



COPPER SKY LIVING DEVELOPMENT PLAN

APRIL 17, 2023

1ST PRINCIPLES PLANNING TEAM

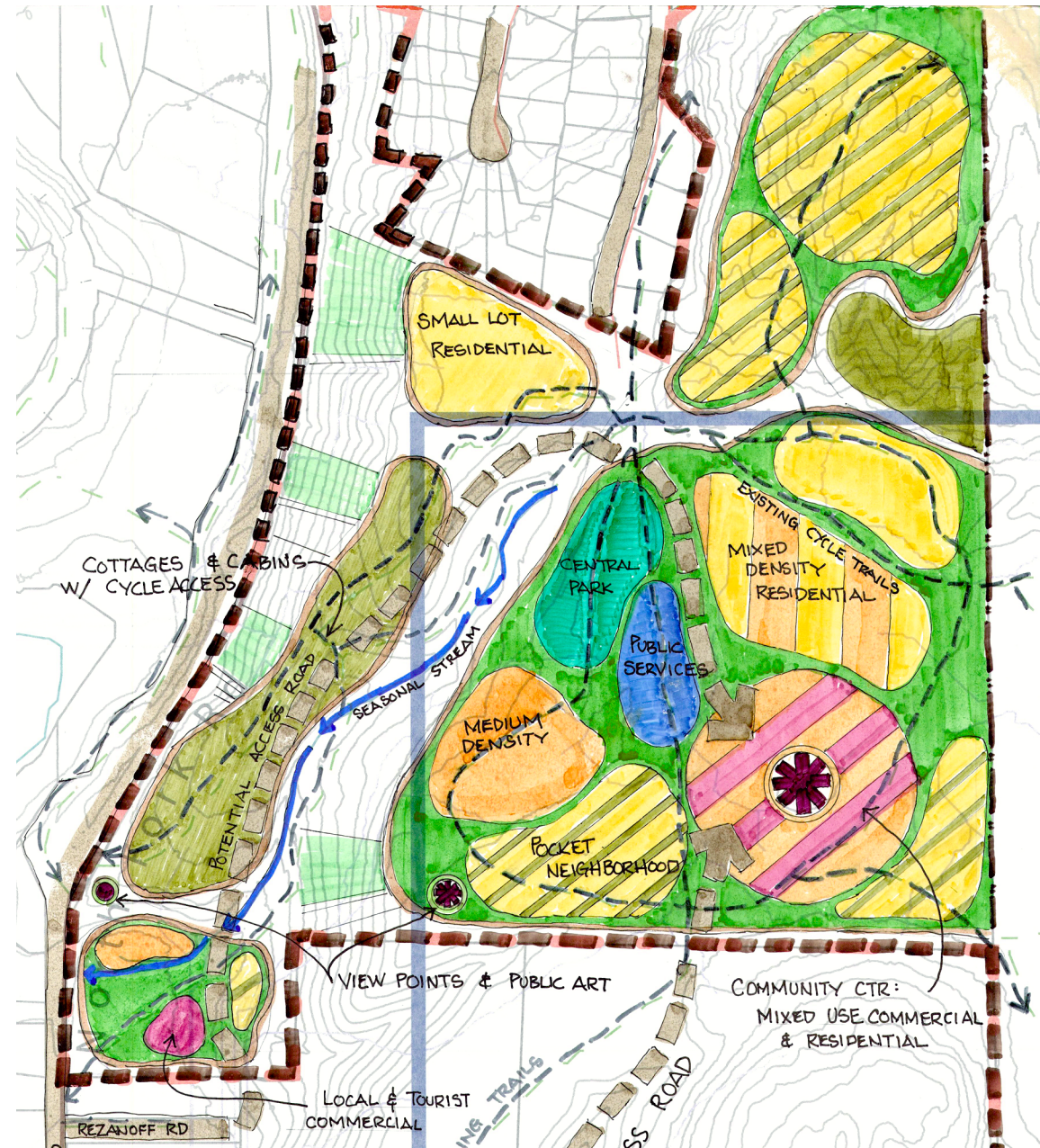
Shaun Ali, MPlan
Scott Thompson, MPlan
Elham Kiani Dehkordi, MLA, MArch

COPPERFIELD LIVING LTD.

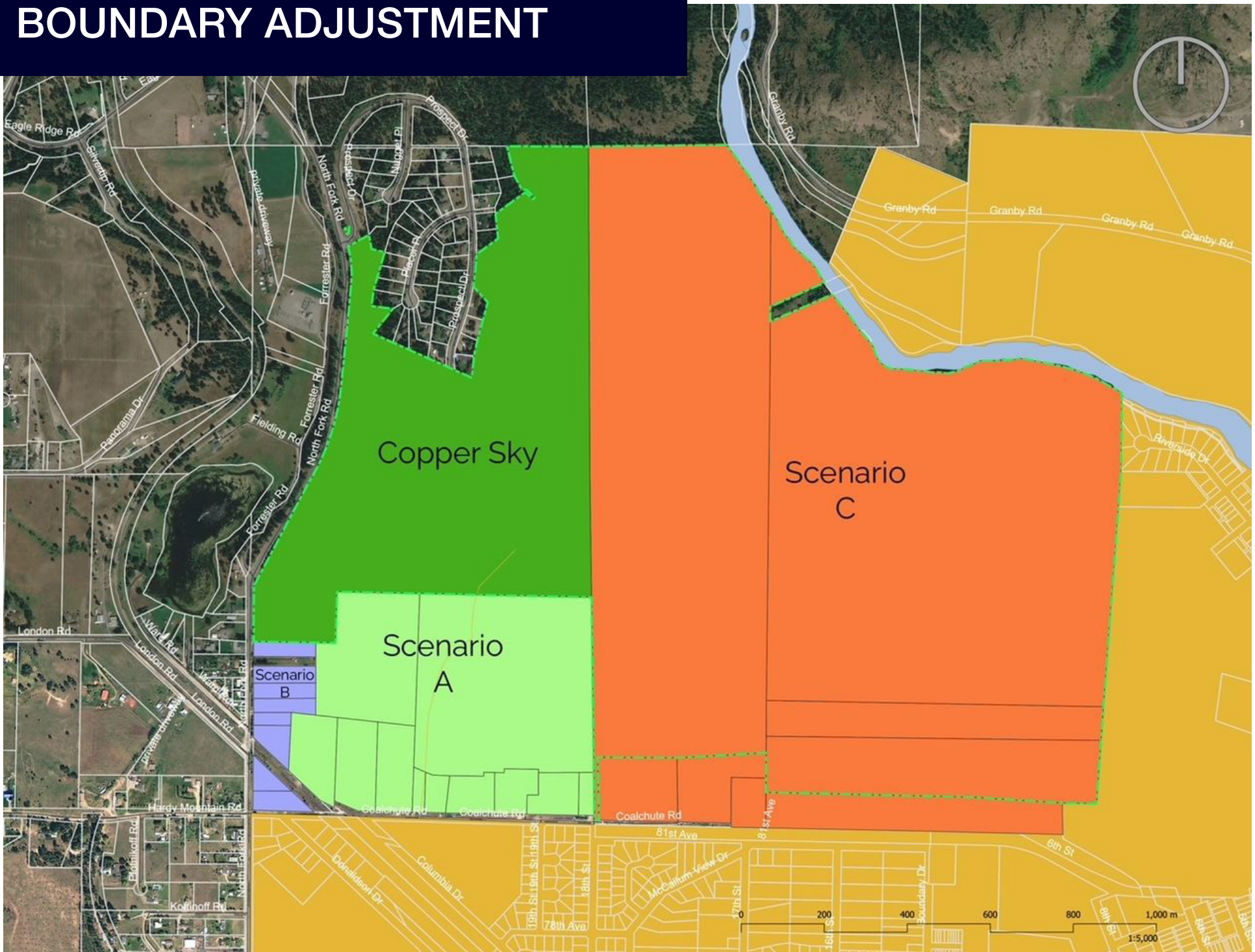
Daniel Chiu, Partner
William Lam, Partner
Connie Lam, Partner
Harry Harker, FCIP, Agent

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

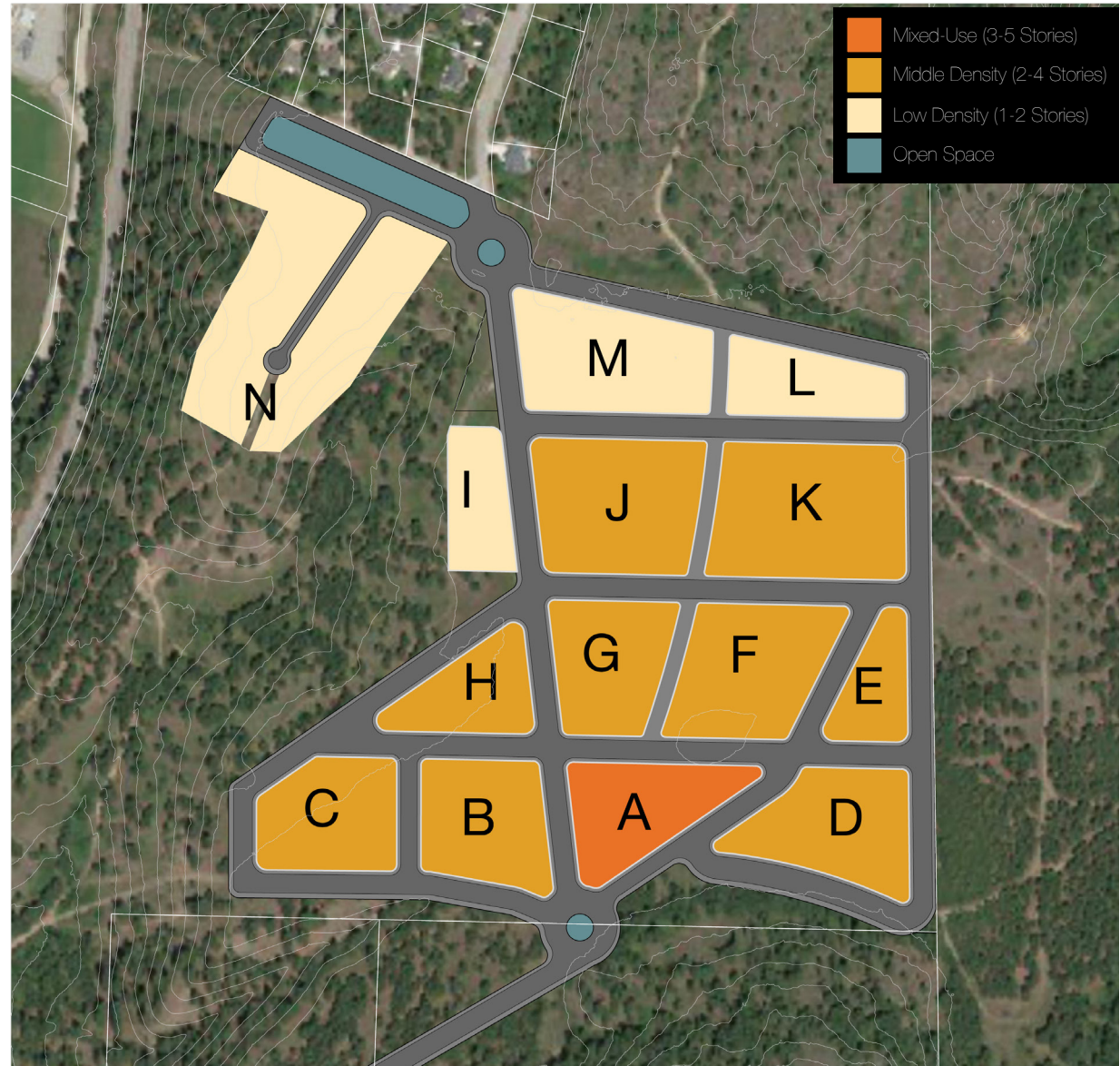
- Variety of housing options for different demographics and income levels.
- Establishment of Community Node

PROVIDE NEW EMPLOYMENT OPPORTUNITIES

- Provide new employment opportunities through all stages of the project

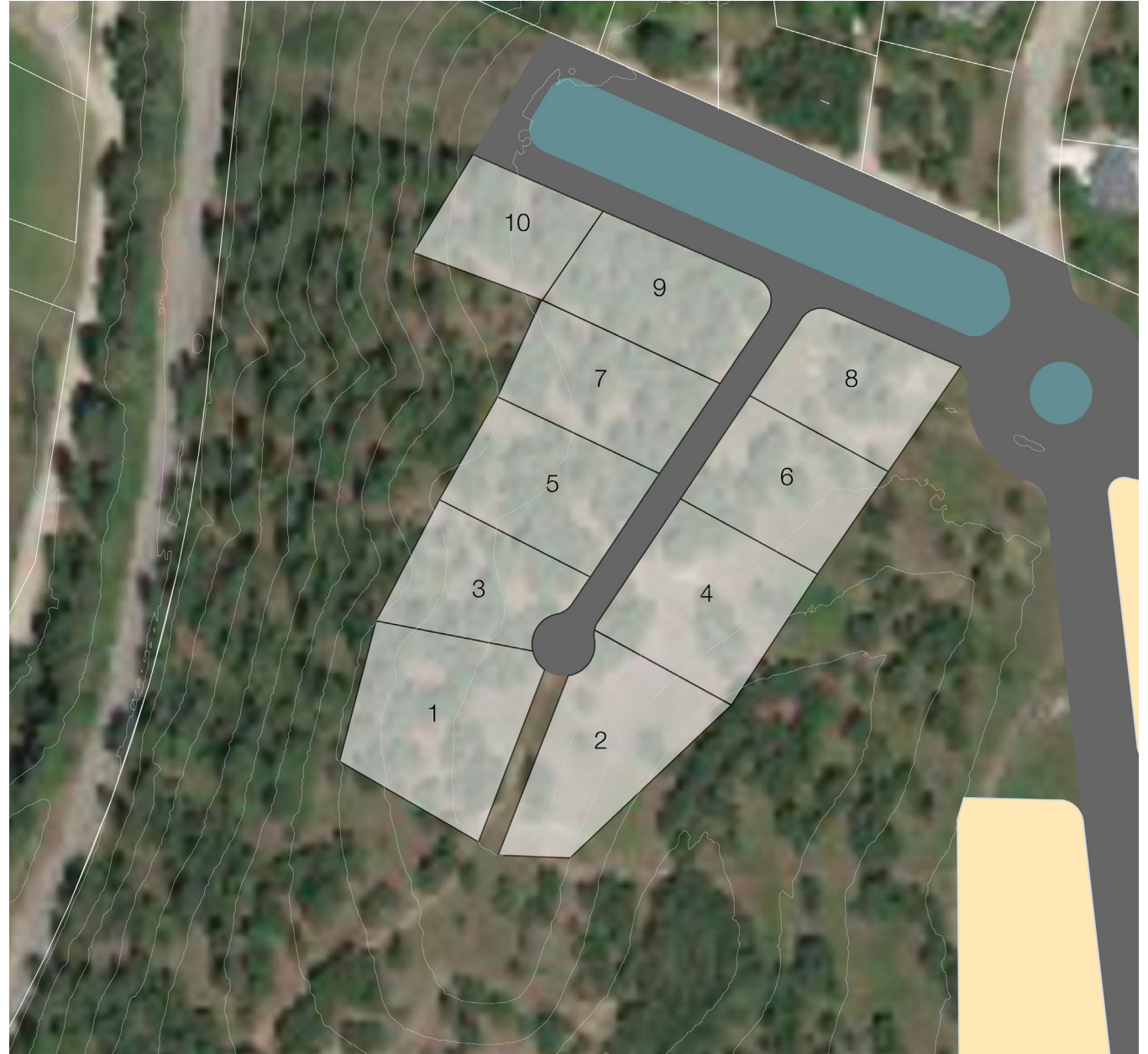
CONNECTED COMMUNITY

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



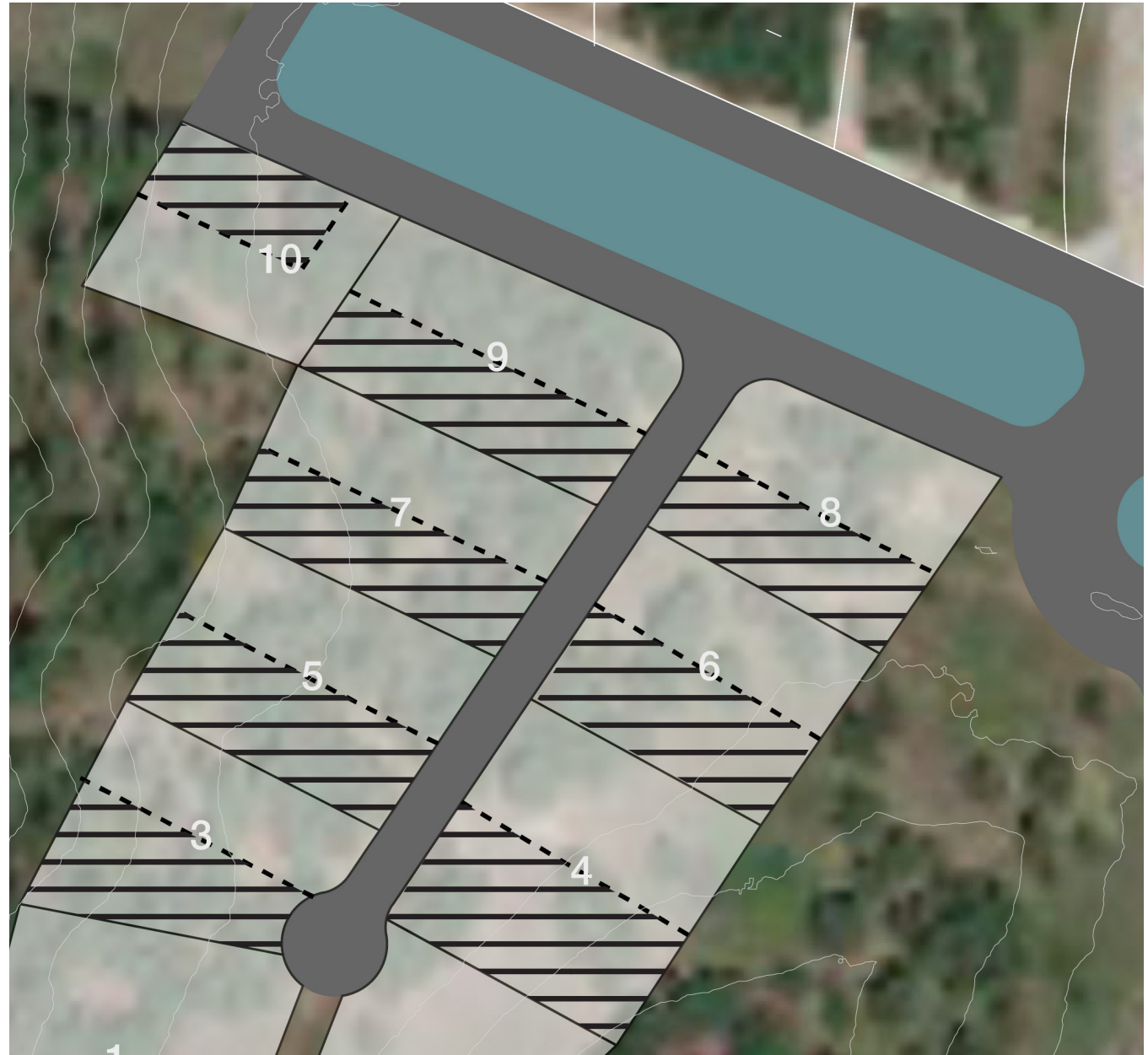
PRE-BOUNDARY ADJUSTMENT


- 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 brownish, cleared land. A small town with several houses and a road is visible on the right. In the middle ground, a dense forest of evergreen trees covers a large area. To the left, a river flows through a valley. The background shows rolling hills and mountains under a hazy, overcast sky. The text "THANK YOU | Q&A" is overlaid in the center of the image.

THANK YOU | Q&A