

**LAND USE AMENDMENT
CORNERSTONE (WARD 3)
60 STREET NE AND COUNTRY HILLS BOULEVARD NE
BYLAW 22D2017**

MAP 26NE

EXECUTIVE SUMMARY

This Land Use Amendment application covers an area of 43.76 hectares \pm (108.14 acres \pm) located in northeast Calgary, bound by Country Hills Boulevard NE to the south and 60 Street NE to the west. The area is located within neighbourhood 3 in Community 'A' 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 an assortment of multi-residential and low-density residential districts, a commercial district, direct control district, and special purpose districts for school, park, environmental and infrastructure areas.

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

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

2016 November 17

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 22D2017; and

1. **ADOPT** the proposed redesignation of 43.76 hectares \pm (108.14 acres \pm) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential –Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial – Community 2 f4.0h30 (C-C2f4.0h30) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a comprehensively designed mixed use development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 22D2017.

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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 Transit Station Planning Area (TSPA), Neighbourhood Area, and Corridor Planning Area, as specified in the Cornerstone Area Structure Plan (ASP). The land uses are also in line with the previously approved Outline Plan subdivision layout 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; inclusion of activity centres within neighbourhoods; 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.

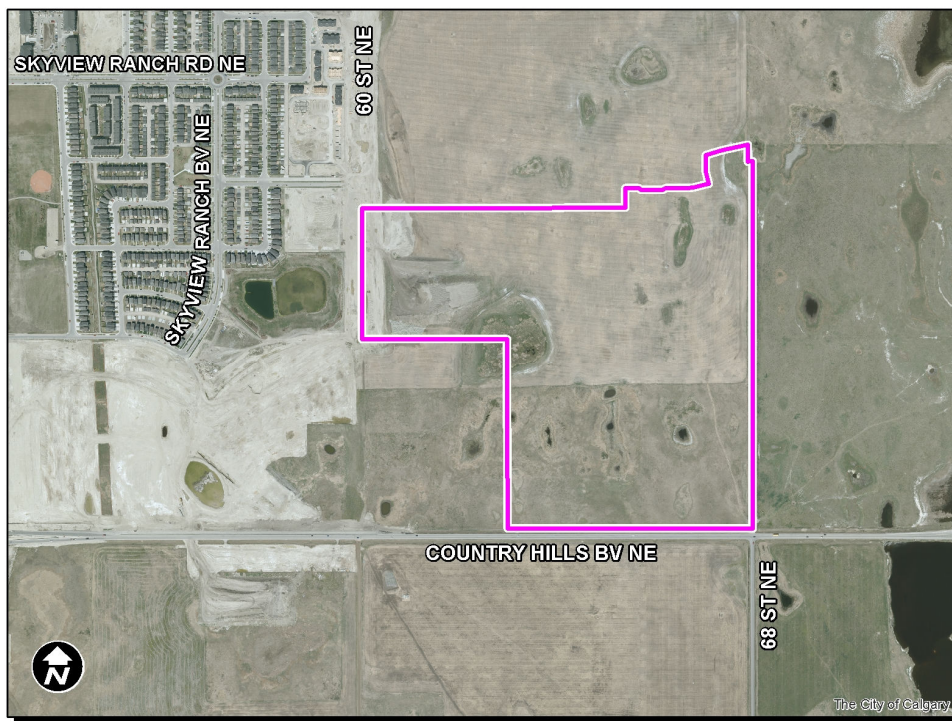
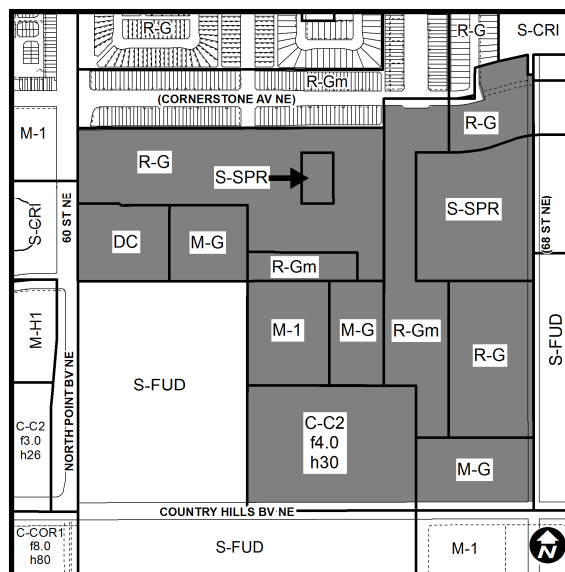
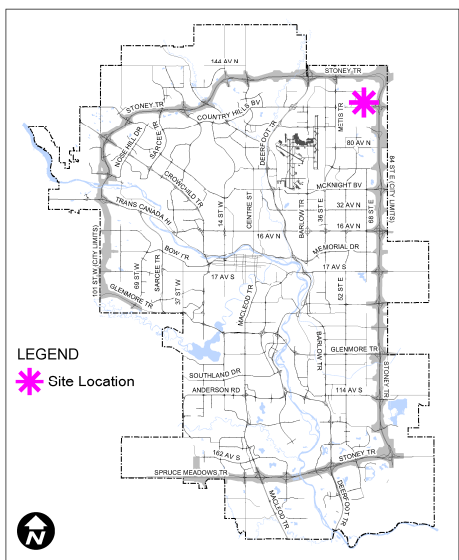
ATTACHMENT

Proposed Bylaw 22D2017

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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 43.76 hectares \pm (108.14 acres \pm) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential –Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Commercial – Community 2 f4.0h30 (C-C2f4.0h30) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a comprehensively designed mixed use development with guidelines (APPENDIX II).

Moved by: M. Foht

Carried: 7 – 0

Comments from Ms. Gondek:

- In light of the random nature of grocers choosing sites in new communities, I think it would be useful for the City to engage with the retail community to outline municipal expectations of complete communities. It's important that we play a role in the identification of core amenities in our neighbourhoods, established and emerging.

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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 III), 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 within Cornerstone to the north and south. A future LRT station and a Major Activity Centre will be located outside the southwest corner of the subject site, set between the communities of Cornerstone and Skyview Ranch.

The subject site constitutes Phase 5 of the larger Walton Outline Plan (APPENDIX IV) and is bound by 60 Street NE to the west, Country Hills Boulevard NE to the south and the previously approved Phase 1 land uses to the north. The site has been farmed in the past, and does not currently contain development. Several wetlands exist on the subject lands, 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

The proposed Land Use Districts for the site follow the intent of the approved outline plan, and vary in intensity based on the site partially falling under the Transit Station Planning Area (TSPA) and its proximity to the future Major Activity Centre.

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The mix of uses proposed for the TSPA include a Commercial – Community 2 f4.0h30 (C-C2 f4.0h30) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, and Direct Control based on the rules of the Commercial – Community 1 (C-C1) District. All these uses provide the transit-supportive intensity required within 600 metres from the future LRT station.

The C-C2 and C-C1 parcels provide the employment uses within the TSPA. The Applicant intends to develop the C-C2 parcel as a comprehensively designed commercial development which may include a supermarket use at an anticipated maximum use area of 11,650 square metres. The Direct Control based on the C-C1 District is intended to accommodate a comprehensively designed mixed use development that includes an emergency response station, with an increase to the allowable building height. By allowing for the increase in building height, a vertical integration of uses can be achieved above the station.

The Multi-Residential – At Grade Housing (M-G) Districts outside the 600 metres TSPA radius, provide the transitional land use towards the low density Residential - Low Density Mixed Housing (R-Gm) and (R-G) Districts proposed within the outer Neighbourhood Area edge. The low-density product types include rowhouse buildings, single detached and zero lot line single detached dwellings in a combination of both laned and non-laned product types.

Phase 5 unit breakdown:

Unit Type	Anticipated Units
Single Detached (Semi-Estate)	7
Single Detached (Zero Lot Line)	228
Single Detached (Traditional- Laned)	109
R-Gm (Row house)	143
M-G	277
M-1	238
Total units	1002

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.

Intensity and Density

The land uses that make up Phase 5's Transit Station Planning Area (TSPA) provide an anticipated intensity of 132 people and jobs per hectare. This exceeds the Cornerstone ASP's minimum requirement 100 people and jobs per hectare. While the MAC does not form part of

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this application, a preliminary calculation shows an anticipated intensity of 213 people and jobs per hectare, which also exceeds the ASP's minimum requirement 200 people and jobs per hectare.

The residential land uses that make up the Corridor Planning Area within Phase 5 provide an anticipated minimum density of 35.3 units per hectare / 14.4 units per acre. This is within the required range of 29 to 37 units per hectare/ 12 to 15 units per acre required by the ASP.

The remainder of residential area within Phase 5 should be considered in context with the approved low-density residential land uses to the north which constitute the remainder of the neighbourhood, to provide an overall variety of housing types. This anticipated density 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 5 -within Neighbourhood 3	1002
Units making up remainder of Neighbourhood 3- outside Phase 5	151
Total Anticipated Units in Neighbourhood 3	1153
Net Developable Area in Phase 5 -within Neighbourhood 3	38.69 ha/ 95.61 ac
Net Developable Area in remainder of Neighbourhood 3- outside Phase 5	6.14 ha/ 15.16 ac
Total Net Developable Area in Neighbourhood 3	44.83 ha/ 110.77 ac
Anticipated Density in Phase 5 -within Neighbourhood 3	25.9 upha/ 10.5 upac
Density in remainder of Neighbourhood 3- outside Phase 5	24.6 upha/ 9.9 upac
Total Anticipated Density in Neighbourhood 3	25.7 upha/ 10.4 upac

LEGISLATION & POLICY

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

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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). A *Major Activity Centre* is also identified on the Map, west of the subject site. The MAC is an area of high job and population growth located in a strategic area central to larger residential catchment areas.

The proposed land uses conform to the following City-wide policies of the MDP, including:

- providing higher orders of employment or residential intensification required for MACs;
- 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; and
- meeting minimum intensity and density targets.

Cornerstone Area Structure Plan (ASP)

The subject site is located within Neighbourhood 3 in Community 'A' as identified in the Cornerstone Area Structure Plan (ASP). Neighbourhood 3 comprises of a Transit Station Planning Area (TSPA), Neighbourhood Area, and Corridor Planning Area, with a Regional Pathway, a Neighbourhood Activity Centre and Emergency Response Station located within.

The TSPA for Neighbourhood 3 is located at the southwest corner of Phase 4, comprising mixed use residential and commercial areas. These provide transit supportive developments within 600 metres of the future LRT station, adjacent to the future MAC. The Neighbourhood Area provides the residential catchment outside of the TSPA. The Neighbourhood Area is intended to provide a variety of housing types. The combination of residential land uses in Phase 5 along with the remainder of approved land uses within Neighbourhood 3, come together to provide this variety. A modified NAC is also provided consisting of an amenity space, thereby reserving the intensity of land uses to the TSPA and future MAC area.

The high intensities envisioned for Neighbourhood 3 are complemented by policies that target an enhanced public realm. These include provisions for on street-fronting buildings, continuous streetwalls, distinctive architecture and an enhanced public realm which Phase 5 through its proposed land uses achieve.

An Emergency Response Station is also provided as required by the ASP. This will provide service to the Cornerstone Plan Area through a comprehensively designed mixed use development.

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).

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TRANSPORTATION NETWORKS

This Land Use Amendment is bound by skeletal arterial standard road Country Hills Boulevard NE to the north, while 60 Street NE is an arterial street along the western edge of the site and provides north-south movement. 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

No environmental concerns at this land use stage.

ENVIRONMENTAL SUSTAINABILITY

No environmental sustainability concerns at this land use stage.

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.

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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.

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APPENDIX I

APPLICANT'S SUBMISSION

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached revised land use redesignation application for Cornerstone Phase 5 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 SE 26-25-29 W4M. AS requested by City Administration, the boundary of this application has been revised to exclude the MAC; however this is based on an understanding that Stripping and Grading can proceed on the entirety of the initial application.

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
- R-Gm
- M-G
- M-1
- DC(C-C1)
- C-C2
- S-SPR

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to accommodate a comprehensively designed mixed use **development** with an increase to the allowable **building height**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

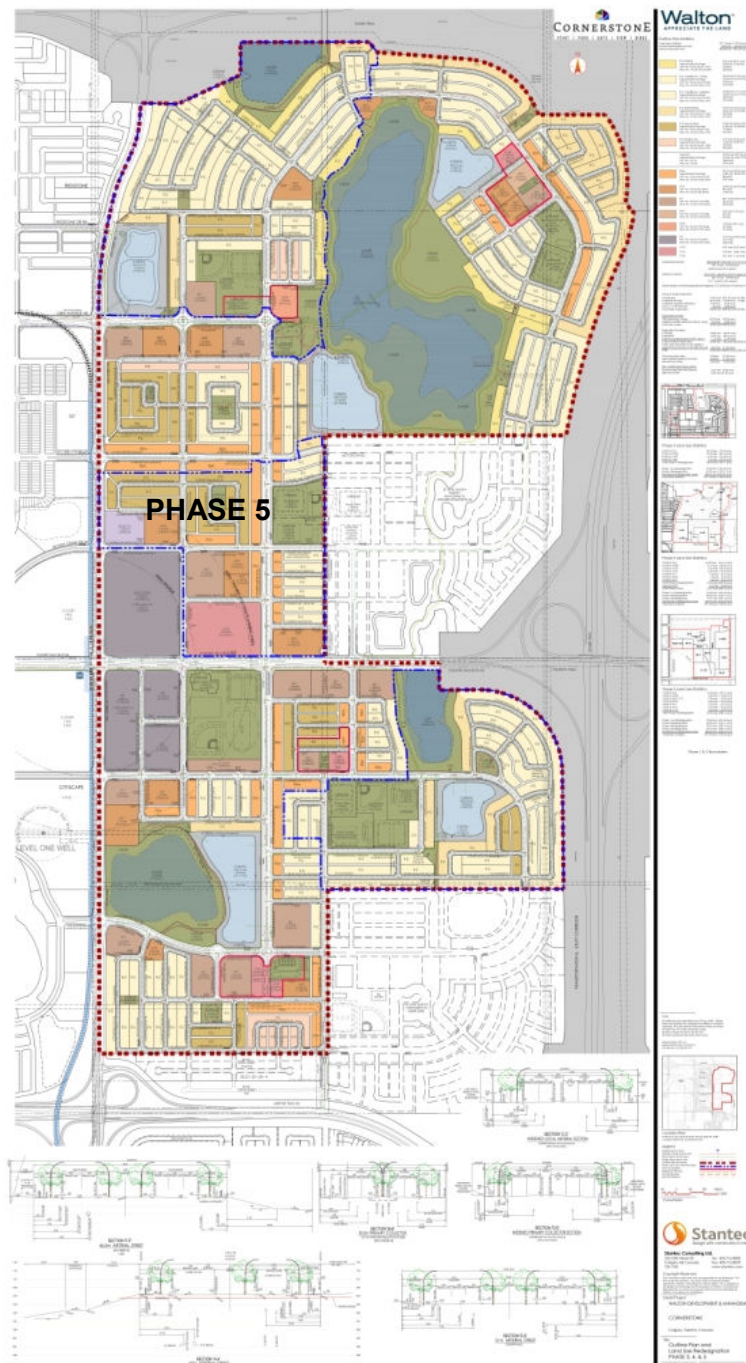
- 7 The maximum **building height** is 20.0 metres.

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APPENDIX III

CORNERSTONE OUTLINE PLAN



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PHASE 5 LAND USE AREA

