

**Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6221 Country Hills Boulevard NE, LOC2020-0136**

**RECOMMENDATIONS:**

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 6221 Country Hills Boulevard NE (portion of NE1/4 Section 23-25-29-4) to subdivide 9.71 hectares  $\pm$  (23.98 acres  $\pm$ ), with conditions (Attachment 5).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.52 hectares  $\pm$  (6.23 acres  $\pm$ ) located at 6221 Country Hills Boulevard NE (Portion of NE1/4 Section 23-25-29-4) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Multi-Residential – At Grade Housing (M-G) District to Multi-Residential – At Grade Housing (M-G) District and Residential – Low Density Mixed Housing (R-G) District.

**HIGHLIGHTS**

- The application seeks to establish a new subdivision design and redesignate a portion of the subject property. This will allow for reducing the size of a future high school site to be dedicated as Municipal and School Reserve (MSR) from approximately 8.5 hectares (21 acres) to approximately 7.28 hectares (18 acres), as well as the provision of a variety of housing options in the forms of single detached, semi-detached, rowhouses and townhomes.
- The Joint Use Coordinating Committee (JUCC) has supported the amendments to the previously approved outline plan and existing land uses to facilitate the creation of a future subdivision while meeting the recreational needs of the community.
- What does this mean to Calgarians? The proposal will optimize MSR space to allow for a high school site to meet the educational and recreational needs of a developing community.
- Why does it matter? It is important to ensure efficient, affordable and functional school sites that meet the needs of a community.
- The application is in alignment with the *Cornerstone Area Structure Plan (ASP)*.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

The application was submitted by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation (Anthem Cornerstone Management LP) on 2020 September 16.

The subject land, located in the community of Cornerstone, is bounded by Country Hills Boulevard NE to the north and Cornerstone Boulevard NE to the east. Cornerstone Way NE and Cornerstone Street NE are proposed respectively to the south and west. Adjacent parcels are designated to allow for a variety of low-density and multi-residential housing and commercial uses.

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As indicated in the Applicant Submission (Attachment 2), this application proposes to amend the previously approved outline plan (Attachment 3) and land uses to reduce the size of a future high school site from approximately 8.5 hectares (21 acres) to approximately 7.28 hectares (18 acres). The residual areas will be designated as low-density residential housing (such as single detached, semi-detached, rowhouses) and at-grade multi-residential housing (such as townhomes). The reduction of the high school site has come as a result of a 3.6 hectare deferred reserve caveat no longer available to be applied to the high school site as it was applied to another school site in the adjacent community of Cityscape to the west. Given this, JUCC has recommended to amend the size of the overall high school site.

No development permit applications have been submitted at this time.

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 was appropriate. They determined that no outreach would be undertaken because it is a new phase within the Cornerstone Community and there are no residents within proximity.

#### **City-Led Outreach**

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

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

An important stakeholder with this application is the Calgary Board of Education (CBE), and Administration has been in frequent contact with them, both through the JUCC and directly. Conversations have focused around optimal school site design, size, and supporting sports field design and options. The Calgary Board of Education provided a letter stating their official position on this application (Attachment 7).

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.

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### IMPLICATIONS

#### Social

The application provides a future framework for residential development and a high school site. The development of these lands will enable a more efficient use of land and infrastructure while meeting community educational and recreational needs.

#### 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/or implemented at the development permit and building permit stages.

#### Economic

The application enables the continuation of development in the community of Cornerstone. The development also provides additional housing opportunities which will support future local business and employment opportunities within Cornerstone.

#### Service and Financial Implications

No anticipated financial impact.

### RISK

Part of the rationale for the reduced high school site size was to balance the site size with the amount of land to be purchased. If the proposal is not approved as included within this report: for an approximate 7.28 hectares (18 acres) school and playfield site, the additional approximate 1.22 hectares (3 acres) of land will have to be purchased from the developer using additional funds from the Joint Use Reserve Fund. The JUCC have recommended a balanced approach at a reduced school site size in order to minimize any additional need to purchase land.

### ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Existing Outline Plan (LOC2014-0173)
4. Proposed Outline Plan
5. Proposed Outline Plan Conditions of Approval
6. Proposed Outline Plan Data Sheet
7. Calgary Board of Education Response

Department Circulation

General Manager	Department	Approve/Consult/Inform