

Applicant Outreach Summary

2026 January 30



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Copperfield Mixed-Use Development

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Prior to application submission, outreach was limited to Ward 12 office and Copperfield Community Association. No response from the Copperfield Community Association was received, and no issues from the Ward 12 Councillor were noted. Public notice posting provided on site with application info and applicant contact information. No direct communication to the applicant has been received.

July 10/25: In response to the comments received from adjacent parcels, a summary package was distributed to nearby residents within vicinity of the subject parcel (A copy of the resident distribution information included with resubmission). The following addresses received this information:

- 245 Copperleaf Way SE
- 1182 Copperfield Boulevard SE
- 1205 Copperfield Boulevard SE
- 1209 Copperfield Boulevard SE
- 1213 Copperfield Boulevard SE
- 1217 Copperfield Boulevard SE
- 254-264 Copperleaf Way SE

To date (January 30, 2026), no responses to this letter or follow-ups to the development permit/land use amendment applications have been received.

January 30, 2026: Ward 12 office was contacted by applicant with an application summary and brief file history for Councillor Jamieson (application submitted to Planning under previous Council).

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

- Ward 12 office
- Copperfield Community Association
- Adjacent residents in vicinity of subject site (see above for addresses)



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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

1. Privacy concerns from the third storey balconies and potential visibility onto adjacent residential properties.
2. Increased traffic/on-street parking from intensification
3. Increased noise due to intensification
4. Pedestrian safety concerns adjacent to site and surrounding areas (school, open space)
5. Lack of buffer zones/barriers to mitigate visibility onto adjacent properties

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

- Privacy/Buffer Zones (items 1 and 5): The southeast portion of the site along the southern property line provides a landscape buffer for the adjacent residential parcel. Development plans can be amended to indicate mature coniferous trees will be provided as plantings in this area to ensure sufficient screening from the third storey balconies can be provided at time of construction, prior to occupancy of the building. The western portion of the site along the south property line would provide loading and waste and recycling collection for the subject parcel, limiting opportunities for screening using landscaping, as visibility for vehicular circulation must also be maintained. The residential parcel south of the lane has a higher grade elevation than is typical, creating difficulties for screening; however, both sites are fenced, and a carport is located to provide partial at-grade screening.

Traffic/On-street Parking/Noise (items 2 and 3): Sufficient parking for the proposed residential and commercial uses has been provided on site, and all adjacent on-street parking areas do not require a permit, allowing use by any community resident or visitor. Additionally, alternative modes of transportation are accessible within close proximity of the site. A transit bus stop for Routes 151 and 153, which both have a stop frequency of approximately every 30 minutes, is located directly to the west of the subject parcel.

Pedestrian Safety (item 4): Although the proposed development would increase both density and commercial uses for the Copperfield community, it can be supported by the existing community infrastructure and proposed offsite improvements. Roadways within Copperfield are local residential roads, which have a substantially lower rate of traffic than those bordering the community (ie. McIvor Blvd SE and 52 St SE). Crosswalks are proposed at the intersection of Copperfield Blvd SE and Copperstone Rd SE, providing pedestrian access on all street-facing sides of the proposed development. Individual walks will connect from the public sidewalk to all front entries, with parking and rear loading access from Copperleaf Wy SE. As sufficient parking was provided under the previous development approval, the additional third storey is not anticipated to substantially increase the traffic generation for the site.

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

All outstanding issues and ideas raised by the community have not received any response to date. Any additional information on engagement outcomes to be provided as they become available.



Rick Balbi Architect Ltd.

#15, 5917 1A Street SW, Calgary, AB T2H 0G4

403.253.2853

general@rbalbi.ca

May 26, 2025

Current Resident

Re: LOC2025-0009/DP2025-00302
Proposed Mixed-Use Development
1210 Copperfield Boulevard SE

Our File: 24-145-2

Dear Neighbour,

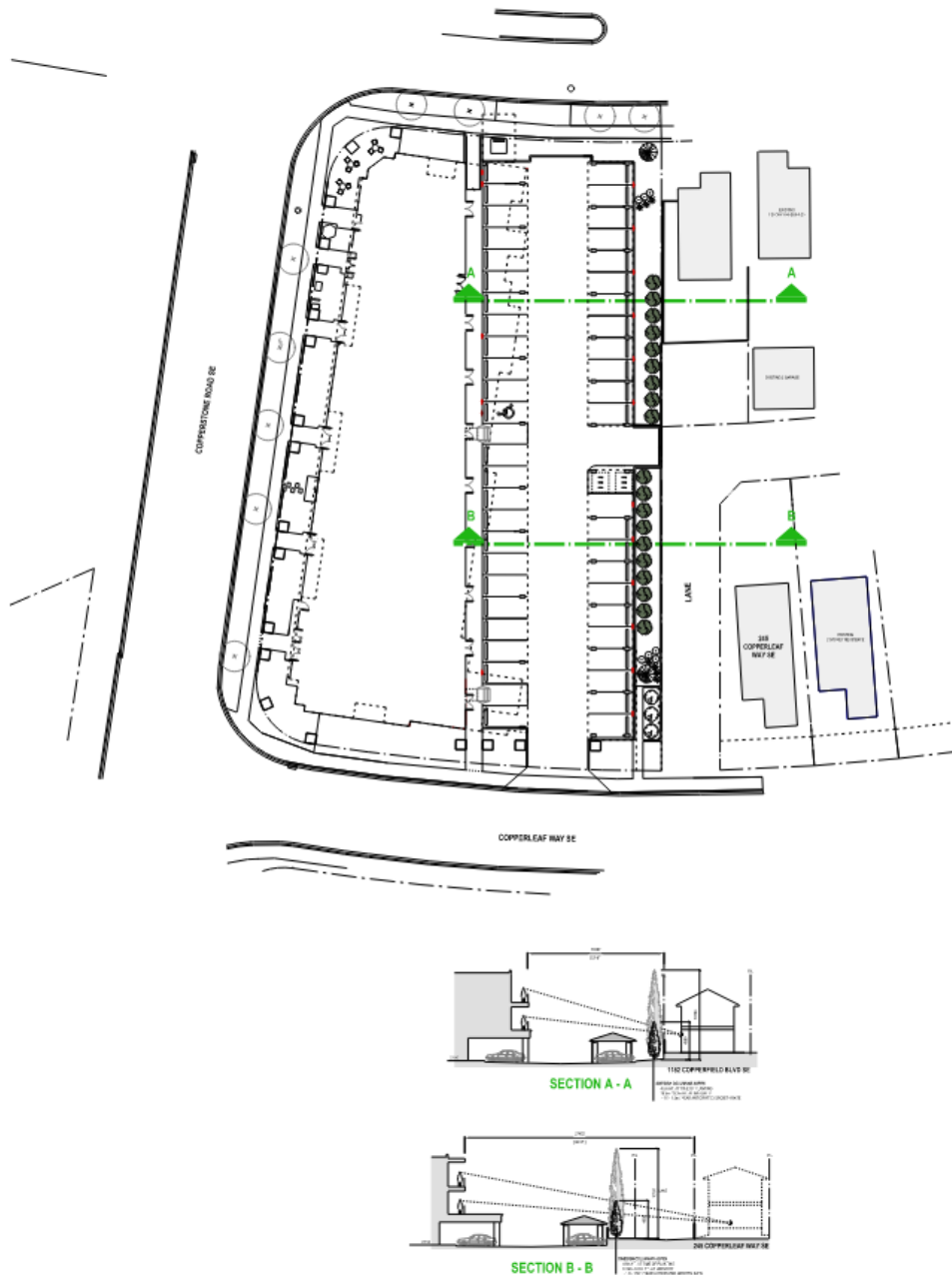
On behalf of the landowner and developer, thank you for providing your comments on the proposed land use amendment and subsequent development permit. We have carefully reviewed your comments, and the following has been provided to outline how each item is being addressed with the subject development.

PRIVACY AND BUFFER ZONES

Figure 1 below illustrates how the subject development will respond to its surrounding context. The portion of the site along the southern property line will provide a landscape buffer for the adjacent residential parcels at 1182 Copperfield Boulevard SE and 245 Copperleaf Way SE, except where required for vehicular visibility or where restricted by existing utility rights-of-way. The development plans, to be submitted under DP2025-00302, have been amended to indicate mature coniferous trees will be planted in this area to ensure sufficient screening from the third storey balconies prior to occupancy of the building. The height of these trees at time of plantings is $\pm 4.5\text{m}$ (± 15 feet), and can grow up to $\pm 13.7\text{m}$ (± 45 feet) at full height.

The western portion of the site along the south property line would provide waste and recycling collection for the subject parcel, which has been relocated closer to the intersection of the lane at Copperleaf Way SE. The residential parcels south of the lane have a higher geodetic elevation than is typical, creating difficulties for screening; however, fencing has been provided along the length of the south property line on top of a retaining wall, and at-grade carport structures further contribute to screening to the adjacent southern parcels. As the distance from the southern face of the proposed building to property lines for the two southern parcels ranges from $\pm 16.0\text{m}$ to $\pm 27.0\text{m}$, this provides a separation close to or greater than a standard public residential roadway to ensure appropriate buffers have been provided.

Figure 1 – North-South Sections through Subject Site to Adjacent Parcels



TRAFFIC, ON-STREET PARKING, AND NOISE

Sufficient parking for the proposed residential and commercial uses has been provided on site, and all adjacent on-street parking areas do not require a permit, allowing use by any community resident or visitor. Additionally, alternative modes of transportation are accessible within close proximity of the site. A transit bus stop for Routes 151 and 153, which both have a stop frequency of approximately every 30 minutes, is located directly to the west of the subject parcel, as shown below in Figure 2 below.

Figure 2 – Map Showing Calgary Transit Bus Stops Adjacent to Subject Parcel



PEDESTRIAN SAFETY

Although the subject development proposes an intensification of residential and commercial uses for the Copperfield community, several infrastructure elements are currently in place, with additional support from the proposed development. No collector roadways within the Copperfield community are considered as part of Calgary's Primary Transit Network, meaning frequency of use is less than those considered part of the network. Crosswalks are provided at the intersection of Copperfield Blvd SE and Copperstone Road SE, connecting to existing sidewalks on all street-facing sides of the parcel.

Individual sidewalk access to each of the commercial uses will be provided along Copperstone Road SE, with rear building access for any visitors driving to site. Vehicle parking access is provided from Copperleaf Wy SE, which is not considered to be a major community roadway, adjacent to the existing lane. Vehicles can come to the site either from westbound Copperstone Rd SE or northbound Copperleaf Wy SE, providing options to mitigate traffic congestion. As sufficient parking was provided under the previous development approval, the additional third storey is not anticipated to substantially increase the traffic generation for the site.

We trust that with this information, you will be in a position to allow the proposed development to proceed with further approvals and construction. Should you have any additional questions, comments, or concerns, please do not hesitate to contact the landowner, City of Calgary file representative, or our office. We appreciate your time and consideration of this application.

Best regards,

Mitchell Martens, BSc Arch
Municipal Liaison
Rick Balbi Architect Ltd.