

Background and Planning Evaluation

Background and Site Context

The subject land is located in the developing community of Cornerstone and 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.

The site has a previous outline plan approval (LOC2014-0173, Attachment 3) and land use approval (LOC2018-0147) that established an 8.5 hectare (21 acre) high school site and adjacent residential development in this location. The subject application is looking to revise outline plan for approximately 9.71 hectares (23.98 acres) and a land use redesignation for approximately 2.52 hectares (6.23 acres).

When the original outline plan was approved in 2015, an 8.5 hectare (21 acre) MSR dedication was planned for the high school site. This provided a school building envelope, and play fields which included a baseball diamond, cricket pitch and major / minor soccer field. This 8.5 hectare MSR dedication was calculated to consist of a 0.89 hectare dedication from the developer, a 4.01 hectare land purchase using the Joint Use Reserve Fund, and a 3.6 hectare deferred reserve caveat from Skyview Ranch lands to the north (LOC2006-0156). Looking at the entire Northeast area, the 3.6 hectare deferred reserve caveat was subsequently applied to school lands to the west in the adjacent community of Cityscape resulting in an increase in overall dedication of the necessary Municipal and Municipal School reserves at the highschool site in Cornerstone.

To correct the re-allocation of Municipal and School Reserve dedications, the JUCS directed Administration to work on reducing the total area of the high school site at this location. JUCS further directed Administration to work with the school board (Calgary Board of Education) and the applicant, in consultation with Site Planning Team (SPT), to finalize design details of the site. The Calgary Board of Education has historically provided a 10-acre school building envelope which will be provided on this site. The remaining lands have been allocated for supporting recreational fields, with designs proposed which meet municipal specifications.

For the proposed 7.28 hectare (18 acre) MSR dedication currently planned for the high school site, a 0.89 hectare dedication is still expected from the developer. The remaining 6.39 hectare land will be purchased using the Joint Use Reserve Fund.

Community Peak Population Table

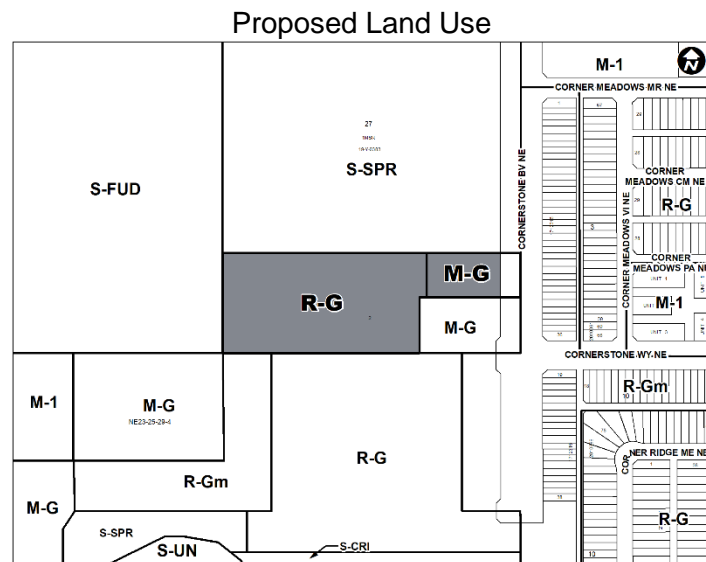
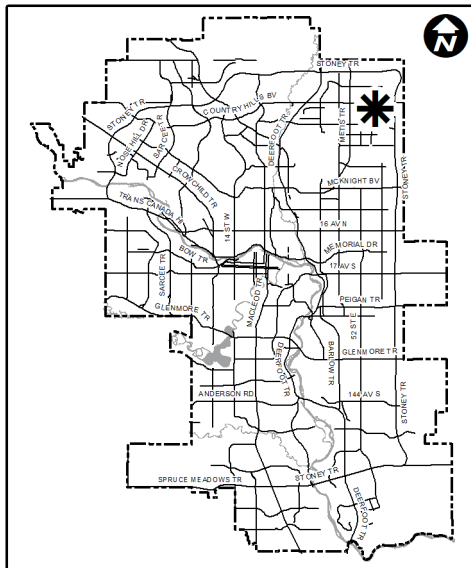
As identified below, the community of Cornerstone reached its peak population in 2019.

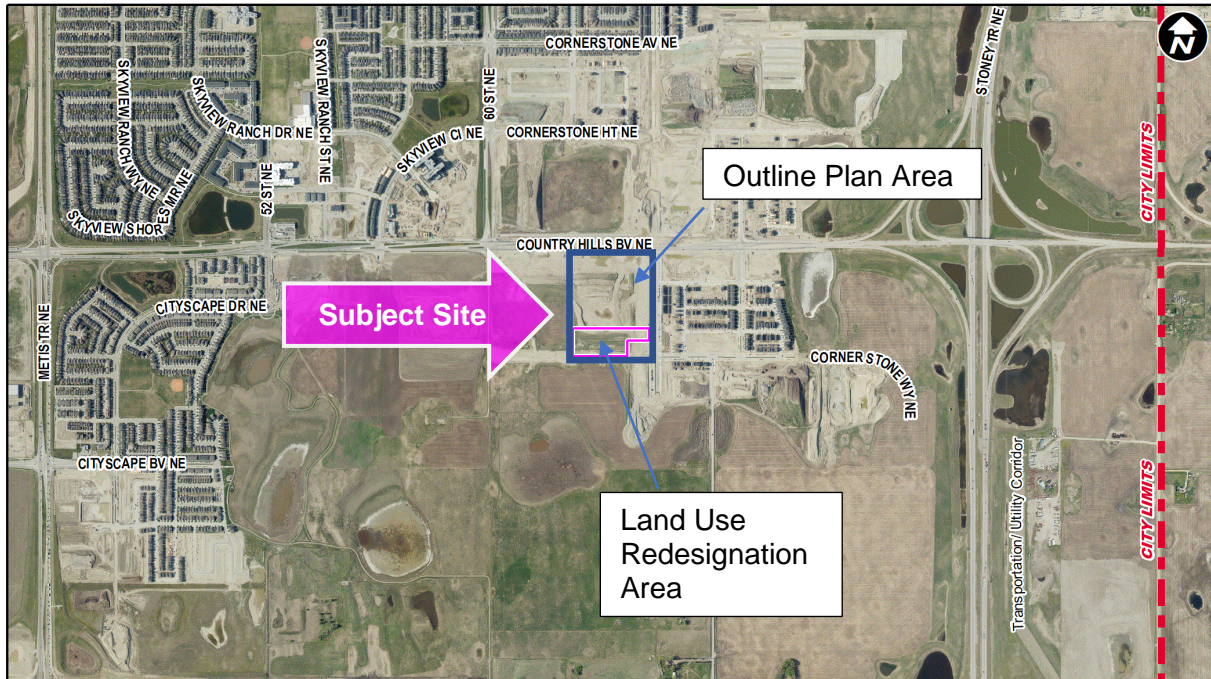
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

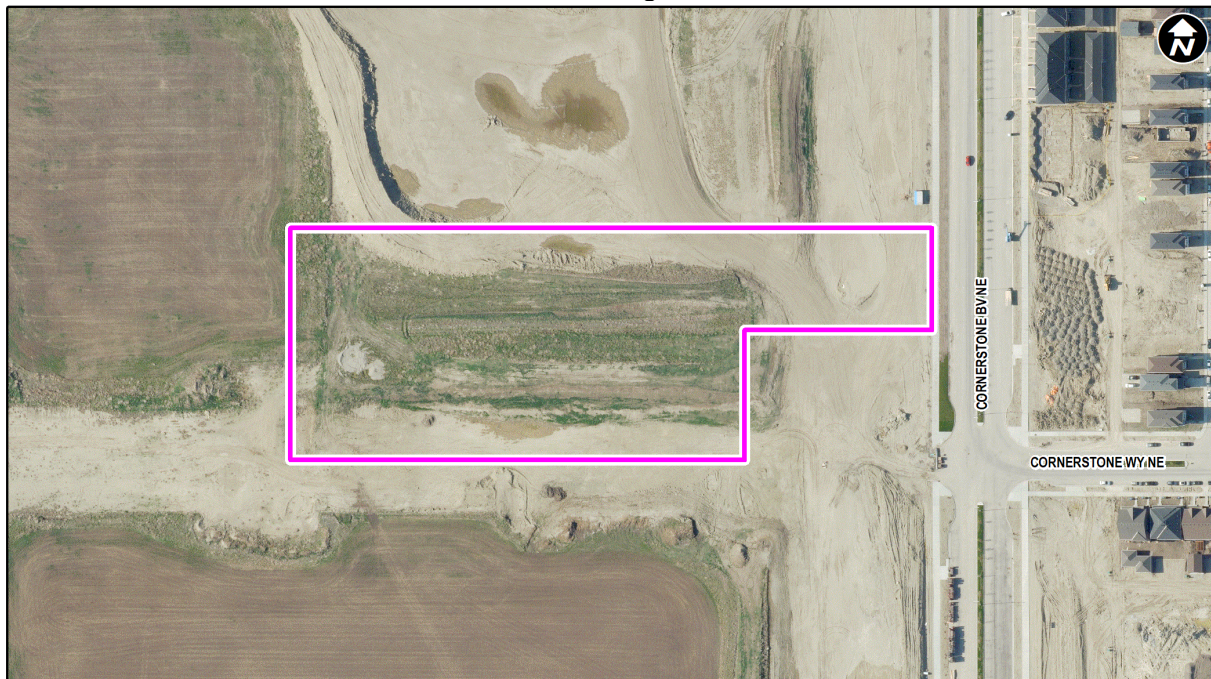
Additional demographic and socio-economic information may be obtained online through the [Ward 5](#) profile.

Location Maps





Land Use Redesignation area



Previous Council Direction

None.

Planning Evaluation

Land Use

The application area is currently designated as S-SPR and M-G Districts. The application proposes redesignation to M-G and R-G Districts.

The existing S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, and may have parcels of varying sizes and intensities. This District should only be applied to land dedicated as reserve pursuant to the MGA. All 7.28 hectare (18 acre) S-SPR land within the outline plan area will be dedicated Municipal and School Reserve (MSR).

The existing and proposed M-G District is intended to provide for at-grade multi-residential housing in developing areas in form of primarily townhouses and rowhouses. It allows for a maximum building height of 13 metres (about 3 to 4 storeys). The M-G District has a minimum required residential density of 35 units per hectare and a maximum residential density of 80 units per hectare.

The proposed R-G District is intended for low-density residential development in suburban greenfield locations in the form of single detached, semi-detached, cottage housing clusters and rowhouse development, also allowing for secondary suites. It allows for a maximum building height of 12 metres (about 3 to 4 storeys).

The proposed M-G and R-G Districts are appropriate at this location because they provide a mix of housing choices in the developing community of Cornerstone, close to a future high school site.

Subdivision Design

The proposed outline plan (Attachment 4), comprises approximately 9.71 hectares (23.98 acres) and includes a portion of S-SPR land that will remain unchanged and thus is not included in the total land use resignation area. The future subdivision will include a 7.28 hectare (18 acre) MSR to allow for a high school site and a residential section south of the high school site with a new residential road (Country Hills Parade NE) connecting to Cornerstone Way NE and Cornerstone Street NE. The modified grid pattern allows for a variety of building forms and flexible parcel sizes to accommodate future residential development opportunities south of the high school site.

With the proposed application, the previously approved 8.5 hectares (21 acres) MSR will be reduced to 7.28 hectare (18 acre) MSR to allow for a high school site with a 10-acre school building envelope and two major/minor soccer fields. With the high school site reduction, a baseball diamond is being removed and a cricket pitch is being replaced with a major/minor soccer field. There are planned baseball diamonds to the north of the site and smaller cricket pitch will be provided within the school site to the east. A number of sport field alternatives were reviewed throughout the application process but grading and site size challenges limited the options which could be delivered.

The proposed changes will still allow the amount of parks and open space envisioned in the community and are not expected to create any negative impacts. The open spaces in

Cornerstone are well distributed and provide a range of amenities/activities for residents to enjoy. This includes several ER parcels protecting wetlands throughout Cornerstone that provide significant amounts of open space and recreational opportunities that are in addition to the MGA requirement of 10 percent MR allocation. The site size reduction does not impact the school building envelope and will not have any negative impact to the community in terms the size, quality, or catchment area of the school.

Density

The [Cornerstone ASP](#) generally requires a minimum residential density of 20 units per gross developable hectare (8 units per gross developable acre) within Neighbourhood Areas. The ASP policy allows the density of specific developments to vary.

The application meets the ASP density targets for this area. The anticipated density previously approved for the subject phase (Phase 6) of Cornerstone (LOC2018-0147) was 31.25 units per hectare (12.64 units per acre). With the proposed application, the anticipated density for Phase 6 would be 29.61 units per hectare (12 units per acre) – which would exceed the minimum requirements of both the *Cornerstone ASP* and the *Municipal Development Plan* (both of which are 20 units per hectare / 8 units per acre), and provides the expected diversity in housing types.

Transportation

The subject site is located within a previously approved outline plan (LOC2014-0173, Attachment 3) area. The subject land is located in the community of Cornerstone and 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.

The access to the high school site remains unchanged at the intersection of Cornerstone Common NE and Cornerstone Street NE. A new 16 metre wide residential road (Cornerstone Parade NE) is proposed to provide access to the new R-G lots and it connects Cornerstone Street NE and Cornerstone Way NE. The M-G lot will have access from all three sides - Cornerstone Parade NE, Cornerstone Way NE and Cornerstone Boulevard NE.

A transit bus stop serving Route 128 is located approximately 800 metres (10-minute walk) west of the site along Country Hills Boulevard NE. A new Blue Line LRT station is planned near the intersection of Country Hills Boulevard NE and 60 Street NE, approximately 600 metres (8-minute walk) west. Additionally, future bus transit service is planned to run along around the site serving the future high school and adjacent residential areas.

A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary and water servicing is available through extensions of existing infrastructure via future Cornerstone Street NE and Cornerstone Way NE west and south of the plan area. Stormwater servicing for the plan area will as per the approved Staged Master Drainage Plan and will contribute to the future stormwater facility south of the plan area.

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)

[Map 1: Urban Structure](#) of [Municipal Development Plan](#) (MDP) includes the subject parcel within the Developing – Future Green Field typology. The MDP recognizes that plans for new communities in Future Greenfield areas will be established through an Area Structure Plan. Cornerstone Area Structure Plan (ASP) was adopted by Council in 2014 to provide specific direction for development of Cornerstone Community.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may 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 portions shown as High School Site, Transit Station Planning Area, Neighbourhood Activity Centre and Corridor Planning Area.

The ASP policies Transit Station Planning Area feature a high intensity of land uses including multi-residential, retail and office. It is expected to transition to lower-intensity development at its outer edge to create an appropriately scaled transition for Neighbourhood Area. The Neighbourhood Area allows for an appropriate mix of residential and non-residential uses. The High School Site provides a location for a future public high school. The Corridor Planning Area allows for street-fronting and pedestrian-oriented development. The Neighbourhood Activity Centres are focal points of Neighbourhoods and will feature multi-residential housing, open space and nonresidential use.

The proposal meets the ASP policy direction by providing a high school site within the Transit Station Planning Area and a mix of housing choices through M-G and R-G Districts – creating an appropriate transition to Neighbourhood Area. The M-G District will ensure pedestrian-oriented multi-residential development along Cornerstone Boulevard NE within the Corridor Planning Area and forming part of Neighbourhood Activity Centre.