

Land Use Amendment in Cornerstone (Ward 5) at 3876 Cornerstone Boulevard NE, LOC2020-0135

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 1.96 hectares \pm (4.84 acres \pm) located at 3876 Cornerstone Boulevard NE (Plan 1912237, Block 14, Lot 1) from Multi-Residential – Medium Profile Support Commercial (M-X2d148) District to Multi-Residential – High Density Low Rise (M-H1f3.0h24) District and Commercial – Community 1 (C-C1) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for commercial and multi-residential development in a new Neighbourhood Activity Centre in the developing community of Cornerstone.
- The proposal responds to the applicant's desire to shift from development where commercial uses are integrated within residential buildings, to development where commercial and residential uses are still provided on the same site, but within individual buildings. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the *Cornerstone Area Structure Plan*.
- What does this mean to Calgarians? The site will provide a centralized area for future Cornerstone residents to live, meet, shop, access transit and enjoy multiple open spaces.
- Why does this matter? Providing additional development for flexibility of this Neighbourhood Activity Centre will bring more services closer to residents' homes, while still allowing increased efficiency in the provision of transit services in the area for residents and employees.
- A development permit has been submitted.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by B&A Planning Group on behalf of the landowner, NEL Developments Ltd on 2020 September 14. As indicated in the Applicant Submission (Attachment 2), the intention is to provide a range of commercial uses and multi-residential development.

The approximately 1.96 hectare vacant site is situated in the northeast community of Cornerstone. The site is located within a future Neighbourhood Activity Centre as identified in the applicable *Cornerstone Area Structure Plan*.

The two proposed districts intend to allow more flexibility in the provision of both commercial and multi-residential development to complete the policy goals for the area, which also include locating these proposed uses near open spaces and transit stops.

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A development permit application (DP2020-7343) was submitted for the proposed C-C1 site however, more information is required from the applicant before the review can begin. As the development permit application is currently deemed incomplete, supporting information has not been included in this report.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. It was determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report. There is no community association for the subject area.

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

IMPLICATIONS

Social

The proposed land use districts allow for the development of a Neighbourhood Activity Centre in Cornerstone, which provide a variety of housing options, as well as a range of services and amenities for this new community.

Environmental

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.

Economic

The proposal is intended to allow for approximately 178 multi-residential homes and 67 jobs with the associated commercial uses. The proposal may better leverage future transit service in

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the area and provide opportunities for local-oriented businesses to establish themselves in the Cornerstone community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager	Department	Approve/Consult/Inform