

Planning & Development Report to
Calgary Planning Commission
2019 September 05

ISC: UNRESTRICTED
CPC2019-1064

Land Use Amendment in Cornerstone (Ward 5) at 76 and 134 Cornerstone Heights NE, LOC2019-0070

EXECUTIVE SUMMARY

This land use redesignation application was submitted by The City of Calgary on behalf of the landowners, Walton Northpoint East Development Corporation on 2019 May 16. This application proposes to change the designation of 76 Cornerstone Heights NE and a portion of 134 Cornerstone Heights NE, from a DC Direct Control District (Bylaw 22D2017) and Multi-Residential – At Grade Housing (M-G) District to the Commercial – Corridor 1 (C-C1) District to allow for:

- small to mid-scale commercial developments (e.g.,);
- a maximum building height of 10 metres (a decrease from the current maximum of 20 metres and 13 metres);
- a maximum building floor area 1,900 square metres, based on a floor area ratio of 1.0; and
- the uses listed in the C-C1 District.

The proposal conforms with the *Cornerstone Area Structure Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.90 hectares ± (4.68 acres ±) located at 76 and 134 Cornerstone Heights NE (Plan 1910592, Block 11, Lot 79 and the westerly portion of Lot 80) from DC Direct Control District and Multi-Residential – At Grade Housing (M-G) District **to** Multi-Commercial – Community 1 (C-C1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

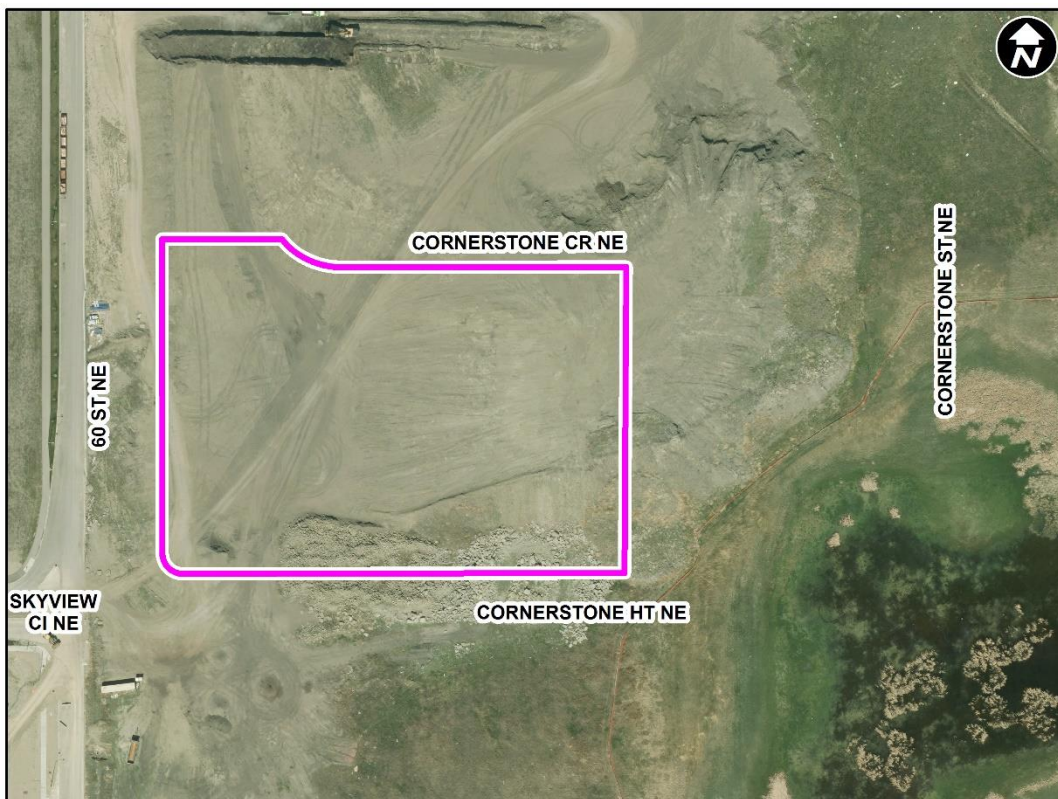
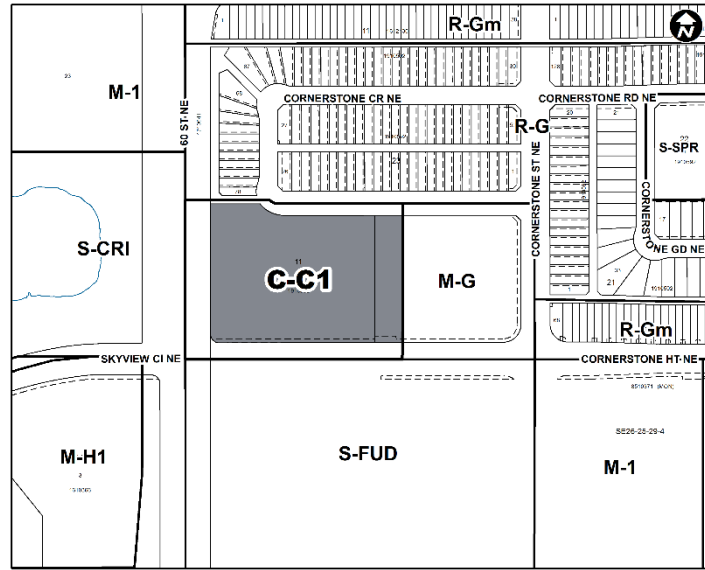
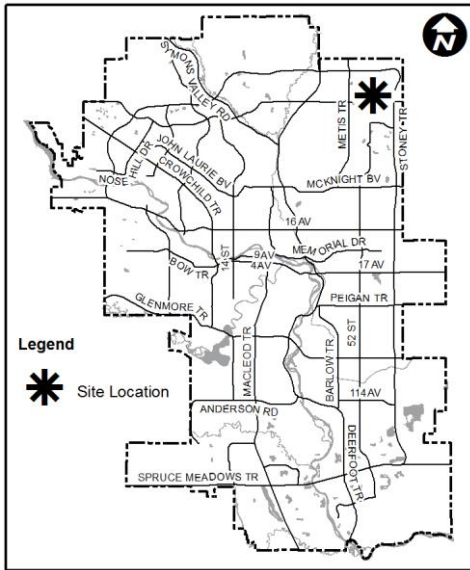
None.

BACKGROUND

This land use redesignation application was submitted by The City of Calgary Real Estate and Development Services on behalf of the landowners, Walton Northpoint East Development Corporation, on 2019 May 16. As indicated in the Applicant's Submission (Attachment 1), a subdivision application (SB2019-0168) has been submitted to create two new parcels which align with the proposed land use boundary. The landowner intends to submit a development permit for a commercial development on this site at a future date.

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Location Maps



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Site Context

The subject site is located in the northeast community of Cornerstone, east of 60 Street NE, between Cornerstone Crescent and Cornerstone Heights. The site is approximately 1.9 hectares (160 metres by 110 metres) in size. The application involves two parcels: the western parcel is 76 Cornerstone Heights NE and the eastern parcel is 134 Cornerstone Heights NE. Only the western 0.28 hectares of 134 Cornerstone Heights NE is included in this land use amendment application.

Surrounding development to the north and east is characterized by primarily new single family homes. The predominant land use in this area is Residential – Low Density Mixed Housing (R-G) District. The eastern portion of 134 Cornerstone Heights NE is to remain Multi-Residential – At Grade Housing (M-G) District. Lands to the west and south are currently undeveloped, and are designated as Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District respectively.

As identified in *Figure 1*, the community of Cornerstone reached peak population in 2018.

Figure 1: Community Peak Population

Cornerstone	
Peak Population Year	2018
Peak Population	1,629
2018 Current Population	1,629
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ward 5](#) profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The western parcel is currently designated as a DC Direct Control District (Bylaw 22D2017), based on the Commercial – Community 1 (C-C1) District of Bylaw 1P2007. The C-C1 District is intended to be characterized by small to mid-scale commercial developments located within a community or along a commercial street. The current DC Direct Control District was designed to allow for a maximum building height of 20 metres.

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The eastern parcel is currently designated as Multi-Residential – At Grade Housing (M-G) District, which allows for multi-residential development of low height and density where all units have direct access to grade. It does not allow for commercial uses and has a maximum building height of 13 metres.

The proposed Commercial – Community 1 (C-C1) District is intended to be characterized by small to mid-scale commercial developments located within a community or along a commercial street, and would decrease the maximum building height to 10 meters. Expanding the commercial portion of this block will allow the developer additional flexibility in site layout and design.

For the eastern parcel, the change from M-G District to C-C1 District would allow for a variety of commercial uses. The remainder of the M-G parcel will be preserved to allow for the future integrated civic facility, including protective and emergency service and multi-residential development, as indicated in the Applicant's Submission (Attachment 1).

Development and Site Design

The rules of the proposed C-C1 District will provide guidance for future site development including appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, future development permit evaluations should focus on creating an engaging interface with the corner of 60 Street NE and Cornerstone Heights NE, while remaining sensitive to the surrounding residential development.

Environmental

No significant environmental issues were identified. An Environmental Site Assessment was not required.

Transportation

Pedestrian access to the site is available from sidewalks along 60 Street NE, Cornerstone Heights NE, and Cornerstone Crescent NE. There is a future bus zone located adjacent to the site on 60 Street NE. Vehicular access will be provided from the southern edge of the site along Cornerstone Heights NE.

The site is located approximately 400 metres from the future Country Hills LRT Station.

A Transportation Impact Assessment was not required for this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No responses from the public were received, and there is no community association for this area.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developing – Future Greenfield area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). It is located in close proximity to the Major Activity Centre identified at the intersection of Country Hills Boulevard NE and 60 Street NE, which will include a Primary Transit Hub (future LRT station).

The proposal is in keeping with relevant MDP policies as community retail forms part of a complete community, providing essential goods and services within walking distance of residents, supporting transit and increasing employment opportunities.

Cornerstone Area Structure Plan (Statutory – 2014)

The site falls within Community A, Neighbourhood 3 on Map 4 of the *Cornerstone Area Structure Plan* (ASP). It is included in the Transit Station Planning Area (Map 3) which is identified as an appropriate area for multi-residential, retail, commercial and institutional uses. The proposal is supportive of the ASP policies.

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Social, Environmental, Economic (External)

The proposed land use allows for a variety of shops and services that will meet the needs of residents.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Cornerstone Area Structure Plan* and the *Municipal Development Plan*. The proposal represents a modest increase in the commercial area of a planned activity centre which will benefit nearby residents and provide support for the future LRT station.

ATTACHMENT(S)

1. Applicant Submission