

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Copperfield at the southwest corner of Copperfield Boulevard SE and Copperstone Road SE. The parcel is approximately 0.33 hectares (0.81 acres) in size and approximately 44 metres wide and 75 metres deep. The site is currently vacant and future vehicle access will be from Copperleaf Way SE.

Surrounding development is characterized by low-density residential development, including single detached dwellings on parcels designated Residential – Low Density Mixed Housing (R-G) District and three-storey townhouse development designated Multi-Residential – At Grade (M-Gd55) District. The lands directly north of the subject site are designated as Special Purpose – School, Park and Community Reserve (S-SPR) District and accommodate sports fields and Copperfield School (Calgary Board of Education, K – 5).

The site is well served by Calgary Transit, with an adjacent bus stop located along Copperfield Boulevard SE. This bus stop provides access to Route 151 (New Brighton Express) offering service to the downtown core and Route 153 (Copperfield), which connects to the Somerset-Bridlewood Light Rail Transit (LRT) Station.

In 2022, a development permit (DP2021-2513) was approved for a two-storey mixed use building containing approximately 1,000 square metres of ground-floor commercial space and 13 dwelling units on the second storey. Due to shifting market conditions, the developer is now seeking additional building height and floor area ratio to support a third storey for residential uses. The applicant initially proposed the Commercial – Corridor 1 (C-COR1) District with a maximum floor area ratio (FAR) of 1.2 and a building height of 13 metres. However, following the review of the parcel characteristics, street interface and adjacent road conditions, Administration determined that the Mixed Use – Active Frontage (MU-2) District is more appropriate to achieve the development vision for the site. The MU-2 District supports a wide range of commercial uses and includes frontage and landscaping requirements that ensure active street-oriented development.

## Community Peak Population Table

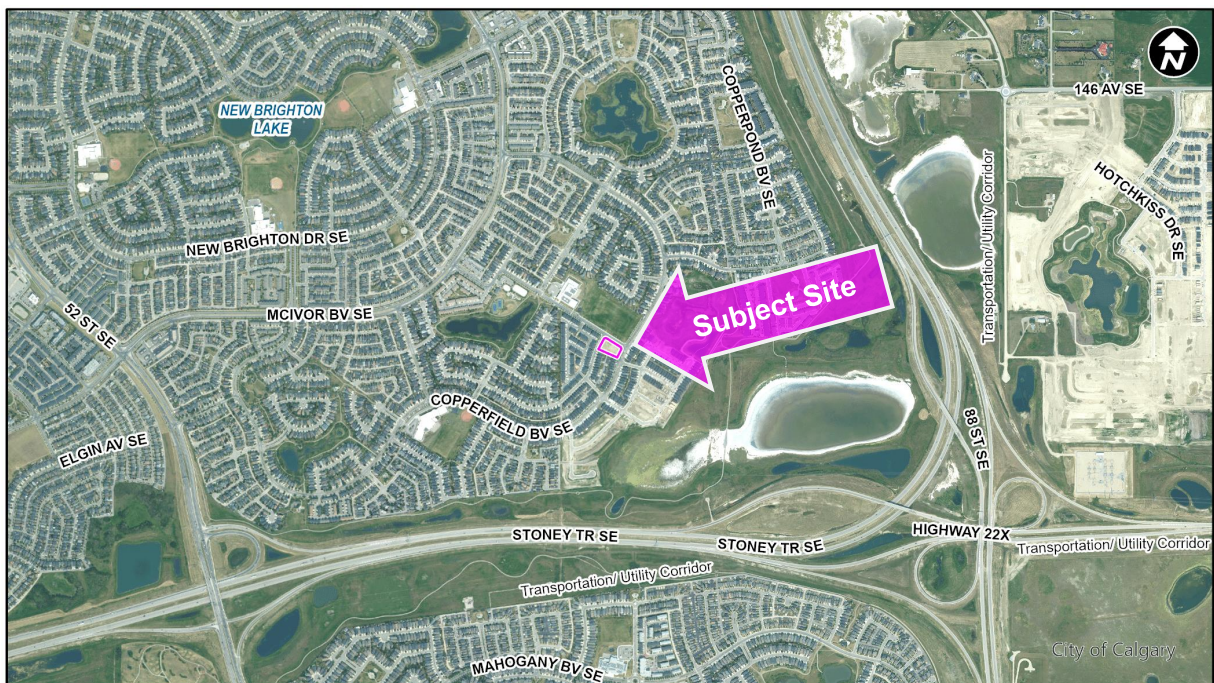
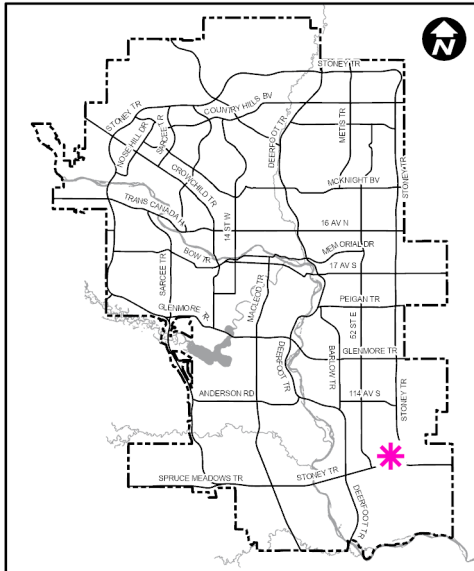
As identified below, the community of Copperfield reached its peak population in 2019.

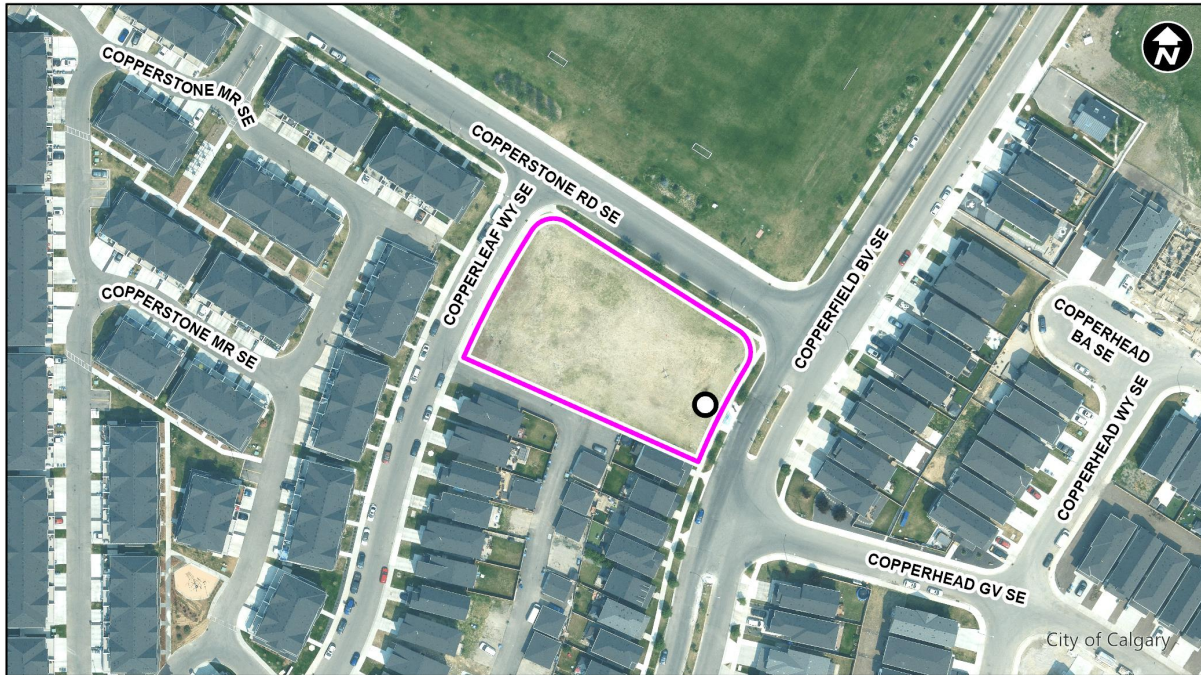
<b>Copperfield</b>	
Peak Population Year	2019
Peak Population	13,823
2019 Current Population	13,823
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Commercial – Neighbourhood 2 (C-N2) District is intended to accommodate small scale commercial developments and provides an opportunity for residential uses to occur on the upper floors of buildings that contain commercial uses. The C-N2 District allows for a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 10.0 metres (approximately two storeys).

The proposed Mixed Use – Active Frontage (MU-2) District supports street-oriented developments with opportunities for a mix of residential and commercial uses. The proposed district requires at-grade commercial uses to activate the street interface and allows for a compatible transition with adjacent residential areas. The proposed MU-2f1.2h13 District would allow for a maximum FAR of 1.2, equating to approximately 3,935 square metres of building floor area. The proposed maximum height of 13 metres would allow for approximately a three-storey building.

Administration considered whether the applicant's proposal could be achieved under the Commercial – Corridor 1 (C-COR1) District. However, this district is intended for more continuous commercial development along both sides of the street on a higher order road, which does not align with the surrounding residential context of the subject site.

The MU-2 District more appropriately supports the applicant's proposed development intent by requiring active at-grade commercial uses, providing a suitable transition to nearby low-density housing, and offering a modest increase in development potential. This district would contribute additional neighbourhood-servicing amenities while enabling diverse residential opportunities on upper floors.

### **Development and Site Design**

If approved by Council, the rules of the proposed MU-2f1.2h13 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking requirements. Key considerations evaluated during the review of the development permit application include:

- the interface with the lane, vehicular access and on-site circulation;
- building massing and its relationship to the adjacent residential parcels to the south;
- the mix and size of commercial uses at grade; and
- the location and screening of waste and recycling areas, including landscape buffering.

In response to community concerns about overlooking, privacy, and buffering, the development permit was revised to include additional mature landscaping, including deciduous trees, along the south property line

### **Transportation**

Pedestrian access to the site will be provided from Copperleaf Way SE, Copperstone Road SE and Copperfield Boulevard SE. The site is adjacent to a recommended on-street bikeway extension along Copperfield Boulevard SE and 600 metres (a 10-minute walk) from an existing Regional Pathway, both forming part of the Always Available for All Ages and Abilities (5A) Network. Transit service in the area includes Route 151 (New Brighton Express), offering peak-hour connections to the downtown core and Route 153 (Copperfield), providing service every 25 minutes to the Somerset-Bridlewood LRT Station (Red Line). Vehicular access to the site is proposed from Copperleaf Way SE. On-street parking is currently unrestricted along the three residential streets. A transportation Impact Analysis or Parking Study was not required to support this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm service services are available for service connections from Copperfield Boulevard SE adjacent to the site. The existing mains can support the proposed development and extensions will be at the expense of the developer. The detailed site servicing design will be determined with the submission of the Development Site Servicing Plans after the approval, but prior to release of the proposed Development Permit.

## **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.

### **Municipal Development Plan (Statutory – 2009)**

The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified in the [Municipal Development Plan](#) (MDP). The MDP establishes direction for the community of Copperfield through the policies of the *East McKenzie Area Structure Plan*.

Relevant MDP policies encourage a mix of housing forms, increased housing choice and a wide range of densities to create diverse neighbourhoods. The proposed land use redesignation supports these objectives by enabling medium-density residential development above at-grade commercial near existing open space and transit service. As such, the proposed land use is in alignment with the MDP.

### **Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has identified the building to be solar-ready within the concurrent development permit, which contributes to *Program D: Renewable energy – Implementing neighbourhood-scale energy projects*.

### **East McKenzie Area Structure Plan (Statutory – 2001)**

The subject site is identified as Residential Area on Map 3: Land Use Concept of the [East McKenzie Area Structure Plan](#) (ASP). The intent of the Residential Area is to accommodate a range of low to medium-density residential development, complemented by public parks throughout the community. The ASP also allows for higher-density residential, local commercial, institutional, and recreational uses within this land use area where appropriately integrated.

Policy 5.1.2.1(d) specifically supports the integration of local commercial uses where they can be designed and integrated with surrounding residential development. The proposed MU-2 District, with modifiers to regulate height and floor area, aligns with these objectives by enabling neighbourhood-scale commercial uses and medium-density residential development that are compatible with adjacent low-density housing. This land use amendment is in alignment with the *East McKenzie ASP*.