

Applicant Submission

CornerBrook - Land Use Redesignation & Outline Plan

APPLICANT'S SUBMISSION

February 15, 2021

B&A Planning Group on behalf of WestCreek Developments ("WestCreek") submits this Land Use Redesignation and Outline Application for ± 4.87 hectares (12.03 acres) of land within the approved CornerBrook Outline Plan Area, within the community of Cornerstone, in the northeast quadrant of Calgary (Ward 5). Residential development is currently underway in the Community of Cornerstone, although this application pertains to future development phases. The Subject Lands are currently designated R-2M (Residential Low Density Multiple Dwelling) and R-1s (Residential – One Dwelling District). All lands are proposed to be redesignated to R-G (Residential Low Density Mixed Housing).

The intent of this application is to simplify a portion of the low-density residential lands within WestCreek's neighbourhood of CornerBrook. This application redesignates most of the remaining low density residential lands in Cornerbrook to R-G. By doing so, this consolidates low density districts, enhancing future development flexibility by providing more housing options to builders and prospective homebuyers within the same land use district.

The Outline Plan application applies only to the ± 1.23 hectare (3.28 acre) R-2M site, which introduces a new public road to access the proposed R-G lots, enhancing public connection to the open space areas and regional pathway, located south and east of the Outline Plan area.

The Subject Lands will continue to align with all relevant City of Calgary policy upon amendment.