

LAND USE AMENDMENT
CORNERSTONE (WARD 3)
COUNTRY HILLS BOULEVARD NE AND STONEY TRAIL NE
BYLAW 184D2016

MAP 25NE

EXECUTIVE SUMMARY

The proposal is for a land use amendment that is approximately 58.31 hectares \pm (144.09 acres \pm) of land, for the Cornerbrook development, in the community of Cornerstone. The land use redesignation proposes to redesignate from Special Purpose – Future Urban Development (S-FUD) District to a number of flexible residential land use districts as well as a number of special purpose land use to realize the vision of the Cornerstone Area Structure Plan.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 May 19

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 184D2016; and

1. ADOPT the proposed redesignation of 58.31 hectares \pm (144.1 acres \pm) located at 7888 Country Hills Boulevard NE (SW1/4 Section 25-25-29-4; Portion of SE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile Support Commercial (M-X2d148) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 184D2016.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment is in conformance with applicable policies including the Municipal Development Plan (MDP) and Cornerstone Area Structure Plan (ASP). The subject site is within the Cornerstone ASP and identified as a residential area with a joint use site, a neighbourhood activity centre and a portion of a larger wetland open space system which runs throughout the ASP area. The proposed land uses provide a complete community with provisions for a full range of housing that exceed minimum density and intensity requirements.

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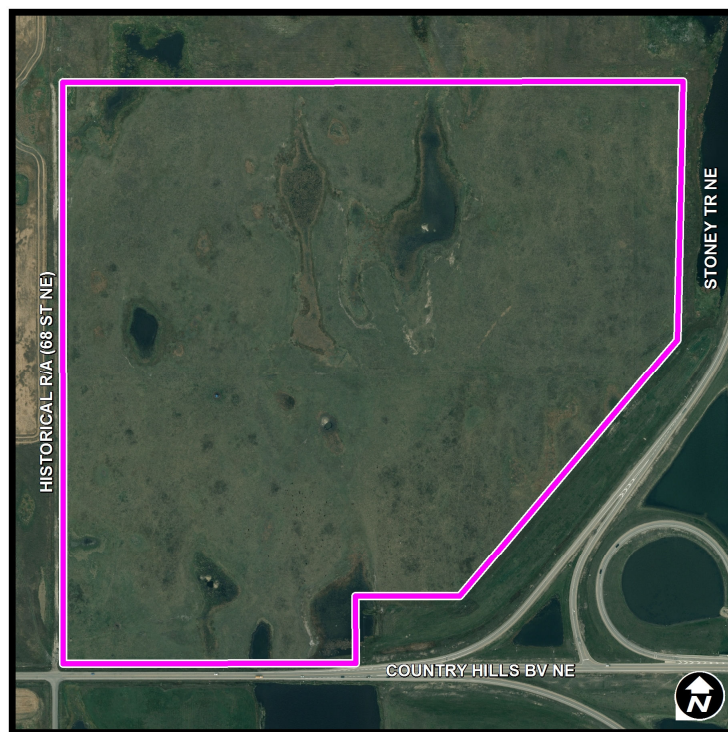
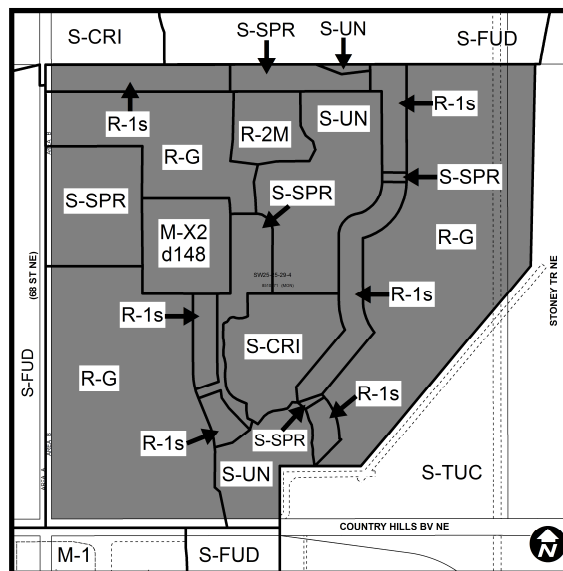
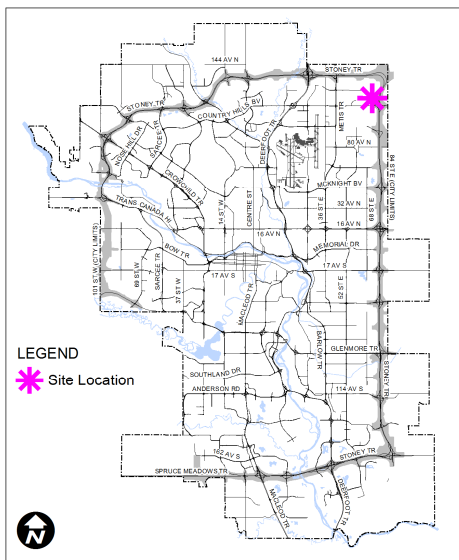
ATTACHMENT

1. Proposed Bylaw 184D2016

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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 58.31 hectares \pm (144.1 acres \pm) located at 7888 Country Hills Boulevard NE (SW1/4 Section 25-25-29-4; Portion of SE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – Medium Profile Support Commercial (M-X2d148) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District.

Moved by: S. Keating
Absent: G. Morrow

Carried: 6 – 0

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Applicant:

Brown & Associates Planning Group

Landowner:

NEL Developments Ltd

PLANNING EVALUATION

SITE CONTEXT

The subject lands are located within the north east quadrant of Calgary within the Cornerstone ASP. More specifically, they are bounded by Stoney Trail to the east, Country Hills Boulevard to the south and the developing lands of the Cornerstone ASP to the north and west.

The subject site is relatively flat with a large wetland complex through the middle of the area.

An Outline Plan application has been submitted in support of this land use redesignation. The proposed land use redesignation follows the entire Outline Plan area of 58.31 hectares \pm (144.10 acres \pm).

LAND USE DISTRICTS

The proposed land use redesignation proposes to redesignate from Special Purpose- Future Urban Development (S-FUD) District to a combination of Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – One Dwelling (R-1s) District, Multi-Residential – Medium Profile Support Commercial (M-X2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The Residential – Low Density Mixed Housing (R-G) District is intended to accommodate a wide range of low density residential development in the form of cottage housing, duplexes, rowhouses, semi-detached, and single detached. Carriage house lots are allowable on laned parcels as well as secondary suites and backyard suites are also accommodated within this land use district. The majority of the parcels with this land use designation have rear lanes, the parcels which do not have rear lanes, may be appropriate for single detached or semi-detached development, depending on design.

The Residential – Low Density Multiple Dwelling (R-2M) District is intended to accommodate a slightly higher density with townhouses, duplexes, rowhouses, and semi-detached housing options.

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The Multi-Residential – Medium Profile Support Commercial (M-X2) District is incorporated into the plan as a part of the neighbourhood activity centre with the development providing for multi-residential higher density at the centre of the community with a requirement for commercial within the development. Together, the Multi-Residential – Medium Profile Support Commercial (M-X2) District and the Special Purpose – School, Park and Community Reserve (S-SPR) District located directly to the east makes up the Neighbourhood Activity Centre.

The Special Purpose – School, Park and Community Reserve (S-SPR) District accommodates the municipal reserve areas of the plan including the joint use site (school site).

The Special Purpose – Urban Nature (S-UN) District accommodates the environmentally significant areas of the plan area (environmental reserve, wetlands) which should have protection from development.

The Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates the public utility lot (storm water management).

The street pattern is primarily fused-grid with the western portion of the plan accommodating a grid pattern. This will enhance the walkability of the neighbourhood with shorter distances between destinations as well as greater connectivity throughout the neighbourhood. The central amenity of the neighbourhood is the wetland system. This system has been enhanced for the community through large areas of the undeveloped or open space lining the wetland to provide views of the wetland and a connection to the wetland giving a sense of place and identity to the community.

The design principles that were used in the creation of the Cornerbrook neighbourhood are attached in APPENDIX III.

DENSITY

Upon full build out of this portion of the plan area, 1090 residential units with a maximum yield of 1396 units are anticipated. This equates to an anticipated density for the land use areas, of 21.4 units per hectare (8.6 units per acre) with a maximum density yield of 27.3 units per hectare (11.1 units per acre). This exceeds the minimum average residential Density of 20 units per hectare (8 units per acre) required by the ASP.

Higher density is distributed within the plan area, with Multi-Residential Development located near natural amenities and the centre of the community making up the Neighbourhood Activity Centre. A concept plan for the NAC and the immediate area is provided in Appendix IV.

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LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the Residential Developing Future Greenfield typology as identified on Map 1: Urban Structure. This proposal is in conformance with the intent, goal and policies of the MDP. Land use policies recognize that specific direction should be provided through the ASP process.

Cornerstone Area Structure Plan (Statutory / Approved by Council - 2014)

The subject site is within Neighbourhood 4, of Community A of the Cornerstone ASP and identified as a residential area with a joint use site, a neighbourhood activity centre and a portion of a larger wetland open space system which runs throughout the ASP area. There should be a distinct identity for each neighbourhood which provides for visual interest and sense of belonging for residents. Multi-residential should be located centrally to each neighborhood.

TRANSPORTATION NETWORKS

A TIA was required for this application and was reviewed and accepted. The divided arterial, and collector streets, as identified in the ASP, have been incorporated into the design of the plan area. The street network is fused grid and grid pattern to increase connectivity throughout the community.

Access to the plan area is from Country Hills Boulevard as well as additional connections to the developing neighbourhood to the west.

UTILITIES & SERVICING

Water servicing is available from extensions of an existing waterline within Country Hills Boulevard NE as well as from the Walton development to the West. Sanitary servicing is available from an extension to the sanitary sewer within Country Hills Boulevard NE. Stormwater will be directed to the stormwater management facility included within the plan area with an outlet to the storm sewer within Country Hills Boulevard NE.

ENVIRONMENTAL ISSUES

A Phase 1 Environmental Site Assessment was completed for the area, no further assessment was required at this time.

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A Biophysical Impact Assessment was completed for the area with the results forming the basis of the large wetland component within the plan area. A concept plan showing the extensive open space network through the centre of the plan is provided in APPENDIX V.

ENVIRONMENTAL SUSTAINABILITY

Approximately 7.27 hectares \pm (17.96 acres \pm) of wetlands and a natural drainage course are proposed for conservation in their natural state within the Outline Plan area.

GROWTH MANAGEMENT

Funding for leading infrastructure has been provided by The City of Calgary through Action Plan 2015 - 2018. The growth management issues have been resolved as the leading infrastructure is now funded and there is a plan to fund the lagging infrastructure. The leading infrastructure includes investment for fire, sanitary, storm, and transportation.

As the plan area develops and the population increases, further investment in Transit, Active Modes, and Roadway Infrastructure will be required for full build-out of the ASP plan area. Leading capital infrastructure is identified in the Cornerstone ASP, and is included in the departmental 10-year capital plan. Several lagging infrastructure projects are identified in Investing in Mobility, but are beyond the ten year funding program. They will be brought to Council for consideration when required.

There are no further concerns related to growth management.

PUBLIC ENGAGEMENT

Community Association Comments

There is no community association in the Cornerstone area at this time.

Citizen Comments

No comments were received at the time of writing this report.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

WestCreek's CornerBrook lands form one residential neighbourhood within the Community of Cornerstone. The neighbourhood features a diversity of residential product types, a centrally integrated open space network, an enhanced ecological network, a comprehensively planned neighbourhood activity centre and a permeable grid street network.

The surrounding lands were previously approved for development on the north, west and south; thereby, creating an opportunity to complete the Community of Cornerstone.

This neighbourhood is largely defined by existing wetlands that are centrally located within the plan area. These wetlands are part of a larger network of the Environmental Open Space Study Area identified within the Cornerstone ASP. As a feature of the site, the plan incorporates these wetlands as a fundamental component of the design concept in the neighbourhood. The plan preserves the area of several of the larger wetlands, integrating them as part of a comprehensive open space network. This network includes wetlands and associated environmental reserve, the green corridor and regional paths, natural and urban parks, and stormwater facilities. Through integration of these components, this neighbourhood will be defined and connected through the open space network.

The Neighbourhood Activity Centre (NAC) is the focal point of this neighbourhood, combining higher density residential development, an urban plaza and retail opportunities within the centre of the neighbourhood. This hub of activity is well connected to the open space network with a neighbourhood park immediately to the east that creates a destination along the pathway network and provides opportunities for formal and informal gathering spaces.

There is a shared Joint Use Site that spans across ownership boundaries. A portion of the site was previously dedicated by Walton, with the remaining portion requiring dedication by WestCreek. The design of the site has been coordinated with the adjacent landowners, the public school board, City Parks department and Transportation to maximize the available open space opportunities for the neighbourhood.

A final important component in the design of this neighbourhood is ensuring a grid-network of streets is maintained where it is not constrained by the natural features of the site. A highly permeable pedestrian and cyclist network exists through on street bikeways, multi-use paths, regional and local pathways.

The CornerBrook neighbourhood will consist of a variety of housing forms, ranging from three and four-storey apartments and townhouses in the neighbourhood activity centre, street oriented rowhouses, semi and single detached homes that are projected to achieve an anticipated density of 8.6 upa (21.3uph) and an anticipated intensity of 63 people and jobs per hectare.

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APPENDIX III
DESIGN PRINCIPLES



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APPENDIX IV

NAC DESIGN CONCEPT



Concept Plan Subject to Change

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APPENDIX V
OPEN SPACE NETWORK

