

Applicant Submission

May 16, 2019

This application is to redesignate 76 Cornerstone Heights NE (Plan 1910592 Block 11 Lot 79) and the westerly 0.28 hectare (0.68 acre) portion of 134 Cornerstone Heights NE (Plan 1910592 Block 11 Lot 80) from their current Direct Control (DC 22D2017) district and Multi Residential – At Grade Housing (M-G) district, respectively, to Commercial – Community 1 (C-C1) District. The subject site is located within Phase 5 of the ongoing development in the community of Cornerstone.

The current DC 22D2017 of 76 Cornerstone Heights NE is based on C-C1 of 1P2007 and has a maximum building height 20.0 metres. However, the owner believes the proposed land use district of C-C1, which has a maximum building height of 10.0 metres is sufficient for the future commercial development.

This application is concurrent with a subdivision application to change 76 & 134 Cornerstone Heights NE into two new parcels. The new westerly 1.90 hectare (4.68 acre) parcel will be redesignated to C-C1, and the new easterly 1.11 hectare (2.75 acre) parcel remains M-G district to accommodate the development of a new integrated civic facility for Protective and Emergency Service, Waste & Recycling and Multi-Residential Development uses.

Both parcels are currently owned by Walton Northpoint East Development Corporation on the titles, but are in the process to be transferred to the new owner, Anthem Properties Group Ltd.

The impacts of the proposed land use designation are considered minor. They are to accommodate the City of Calgary's needs for an integrated civic facility in northeast Calgary. Once the subdivision is endorsed, the City of Calgary will initiate the land acquisition of the 1.11 hectare (2.75 acre) easterly parcel.