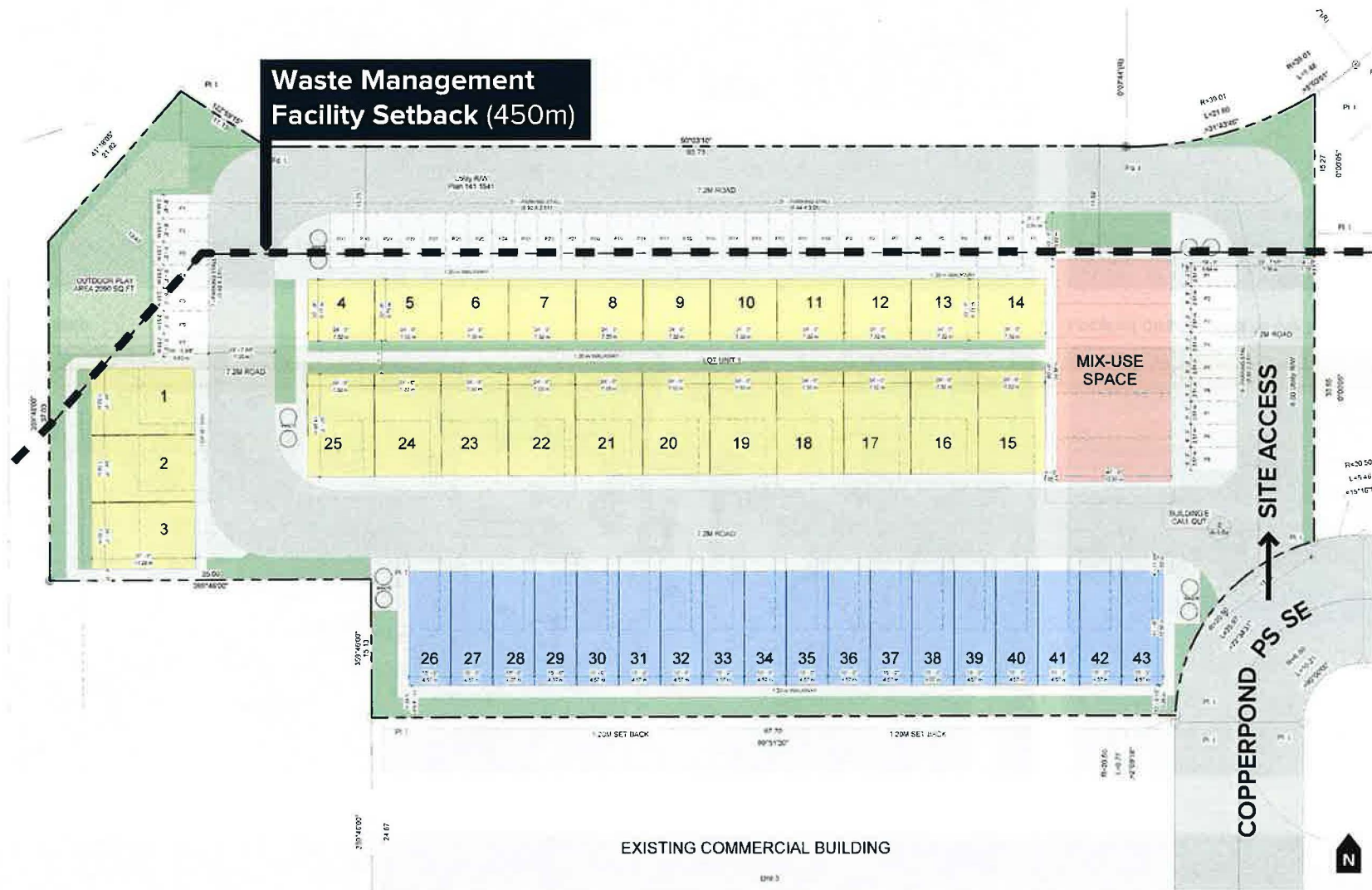


Located directly South of Subject Site

## 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 / 2,000m<sup>2</sup> 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](http://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

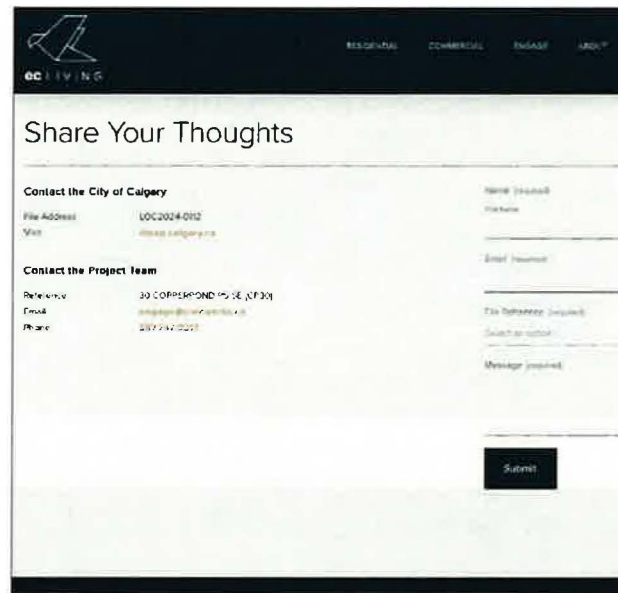
June 27, 2024 Meeting with City Administration

## Summary

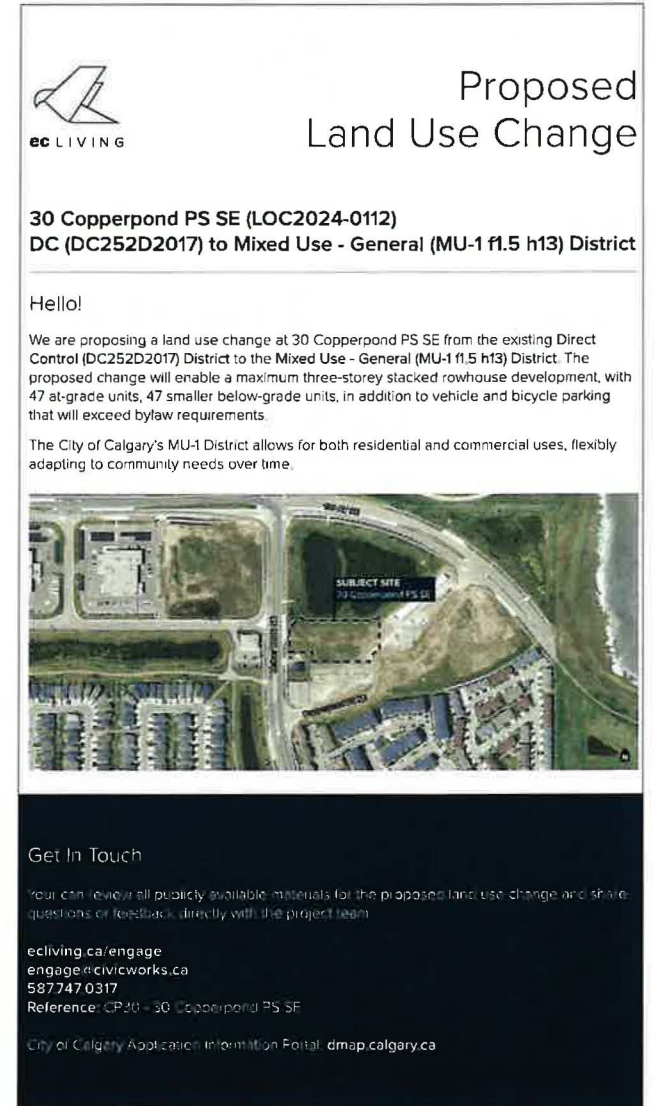
Low feedback from the community and support from the CMCA



Letters to Neighbours



Project Website Feedback Form



Custom On-Site Signage



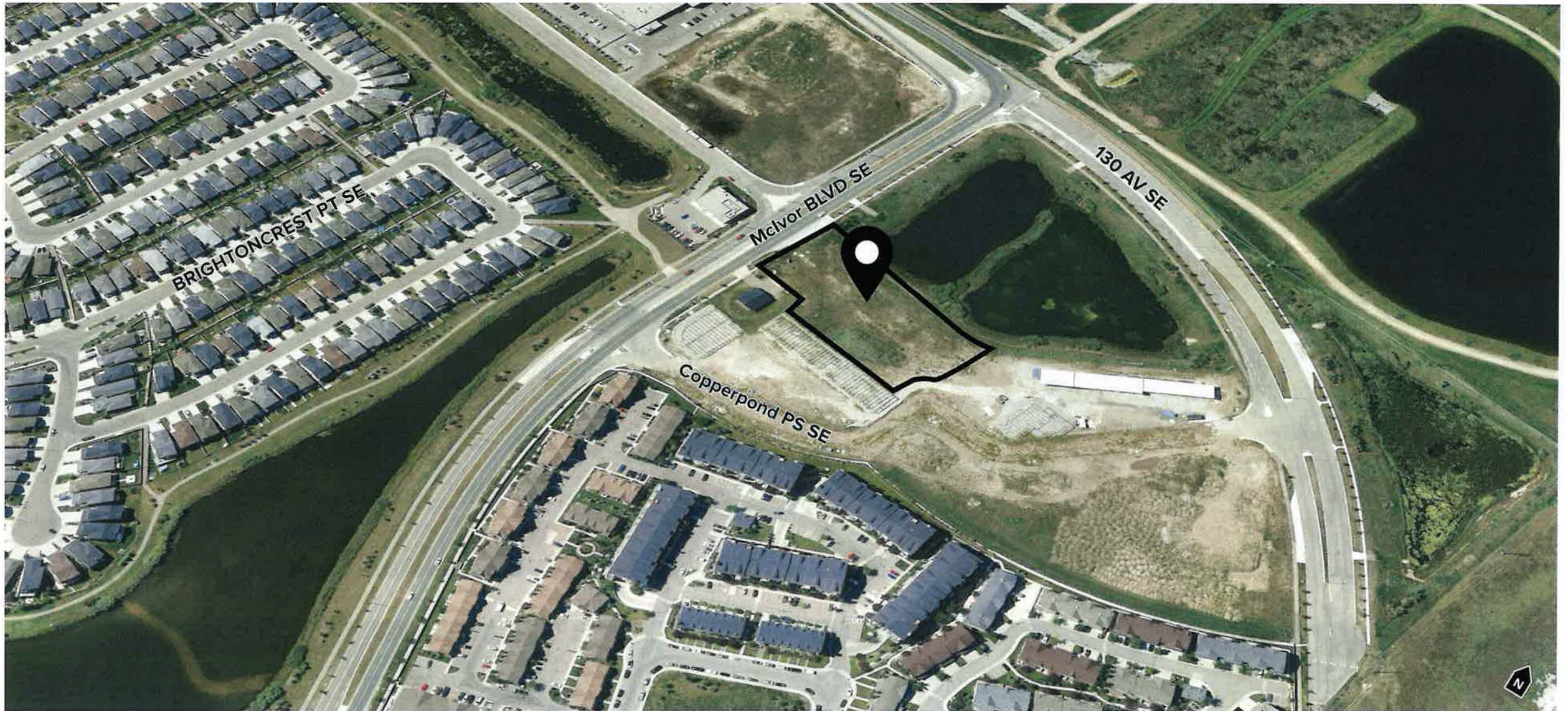
# SUPPLEMENTARY INFORMATION





# Waste Management Facility Proximity & Setback







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