

Applicant Submission

2026 January 19

This application is for a proposed land use amendment in the community of Copperfield, from Commercial - Community 2 (C-N2) to Mixed Use - Active Frontage (M-U2f1.2h13), to support the future development of a three-storey mixed-use building.

The site, located at 1210 Copperfield Boulevard SE, is a corner parcel with a total area of approximately 0.33 hectares. The site is located in an area comprised primarily of low and mid-density residential uses with support commercial and institutional uses, and is bounded by Copperstone Road SE to the northeast, Copperfield Boulevard SE to the southeast, Copperleaf Way SE to the northwest, and a laneway to the southwest.

The site is identified within the Municipal Development Plan (MDP) as the Planned Greenfield with Area Structure Plan typology, outside the Balanced Growth Boundary. The site is in proximity to Stoney Trail, and there are no activity centres in proximity of the site. The site is also identified within the East McKenzie Area Structure Plan (ASP) as the Residential classification, which can permit mid-density residential development with local commercial uses.

The primary intent of this application is to provide an opportunity for feasible residential densification within the Copperfield area with street-oriented support commercial uses. The current Commercial - Neighbourhood 2 district for the subject site provides a maximum floor area ratio of 1.0, equivalent to 3,278 sq.m., and a maximum height of 10.0m above grade. A previous development permit for a two-storey mixed-use development (DP2021-2513) was cancelled due to the project not meeting the needs of the owner and current market demands. In conducting further analysis, it was determined that more residential units would make the project feasible, which could be accomplished with a third storey. The Mixed Use - Active Frontage district with a specified F.A.R. of 1.2 (\leq 3,934 sq.m.) and a maximum height of 13.0m would ensure a third storey could be provided for the development to make the project successful without proposing major deficiencies to the Land Use Bylaw regulations. The proposed development seeks to maintain the general intent of the original C-N2 zoning by providing low-scale commercial frontage to adjacent residential and institutional uses within the Copperfield community, while providing a zoning district that supports densification at a suitable scale with the surrounding context.

The proposed land use amendment will define a zoning district that is supportive of development that integrates with the existing context and uses, and will continue to support the goals and initiatives of the Municipal Development Plan. As such, we would respectfully request your support of this application.

Mitchell Martens

Municipal Liaison

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