

Applicant's Submission

February 1, 2021

Introduction

On behalf of WestCreek Developments Ltd, B&A Planning Group has submitted a Land Use Redesignation application for an approximately 2.59 hectare (6.41 acres) site in the developing community of CornerBrook, northeast Calgary. The subject site falls under the policies of the Cornerstone Area Structure Plan (2014) and is included within the CornerBrook Outline Plan (2016). The subject site is currently designated as Multi-Residential-Medium Profile Support Commercial District (M-X2) under the City of Calgary Land Use Bylaw. The M-X2 site forms part of the Neighbourhood Activity Centre (NAC), which is the focal point of the neighbourhood, combining higher density residential uses, park space, and commercial opportunities. The purpose of this application is to adjust the land use in order to increase the amount of commercial area and provide a broader range of community commercial uses while also providing high density- low rise residential units.

Land Use Redesignation

This land use redesignation proposes to redesignate the subject site from Multi-Residential-Medium Profile Support Commercial District (M-X2) to Commercial-Community 1 (C-C1) and Multi-Residential High Density Low Rise (M-H1) district. The proposed redesignation includes:

- 1.77 ha (4.39 ac) of land from M-X2 to C-C1; and
- 0.82 ha (2.02ac) of land from M-X2 to M-H1.

Vision

The intent of the proposed land use is to maintain the function of the NAC, while accommodating a more comprehensive community commercial site with a variety of retail uses. A reassessment of the market, the surrounding area, and the subject site has determined a greater demand for commercial uses within CornerBrook.

The C-C1 site is anticipated to provide retail and medical services in stand alone buildings with support parking areas. The proposed building placement ensures parking is internalized on the site and provides an attractive streetscape with the adjacent Joint Use Site to the west and the Neighbourhood Park to the east. The multi-residential site (M-H1) will accommodate high density- low rise residential units that will further enhance the activity and intensity of the site and ensure it maintains its function as a NAC. An outdoor plaza/patio on the southeast corner of the site will provide an area for the public to gather and socialize and will provide the opportunity for a patio adjacent to retail uses, such as a restaurant or coffee shop. The plaza in the southeast corner will create an attractive interface with the adjacent park spaces at the intersection of CornerBrook Green and CornerBrook Boulevard NE and will connect to the greater parks and pathway system that extend throughout the community. The entire site is anticipated to be developed as a comprehensive site that coordinates building placement, architectural guidelines, parking, landscaping, internal circulation, etc.

Summary

This land use redesignation application proposes to maintain the overall intent of the Neighbourhood Activity Centre in CornerBrook. Commercial uses within the NAC have been adjusted to provide additional retail and medical services to the neighbourhood. High density, low-rise housing is well situated adjacent to supporting commercial uses, an extensive park and pathway system, and a future transit route.