

LAND USE AMENDMENT
CORNERSTONE (WARD 3)
COUNTRY HILLS BOULEVARD AND STONEY TRAIL NE
BYLAW 9D2017

MAP 24NE

EXECUTIVE SUMMARY

This Land Use Amendment application covers an area of 54.92 hectares ± (135.71 acres ±) located in northeast Calgary, bound by Country Hills Boulevard NE to the north and Stoney Trail NE to the east. The area is located within Neighbourhood 6 in Community 'B' as identified in the Cornerstone Area Structure Plan (ASP).

The land use application proposes redesignating the subject lands from Special Purpose – Future Urban Development (S-FUD) District to Residential - Low Density Mixed Housing (R-G) District and an assortment of special purpose districts for school, park, environmental and infrastructure areas.

This application has been applied for following the previous approval of an Outline Plan (LOC2014-0173) that provided the subdivision layout for the site's development.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 November 03

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 9D2017; and

1. **ADOPT** the proposed redesignation of 54.9 hectares ± (135.7 acres ±) located at 11010 – 68 Street NE and 6221 Country Hills Boulevard NE (Portion of NW1/4 Section 24-25-29-4; Portion of NE1/4 Section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 9D2017.

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REASONS FOR RECOMMENDATION:

This application provides the land uses needed to achieve the development vision for the community in accordance with the Neighbourhood Area, Joint Use Site and Environmental Open Space Study Area Policies, as specified in the Cornerstone Area Structure Plan (ASP). The land uses are also in line with the previously approved Outline Plan and anticipated future land uses provided at the time.

Specific Municipal Development Plan (MDP) objectives related to range of housing choice and diversity; achieving typologies for new communities to evolve and adapt; use of a grid based, well connected, complete street pattern in the subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets are achieved with the application.

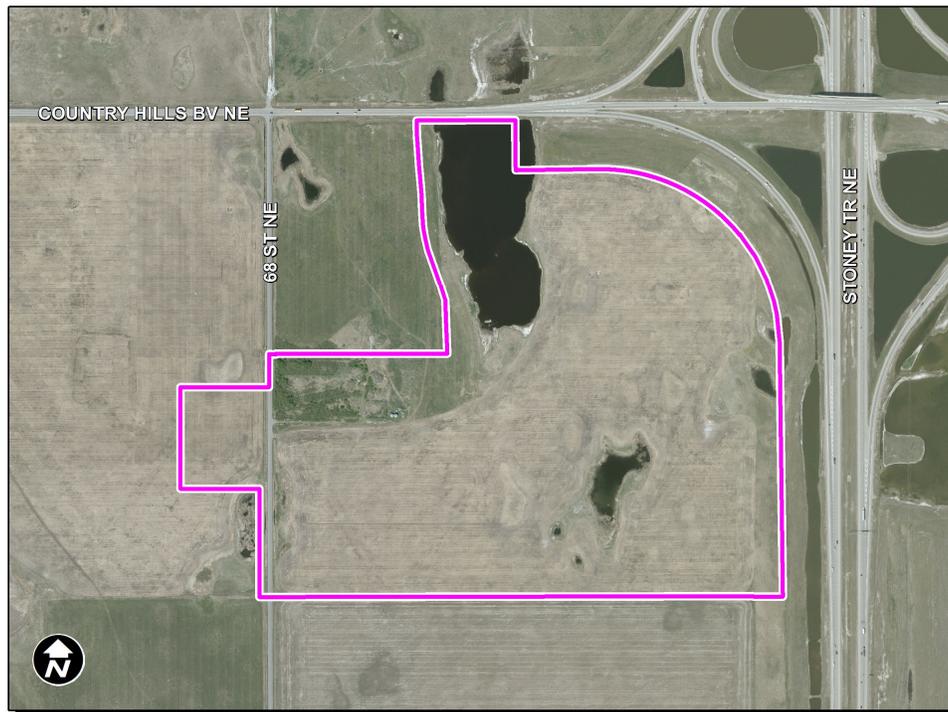
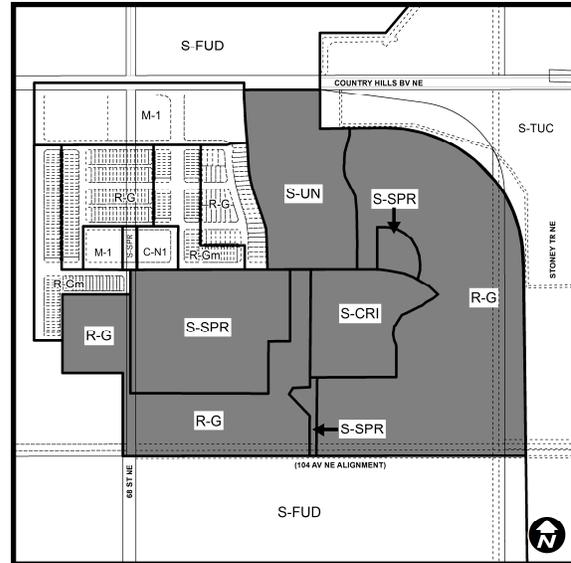
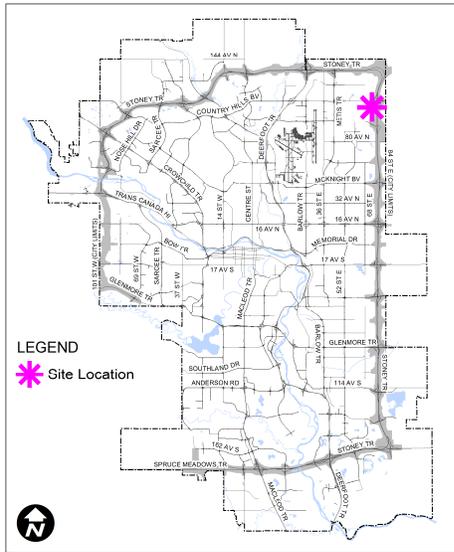
ATTACHMENT

Proposed Bylaw 9D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 54.9 hectares ± (135.7 acres ±) located at 11010 – 68 Street NE and 6221 Country Hills Boulevard NE (Portion of NW1/4 Section 24-25-29-4; Portion of NE1/4 Section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

Moved by: C. Friesen
Absent: R. Wright

Carried: 7 – 0

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Applicant:

Stantec Consulting

Landowner:

Walton Northpoint East Development
Corporation

PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the Cornerstone Area Structure Plan (ASP) in an actively developing area of the city. Several applications have already been approved within the Cornerstone ASP boundaries, and the adjacent communities of Redstone and Skyview Ranch are currently under development.

The lands constitute one of several sites owned by Walton in Cornerstone. These Walton lands were approved under an Outline Plan in 2015 (APPENDIX II), with only Phases 1 and 2 of that Outline Plan approved for Land Use Amendments. This application was an atypical approach for a staged outline plan / land use amendment application processing, as usually the land use amendment application boundaries follow those of the outline plan. The approved land uses in these phases comprised a variety of residential, neighbourhood commercial, and special purpose districts.

The land uses within the adjacent communities similarly comprise residential land uses to the west (Redstone, Skyview Ranch and Cityscape); acreage residential beyond Stoney Trail NE to the north and east; and residential land uses to the south (Saddleridge). A future LRT station and a Major Activity Centre are located approximately 1 km to the west of the subject site set between the communities of Cornerstone and Skyview Ranch.

The subject site constitutes Phase 3 of the larger Walton Outline Plan (APPENDIX III) and is bound by Country Hills Boulevard NE to the North, Stoney Trail NE to the east, and the previously approved Phase 2 land uses, to the west. The site has been farmed in the past, and does not currently contain development. Wetlands exist, some of which have previously been partially modified related to the past farming operations. The land is relatively flat and drains from the southwest to northeast.

LAND USE DISTRICTS

To achieve the development vision for the Neighbourhood Area policies as identified in the Cornerstone ASP, the neighbourhood is intended to consist primarily of residential uses with a variety of housing types. The Residential - Low Density Mixed Housing (R-G) District proposed, is intended to accommodate a wide range of low-density residential development through a combination of both laned and non-laned product types. This is to encourage housing diversity and intensification of residential neighbourhoods over time. These product types include single detached, zero lot line single detached, and estate single detached. This land use also provides provisions for rowhouse buildings, duplex dwellings, and secondary suites and backyard suites.

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The proposed R-G District in Phase 3 should be considered in context with the approved multi-residential and low-density residential land uses to the west, which constitute the remainder of the neighbourhood, to provide an overall variety of housing types. The approved residential land uses to the west include the Multi-Residential – Low Profile (M-1) District, in addition to the Residential - Low Density Mixed Housing (R-G) and (RGm) Districts. Commercial – Neighbourhood 1 (C-N1) District is also approved which allows for dwelling units above a commercial ground floor.

Phase 3 unit breakdown:

Unit Type	Anticipated Units
Single Detached (Semi-Estate)	84
Single Detached (Zero Lot Line)	45
Single Detached (Traditional- Laned)	191
Single Detached (Traditional- Laneless)	303
Total units	623

Non-residential land uses contributing to the Environmental Open Space policies, include Special Purpose – School, Park and Community Reserve (S-SPR) District that establishes the school and park areas, Special Purpose – Urban Nature (S-UN) District that protects the existing wetland and open space landforms as environmental reserve, and finally the Special Purpose – City and Regional Infrastructure (S-CRI) District that provides the (wet) stormpond and maintenance access easements required to service the subject plan area.

Density

The anticipated density at the ‘Neighbourhood Area’ scale, within which Phase 3 is located, exceeds the minimum requirements of the Cornerstone ASP and the minimum requirements of the Municipal Development Plan (20 units per hectare / 8 units per acre).

Anticipated Units in Phase 3 -within Neighbourhood 6	623
Units making up remainder of Neighbourhood 6- outside Phase 3	727
Total Anticipated Units in Neighbourhood 6	1350
Net Developable Area in Phase 3 -within Neighbourhood 6	47.62 ha/ 117.67 ac
Net Developable Area in remainder of Neighbourhood 6- outside Phase 3	16.25 ha/ 40.16 ac
Total Net Developable Area in Neighbourhood 6	63.87 ha/ 157.83 ac

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Anticipated Density in Phase 3 -within Neighbourhood 6	13.1 upha/ 5.3 upac
Density in remainder of Neighbourhood 6- outside Phase 3	44.7 upha/ 18.1 upac
Total Anticipated Density in Neighbourhood 6	21.1 upha/ 8.6 upac

LEGISLATION & POLICY

The proposed development has been reviewed in accordance with the existing statutory policy.

Municipal Development Plan (MDP) (2009)

The subject site is located within the *Developing-Future Greenfield* area as identified under Map 1: Urban Structure, of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal conforms to the following City-wide policies of the MDP, including:

- integrating a range of housing diversity and choice;
- achieving built form typologies for new communities to evolve and adapt over time;
- use of a grid based, well connected, complete street pattern in the subdivision design;
- protecting and integrating elements of the ecological network into the design; and
- meeting minimum intensity and density targets.

Cornerstone Area Structure Plan (ASP)

The subject site is located within Neighbourhood 6 in Community 'B' as identified in the Cornerstone Area Structure Plan (ASP). Neighbourhood 6 comprises Neighbourhood Area land use with a Joint Use Site, a Neighbourhood Activity Centre, Regional Pathway and Environmental Open Space Study Area running through it.

The Neighbourhood Area provides the residential catchment outside of the Neighbourhood Activity Centre (NAC). While a NAC is located in neighbourhood 6, it is located outside of Phase 3 boundary within the approved adjacent land uses to the west. The Neighbourhood Area is intended to provide a variety of housing types. The combination of residential land uses in Phase 3 along with the remainder of approved land uses within the neighbourhood, provide this variety.

Furthermore, the development vision for Neighbourhood 6 is made distinct through policies that strongly relate it to the existing system of wetlands and Environmental Open Space areas that runs through it. Phase 3 capitalises on the wetlands within its boundary and incorporates a Regional Pathway and Joint Use Site to enhance the open space area.

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South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

This Land Use Amendment is bound by Country Hills Boulevard NE to the north. This is an arterial standard road providing east-west movement. The eastern edge is bound by a skeletal road (Stoney Trail NE). Both provide regional access to the subject site while a local street grid network approved at the Outline Plan stage, provides the subdivision layout for an enhanced multi-modal movement option for local traffic within the Neighbourhood Area.

A Transportation Impact Assessment (TIA) was submitted in support of the land use application. The Land Use application is supported by an overall approved Outline Plan which provides the technical framework for the site's future development, as well as a plan for the staged construction of the supporting transportation network necessary to support the development.

UTILITIES & SERVICING

Servicing analysis included confirmation that that proposed land uses conform to the approved Sanitary Servicing Study and Staged Master Drainage Plan reviewed and accepted at the previously approved Outline Plan stage

At the Outline Plan Stage the servicing analysis included sanitary and water capacity, storm water management, and provision for private utilities within the project area. Private utilities will be extended to the site during construction phases and protected through establishment of utility rights of way, as required. Approved Outline Plan conditions establish the necessary requirements for servicing extension into this area.

ENVIRONMENTAL ISSUES

An upstream Oil and Gas Status Report, submitted at the Outline Plan stage, documented the abandonment of pipelines on the site. The Cornerstone ASP includes policy requiring applicants to work with facility operators to remove abandoned lines at the time of development. Therefore at the time of development, the Applicant must provide documentation that all abandoned pipelines located on the subject site have been properly removed and the environmental condition of the land is suitable for the proposed land uses.

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ENVIRONMENTAL SUSTAINABILITY

Approximately 7.59 hectares ± (18.75 acres ±) of wetland is proposed for conservation in its natural state within the subject site, while the storm pond allows storm water to be recycled for irrigation purposes of the MR parcels.

GROWTH MANAGEMENT

On 2015 June 15, Council adopted Bylaw 15P2015 to amend the Cornerstone Area Structure Plan to lift the Growth Management Overlay for the area after funding for leading infrastructure was provided by The City of Calgary through Action Plan 2015 - 2018. The leading infrastructure includes investments for fire, sanitary, storm, and transportation. Therefore the Land Use Amendment approval may be granted to the entire land use area within Cornerstone.

Additional investment is required by the City to accommodate full development of Cornerstone, including investment in transit, active modes, and roadway Infrastructure. Several of these projects are not funded within the 10-year capital plan. These will be assessed in conjunction with the review of future Outline Plan/Land Use Amendment applications.

PUBLIC ENGAGEMENT

Community Association Comments

- Not required as there is no community association in this area.
- No comments received from adjacent (Skyview Ranch) Community Association by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held during the review of this application.

APPENDIX I

APPLICANT'S SUBMISSION

Stantec Consulting Ltd ('Stantec') is pleased to submit the attached land use redesignation application for Cornerstone phases 3 on behalf of Walton Northpoint East Development Corporation ('Walton'). The Land Use Redesignation (LUR) application pertains to the lands located within the Cornerstone Area Structure Plan (ASP) and is legally described as NW 24-25-29 W4M and NE 23-25-29 W4M.

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 Cornerstone Area Structure 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:

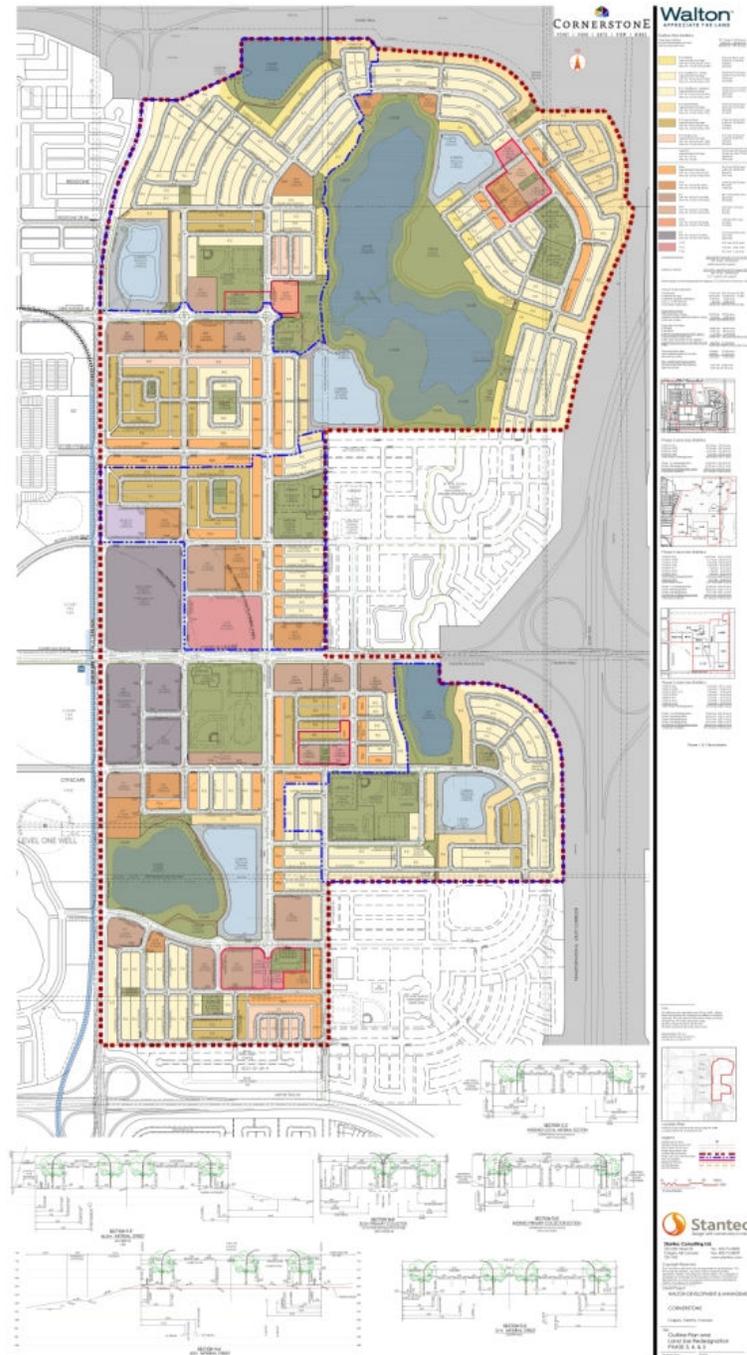
- R-G
- S-SPR
- S-UN
- S-CRI

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APPENDIX II

CORNERSTONE OUTLINE PLAN



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APPENDIX III

PHASE 3 LAND USE AREA

