

Online Delegation Form

MAYOR AND MEMBERS OF COUNCIL, I/WE ARE HERE ON BEHALF OF:

Copperfield Living Ltd's "Copper Sky" project

TO REQUEST THAT YOU CONSIDER:

information that has been assembled on the boundary extension process, and then to consider adopting a resolution that meets the Province's guidelines.

THE REASONS THAT I/WE ARE REQUESTING THIS ACTION ARE:

The Provincial Ministry of Community and Rural Development has guidelines for municipalities to follow with regards to potential boundary extensions. It is important that Council be aware of the process and the associated actions that will need to be taken. It will also be an opportunity to answer questions that Council may have about the project and / or various aspects of the project.

I/WE BELIEVE THAT IN APPROVING OUR REQUEST THE COMMUNITY WILL BENEFIT BY:

The partners in Copperfields Living Ltd. are committed to assisting the City's staff and Council in assembling all of the background information required allow the Province to consider and approve the City's boundary extension application, if it is Council's decision to proceed. At the meeting a representative of 1st Principles Planning will an outline of the process that will need to be followed, as well as the "alternate" process for informing the public and gaining their consent.

Copperfields Living Ltd. will cover the costs associated with this process.

I/WE BELIEVE THAT BY NOT APPROVING OUR REQUEST THE RESULT WILL BE:

Council will not have a fulsome understanding of boundary extension process, what the portions city staff will be required to undertake and what portions Copperfield/1st Principles will be undertaking.

IN CONCLUSION, I/WE REQUEST THAT COUNCIL FOR THE CITY OF GRAND FORKS ADOPT A RESOLUTION STATING:

THAT the City of Grand Forks proceed with the proposed 239.23 acre (96.81 ha) area boundary extension proposal and

THAT City of Grand Forks staff be authorized to develop, sign and submit the proposal to the Provincial Government.

NAME

Harry Harker, FCIP

ORGANIZATION

1st Principles Planning

MAILING ADDRESS

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Calgary, Alberta T2X 4N1
Canada

TELEPHONE NUMBER

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EMAIL ADDRESS

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MEETING SCHEDULE

✓ Committee of the Whole meetings start at 10:00am and delegations are generally scheduled at the start of the meeting. I acknowledge the start time of the meeting.

PRESENTATION TIME/SUPPLEMENTAL DOCUMENTS

✓ Presentations are limited to 10 minutes plus questions. Supporting documents should be provided to City Hall (email info@grandforks.ca) the Tuesday before the meeting for inclusion in Council's agenda package. Presentation slides should be limited to 10-15 pages to fit in the allotted time.



COPPER SKY LIVING DEVELOPMENT PLAN

APRIL 17, 2023

1ST PRINCIPLES PLANNING TEAM

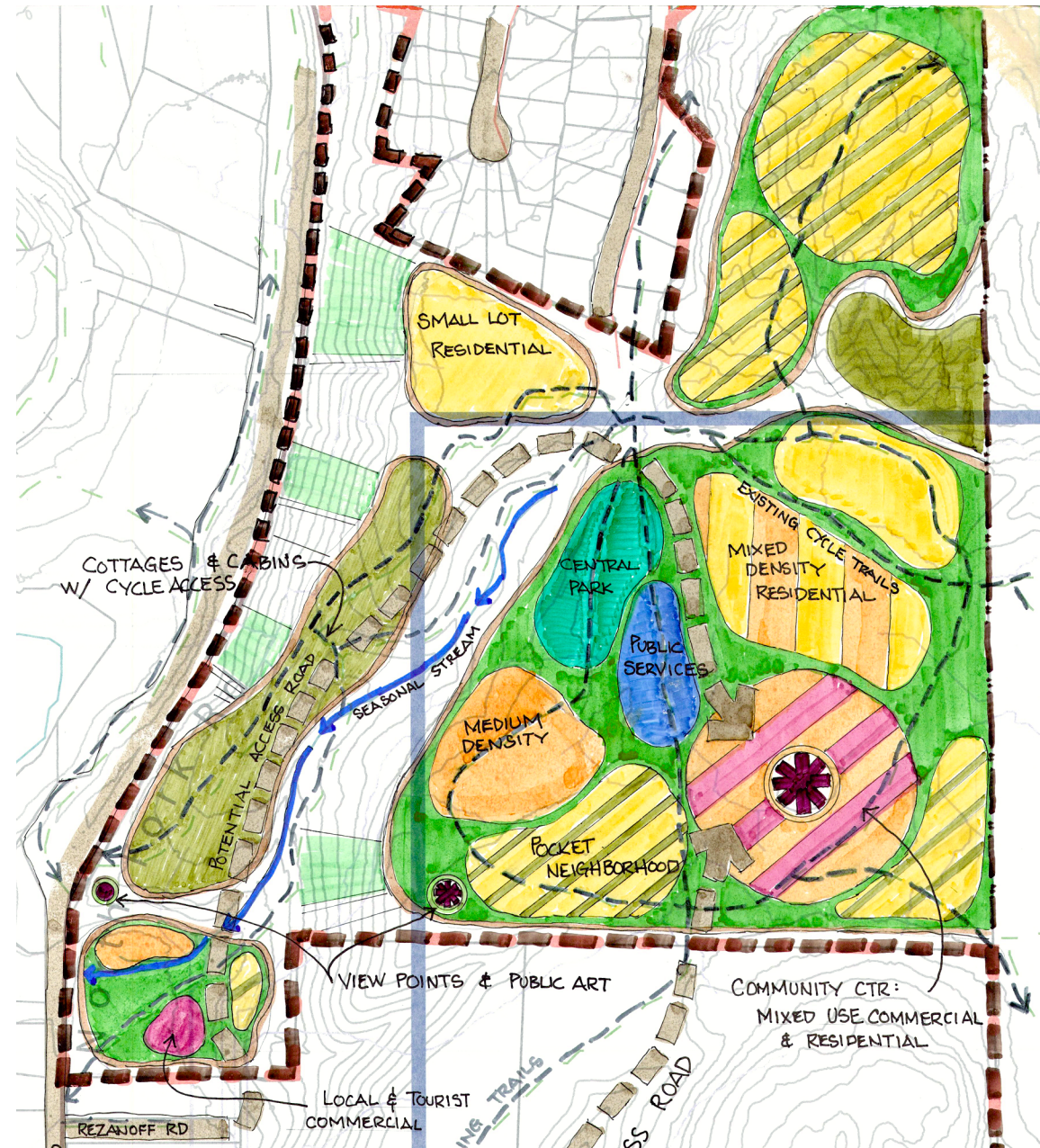
Shaun Ali, MPlan
Scott Thompson, MPlan
Elham Kiani Dehkordi, MLA, MArch

COPPERFIELD LIVING LTD.

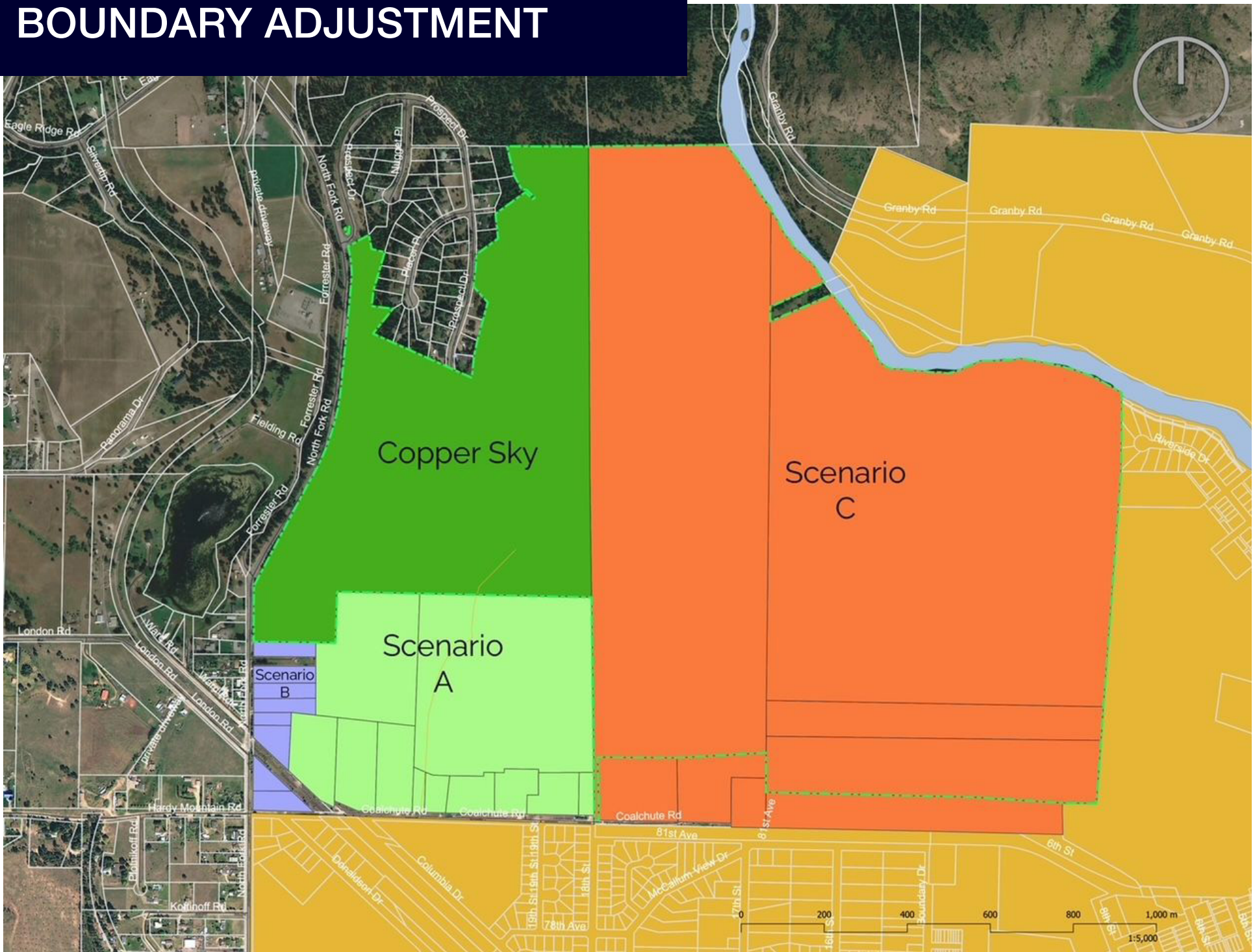
Daniel Chiu, Partner
William Lam, Partner
Connie Lam, Partner
Harry Harker, FCIP, Agent

EVOLVING DEVELOPMENT VISION

- Phased Development
- Diversity of Housing: Types & Prices
- Environmental Preservation
- Active Living Amenities
- Sustainable Independent Utilities
- Community Node – Local Services
- Positive Local Economic Impacts
- Tax Revenues & Cost Sharing



BOUNDARY ADJUSTMENT



BOUNDARY EXTENSION PROCESS

STEP 1



Council Resolution

STEP 2



Extension Proposal Development

1. Rational & Implications
2. Mapping
3. Communications & Notices
4. Referrals to the Regional District, Ministries, & First Nations

STEP 3



Ministry Referral & Review

STEP 4



Elector Approval

STEP 5



Provincial Approval

STEP 6



Implementation: City & Regional District

CORE VALUE



Create a sustainable neighbourhood that reduces the need for vehicular traffic and focuses on active living.



Embrace diversity of choices that offers a range of housing options that caters to individuals and families from all walks of life.



Provide for a variety of new commercial opportunities that are site appropriate and compliment the existing downtown businesses.



Conscious integration of existing trails and natural areas providing enhanced connectivity to the City.

CONCEPT LAYOUT

COMPACT BLOCK SIZES

- More walkable = more active mobility
- Vehicular traffic kept to the perimeter

DIVERSITY OF HOUSING CHOICES

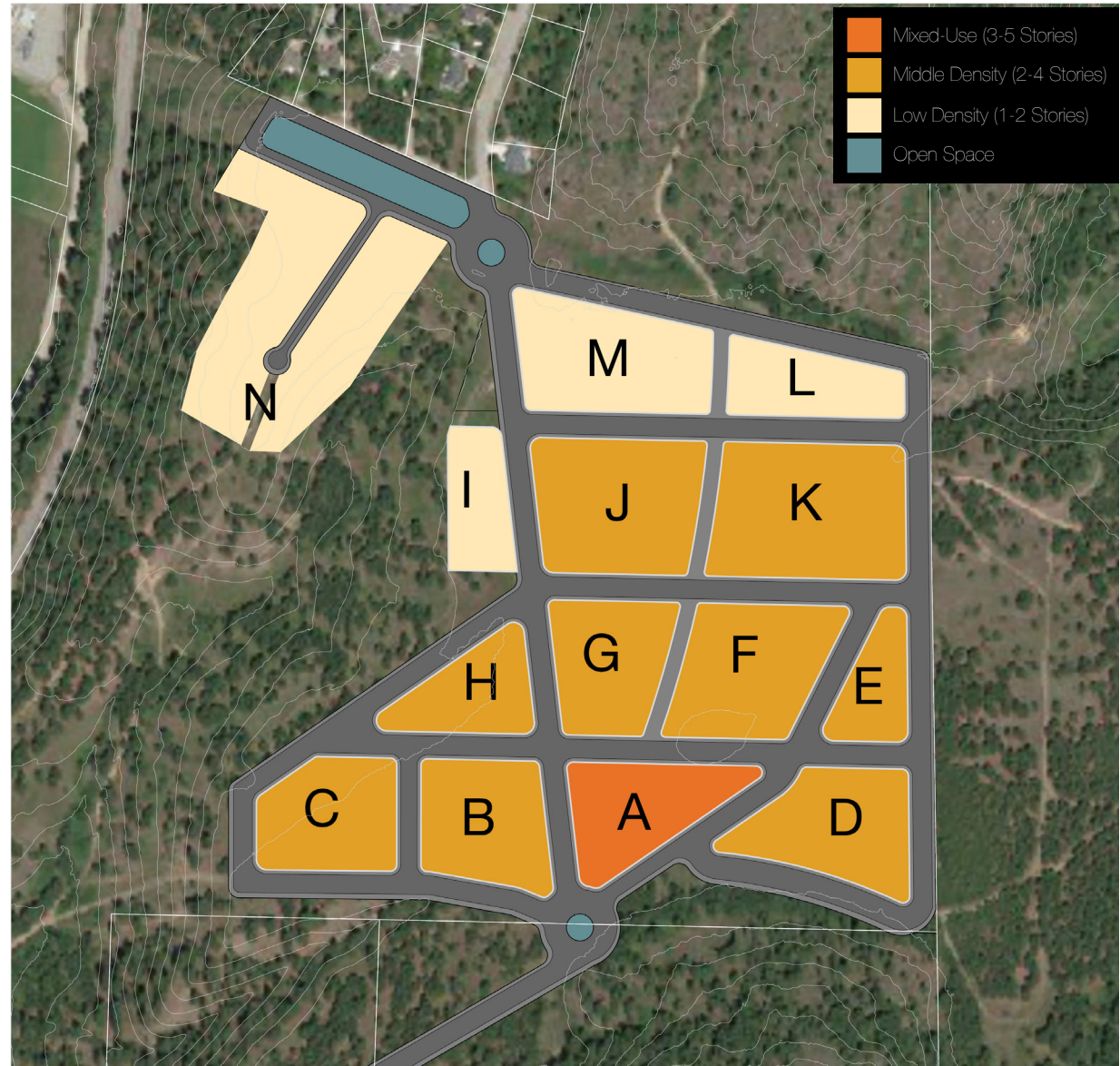
- Variety of housing options for different demographics and income levels.
- Establishment of Community Node

PROVIDE NEW EMPLOYMENT OPPORTUNITIES

- Provide new employment opportunities through all stages of the project

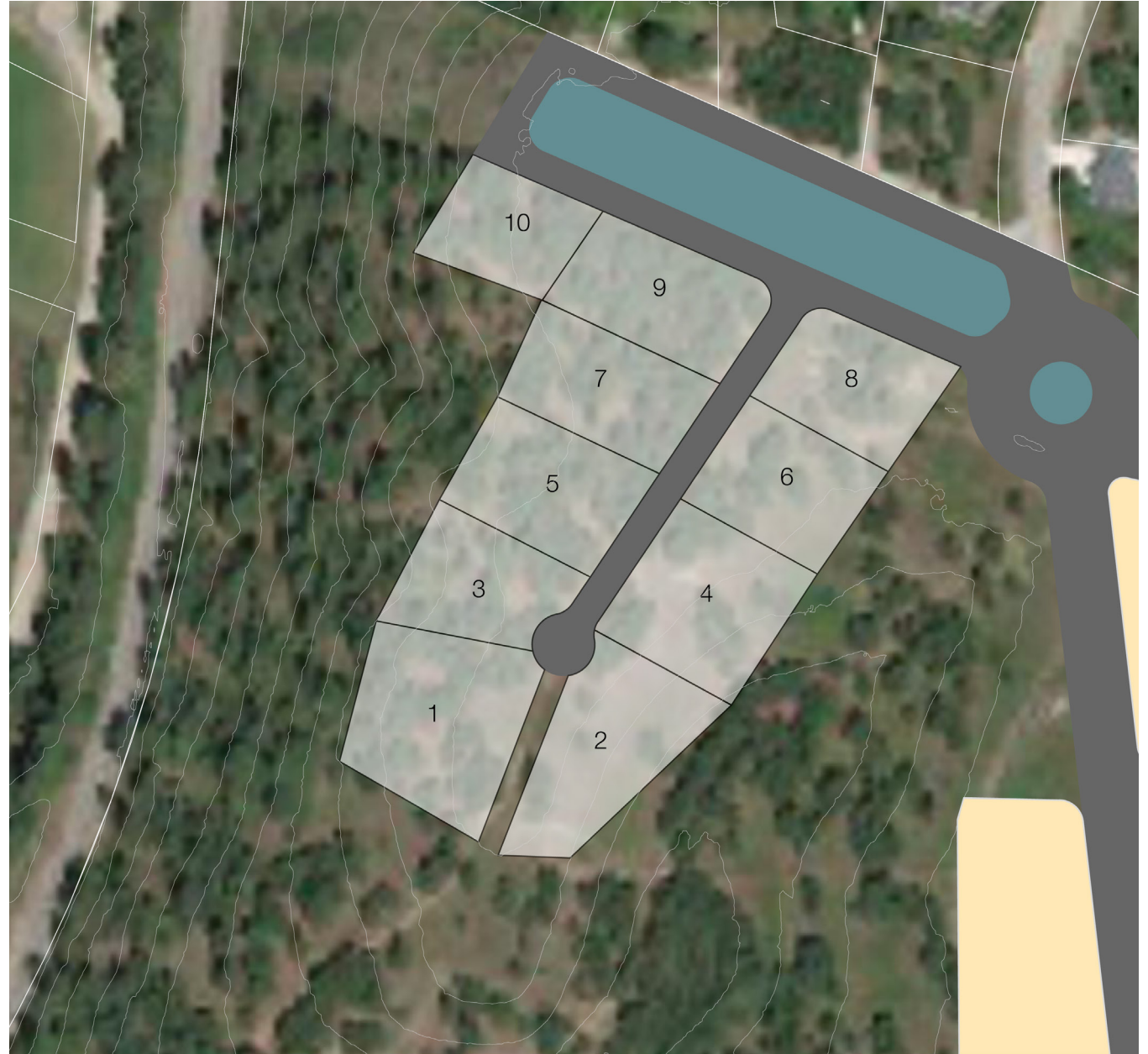
CONNECTED COMMUNITY

- Develop a community around existing trails and enhance existing trail network
- Provide a new access to provide safety



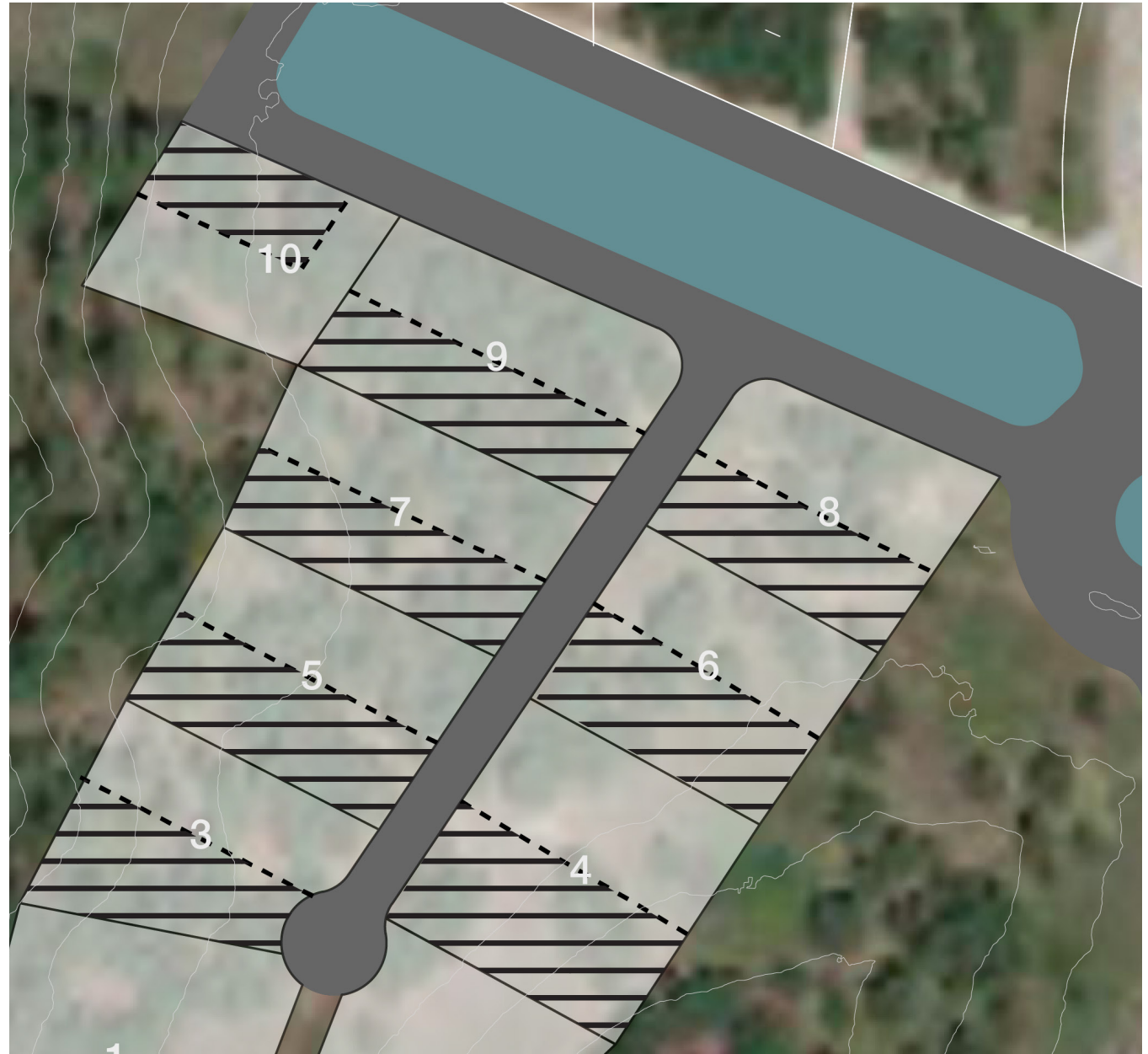
PRE-BOUNDARY ADJUSTMENT


- Initial Development within the Regional District.
- 1/2 Acre lots, meeting Regional District Zoning.
- No immediate need to new access to the plateau.
- Recognizes and is sensitive to the Copper Ridge neighbourhood to the North.



RESTRICTIVE COVENANT

- Restrictive Covenants will be registered on title to only allow building on certain areas.
- Once Boundary Adjustment is completed parcels will be able to further subdivided to provide for more housing.



 Restrictive building on site.

RESOLUTION

THAT the City of Grand Forks proceed with the proposed 94.52 hectare (233.57 acre) boundary extension proposal;

AND THAT the City of Grand Forks staff be authorized to develop, sign and submit the proposal to the Provincial Government.

An aerial photograph of a mountainous landscape. In the foreground, there is a mix of green pine trees and brown, rocky terrain. A river flows through a valley on the left side. In the middle ground, a dense forest of evergreen trees covers a large area. To the right, a small town or village is visible, with several houses and a road. In the background, there are more mountains under a hazy, overcast sky. The text "THANK YOU | Q&A" is overlaid in the center of the image.

THANK YOU | Q&A