

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the developing community of Cornerstone and is currently undeveloped. The site is surrounded by streets on all four sides: Cornerbrook View NE to the north; Cornerstone Boulevard NE to the south; Cornerbrook Street NE to the west; and Cornerbrook Green NE to the east. The approximately 1.96 hectares (4.84 acres) site is within a Neighbourhood Activity Centre in the new neighbourhood of Cornerbrook.

To the east of the subject site is a future park, which integrates with a large wetland and stormwater management facilities that extend northeast and southeast of the subject site. Immediately north and south, outside of the Neighbourhood Activity Centre area, is future residential development consisting mostly of single detached dwellings. To the west are the future sports fields connected to a future Calgary Board of Education elementary school site.

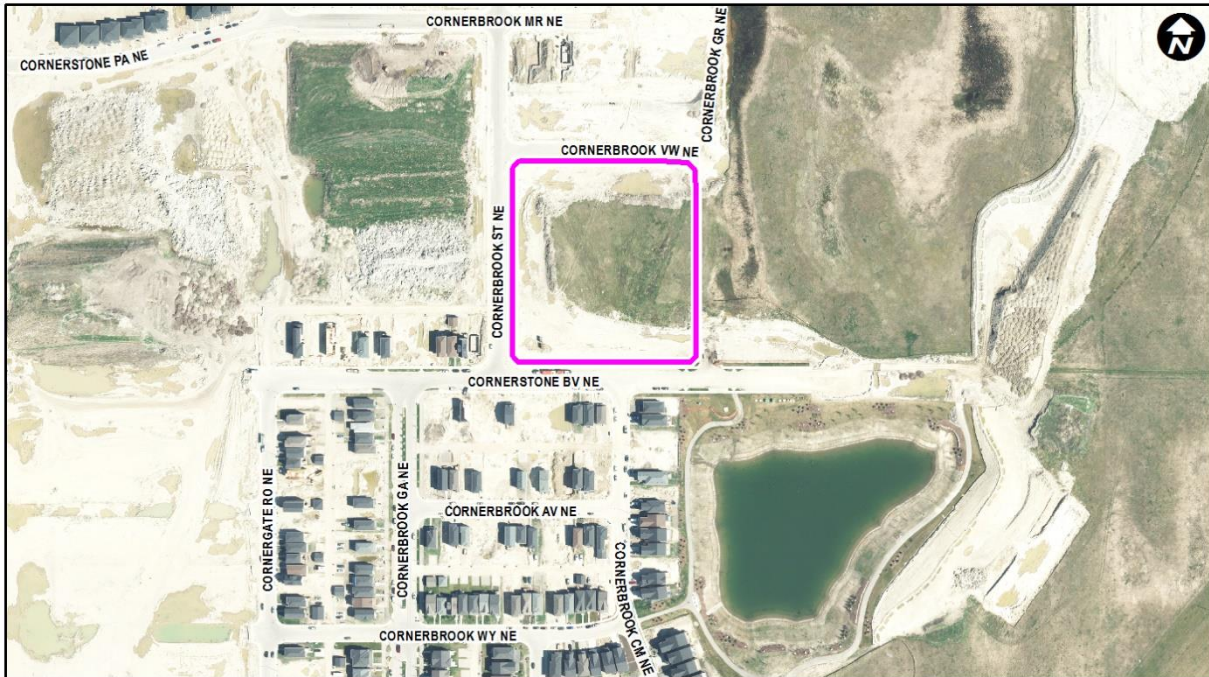
## Community Peak Population Table

<b>Cornerstone</b>	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-X2d148 District is intended to provide for multi-residential development with support commercial uses. A drawback of the M-X2 District is that it limits the variety of uses, as well as the maximum size of any individual commercial unit. Furthermore, the M-X2 District uses a density modifier of 148 based on maximum dwelling units per hectare. This approach can limit the variety of residential options available to builders. Using floor area ratio (FAR) enables greater flexibility in building design, and layout should there be a demand for a greater number of small dwelling units in the future development permits.

The proposal seeks to redesignate the subject site to two separate districts. In the northeast corner, the M-H1f3.0h24 District is proposed for approximately 0.64 hectares of the subject site with the remainder 1.32 hectares proposed to be designated as the C-C1 District.

The M-H1f3.0h24 District is intended to provide for multi-residential development in a variety of forms that can accommodate taller buildings. The proposed maximum height is 24 metres (approximately 6 to 8 storeys). Currently, the subject site has a maximum height of 16 metres (approximately 4 to 5 storeys). A maximum floor area ratio of 3.0 is proposed. The proposed FAR would allow for approximately 25,000 square meters of building floor area. The M-H1 District also requires a minimum residential density of 150 unit per hectare which equates to approximately 125 units on the subject site.



The C-C1 District is characterized by small to mid-scale commercial developments that may accommodate residential uses. C-C1 sites are intended to serve the immediate surrounding area and are for sites smaller than 3.2 hectares. The proposal is for an approximately 1.32 hectare C-C1 site. The maximum height is 10 metres, enabling 1 to 2 storeys to be constructed. Given that the site is bounded by four streets, the applicant was encouraged to consider a DC District based on the C-C1 District to provide guidance on site design but increasing the height to the existing 16 metre maximum. However, a stock district was preferred after considering market conditions that informed a development permit for the C-C1 area has been submitted.

The proposed change is supported by Administration as it still allows this new Neighbourhood Activity Centre to achieve the minimum densities (150 people and jobs/hectare) required by *The Municipal Development Plan*.

### **Development and Site Design**

If the land use redesignation is approved by Council, the rules of the C-C1 and M-H1 land use districts will provide guidance for future site development including building massing, height, interface with the street, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- Overall site configuration that ensures convenient pedestrian access through the site and to the adjacent school site, central amenity area and the larger natural areas being preserved with the development of the Cornerstone community;
- Interface with overall site with the adjacent streetscape given the site is surrounded by roads on all four sides;
- Shadow/interface with the adjacent residential development; and
- Ensuring an engaging built interface between the site and the central amenity area across the street.

### **Transportation**

The subject site is bounded by four streets that provide a variety of options for people arriving or leaving the area. Transit service will become available as the site and surrounding area becomes more developed. A transit stop is planned for the southeast corner of the subject site on Cornerstone Boulevard NE. Pedestrian connections will be provided throughout the subject site and connect to public sidewalks as well as to the community park space to the east. A Transportation Impact Assessment was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed at the development permit stage.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP 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 Developing – Future Greenfield area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The proposal is in keeping with relevant MDP policies for Neighbourhood Activity Centres (NAC) by providing a mix of multi-residential and non-residential uses adjacent transit stops and neighbourhood parks and open spaces. The proposed Neighbourhood Activity Centre meets the MDP intensity targets of the NAC at 150 people and jobs per hectare.

### **Climate Resilience Strategy (2018)**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

### **Cornerstone Area Structure Plan (Statutory – 2014)**

The [Cornerstone Area Structure Plan](#) (ASP) identifies the site as being within a general Neighbourhood Area and more specifically, part of a Neighbourhood Activity Centre, confirmed when the larger outline plan for the area was approved. The Neighbourhood Activity Centre policies of the ASP encourage a cluster of higher density residential development, a central open space, non-residential uses, and convenient access to transit. The proposal complies with the ASP policies.