

**Development Permit in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE,
 DP2021-0744**

RECOMMENDATION:

That Calgary Planning Commission APPROVE Development Permit DP2021-0744 for New: Retail and Consumer Service, Supermarket, Drive Through, Restaurant: Licensed – Medium, Restaurant: Licensed – Large, Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, Fitness Centre, Financial Institution, Child Care Service, Liquor Store, Cannabis Store, Sign – Class C (Freestanding Sign – 4) (3 phases, 13 buildings) at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4), with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new commercial development with 13 single-storey buildings, totalling approximately 12,995 square metres of gross floor area in the community of Cornerstone.
- The development aligns with the relevant planning policies of the *Municipal Development Plan* such as providing services that meet day-to-day needs, supporting high-quality urban design, and supporting development that incorporates green infrastructure.
- What does this mean to Calgarians? The development can provide important amenities to the area such as a supermarket, drug store, child-care service, restaurants and other commercial uses.
- Why does this matter? Providing services and amenities next to developing residential areas and roadways will help meet the daily needs of residents in close proximity to home.
- the proposed development generally aligns with the *Cornerstone Area Structure Plan (ASP)* and *Land Use Bylaw 1P2007*, subject to recommended Conditions of Approval (Attachment 2) and identified relaxations.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, located in the community of Cornerstone, was submitted by Anthem Properties on behalf of the landowner, Northpoint East Development Corporation, on 2021 February 05. The subject site is located north of Country Hills Boulevard NE and is bound by Cornerstone Street NE to the west, Cornerstone Boulevard NE to the east and Cornerstone Grove NE to the north. Currently the site is stripped and graded. This development permit proposal includes 13 buildings to be built in three phases.

The applicant has provided concepts to demonstrate how the site is intended to densify and evolve over time. Timing of future intensification of the site is anticipated to align with the construction of a future LRT station that will be located within 600 metres of the site.

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As part of the review process, this application was presented to the Urban Design Review Panel (UDRP) on 2021 March 17. Comments from UDRP are included as Attachment 5. The application was also reviewed by UDRP during the pre-application stage of the project.

A detailed planning evaluation of this application, including location maps, 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 development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with stakeholders was appropriate. They determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#). No public comments were received in response to the application. There is currently no community association for the subject area.

If this application is approved by Calgary Planning Commission, Commission's decision will be advertised in accordance with requirements of the *Land Use Bylaw 1P2007* and Municipal Government Act.

IMPLICATIONS

Social

The proposed application enables commercial uses adjacent to developing residential areas. Plazas and outdoor seating areas have been incorporated in the overall site design, which are intended to provide spaces for social interaction.

Environmental

The proposal includes several measures that respond to the [Climate Resilience Strategy](#). To support the uptake of electric vehicles, the applicant has included conduit to provide for installation of future electric vehicle charging stations in two separate locations on the subject site. To support low carbon and renewable energy generation, conduit is being incorporated into buildings to allow solar panels to be easily installed in the future.

Economic

The proposal supports business and economic opportunities within the community of Cornerstone. It is estimated that once completed the development may provide over 250 jobs.

Service and Financial Implications

No anticipated financial impact.

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Calgary Planning Commission
2021 May 20**

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RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform