

**Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield Boulevard SE,  
 LOC2025-0009**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.33 hectares ± (0.81 acres ±) located at 1210 Copperfield Boulevard SE (Plan 1811719, Block 42, Lot 1) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – Active Frontage (MU-2f1.2h13) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 FEBRUARY 12:**

That Council give three readings to **Proposed Bylaw 39D2026** for the redesignation of 0.33 hectares ± (0.81 acres ±) located at 1210 Copperfield Boulevard SE (Plan 1811719, Block 42, Lot 1) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – Active Frontage (MU-2f1.2h13) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a three-storey mixed use development.
- The proposal allows for an appropriate building form and uses adjacent to existing residential development and is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and *East Mckenzie Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Mixed Use – Active Frontage (MU-2f1.2h13) District would provide more housing and commercial options in a developing community, making more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable commercial and employment opportunities that may help activate this part of Copperfield, while providing more housing choice.
- A development permit for a three-storey mixed use building is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application in the southeast community of Copperfield was submitted by Rick Balbi Architect on behalf of the landowner, 2206810 Alberta Limited (Gurdit Singh Bhullar), on 2025 January 17.

The approximately 0.33 hectare site is situated at the southwest corner of Copperfield Boulevard SE and Copperstone Road SE. The subject site is currently vacant and primarily surrounded by low density development in the form of single detached dwellings and townhouses. Directly north of the subject site is a Joint Use Site currently developed with Copperfield School (Calgary Board of Education, K – 5). A Calgary Transit bus stop is available adjacent to the site along Copperfield Boulevard SE. The proposed Mixed Use – Active

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Frontage (MU-2f1.2h13) District requires commercial storefronts at-grade along the street to create a street-oriented building and it provides opportunities for a mix of commercial and residential uses in the same building.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential and commercial uses and accommodates a suitable building scale with the surrounding context. A concurrent development permit for a three-storey mixed-use building with 30 dwelling units has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application.

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 respective community association was appropriate. In response, the applicant contacted the Copperfield Community Association, Ward office and distributed a project package to adjacent neighbours. The Applicant Outreach Summary can be found in Attachment 3.

**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 eight letters of opposition from the public. The letters of opposition included the following areas of concerns:

- privacy concerns related to third-storey balconies overlooking onto adjacent residential properties;
- increased traffic and on-street parking demand;
- potential noise impacts from additional vehicle traffic and commercial nature of the development;
- pedestrian safety; and
- lack of buffer zones and landscaping barriers.

No comments from the Copperfield Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The MU-2 District provides mixed-use development

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at a height and density that is compatible with surrounding residential development. The proposed district incorporates setback and landscaping rules to minimize overlooking into adjacent properties. Recognizing concerns raised by neighbours, on-site parking and mature trees have been provided at the rear of the parcel with the concurrent development permit to better buffer the development from adjacent residences. Additionally, vehicle access to the site and uninterrupted pedestrian connections along Copperstone Road SE have been evaluated under the development permit and determined to be acceptable. The proposed district provides both residential and commercial uses, contributing to a complete community and is in alignment with the *Municipal Development Plan (MDP)* and *Revised East Mckenzie Area Structure Plan (ASP)*.

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 supports continued development in the community of Copperfield and provides greater housing diversity alongside commercial offerings close to existing residents. The development of these lands may enable a more efficient use of land and infrastructure, while supporting surrounding uses and amenities.

### **Environmental**

The applicant has indicated that they plan to pursue specific measures as part of the concurrent development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program Pathway D).

### **Economic**

The proposed land use amendment would enable the development of 30 residential dwelling units and approximately 890 square metres of commercial space. The development would provide housing and employment opportunities and support local business within Copperfield.

### **Service and Financial Implications**

No anticipated financial impact

### **RISK**

There are no known risks associated with this application.

Planning and Development Services Report to  
Calgary Planning Commission  
2026 February 12

ISC: UNRESTRICTED  
CPC2026-0037  
Page 4 of 4

**Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield Boulevard SE,  
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**ATTACHMENTS**

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. Proposed Bylaw 39D2026**
- 5. CPC Member Comments**
- 6. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform