

Applicant's Submission

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) application for Cornerstone Phase 6 on behalf of Anthem United ('Anthem'). The LUR application pertains to the lands located within the Cornerstone Area Structure Plan (ASP), legally described as 4;29;25;23 NE, and 4;29;25;23 SE, and civically addressed as 6221 Country Hills Blvd NE, and 10011 68 Street NE.

The vision for the Cornerstone Outline Plan is to develop a socially, environmentally and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. The complete community offers a quality public realm, a range of housing diversity and affordability, and recreational opportunities to promote a healthy and active lifestyle. Residents will be able to use active transportation on the network of streets, pathways, and trails. The attached land use applications have been developed to be in alignment with the New Community Guidebook, Calgary Transportation Plan, and the approved Cornerstone Outline Plan.

Residential densities will be transit-supportive, with higher densities being located in close proximity to the Transit Station Planning Area (TSPA) and the Major Activity Centre (MAC). Neighbourhood Activity Centres (NACs) will provide all necessary amenities to individual neighbourhoods, and will feature a mix of higher densities, open space, and amenities. As part of this application, the following land use designations are being proposed:

- M-1
- M-G
- R-Gm
- R-G
- S-UN
- S-CRI
- S-SPR

Please note, we are proposing one revision from the Cornerstone Outline Plan. The multi-residential site located immediately south of the High School is being proposed as M-G rather than M-1 as was identified in the Outline Plan. Should this change be approved, all required density targets will still be adhered to. We have also attached a multi-residential concept to identify how the site may look and function with an M-G designation.