

Planning & Development Report to
Calgary Planning Commission
2021 August 5

ISC: UNRESTRICTED
CPC2021-1143
Page 1 of 4

Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7888 Country Hills Boulevard (Portion of the E1/2 Section 25-25-29-4) to subdivide of 1.33 hectares \pm (3.28 acres \pm), with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the **Proposed Bylaw 150D2021** for the redesignation of 4.87 hectares \pm (12.03 acres \pm) located at 7888 Country Hills Boulevard NE (Portion of the E1/2 Section 25-25-29-4) from Residential – Low Density Multiple Dwelling (R-2M) District and Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 05:

That Council give three readings to the **Proposed Bylaw 150D2021** for the redesignation of 4.87 hectares \pm (12.03 acres \pm) located at 7888 Country Hills Boulevard NE (Portion of the E1/2 Section 25-25-29-4) from Residential – Low Density Multiple Dwelling (R-2M) District and Residential – One Dwelling (R-1s) District to Residential – Low Density Mixed Housing (R-G) District.

Excerpt from the Minutes of the Calgary Planning Commission, dated 2021 August 05:

“**Moved by** Commissioner Palmiere

That with respect to Report CPC2021-1143, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 7888 Country Hills Boulevard (Portion of the E1/2 Section 25-25-29-4) to subdivide of 1.33 hectares \pm (3.28 acres \pm), with conditions (Attachment 6).

...

MOTION CARRIED”

Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042

HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate the subject property to allow for development of a new community with a range of low-density residential uses and roadways.
- The proposal is intended to accommodate a variety of low-density residential housing types including single detached, semi-detached dwellings, rowhouse buildings, and secondary suites. The proposal allows for the continuation of development of the Cornerstone community, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*, *Cornerstone Area Structure Plan (ASP)* and previously approved Cornerbrook Outline Plan (LOC2015-0140).
- What does this mean to Calgarians? The proposal would allow for the continuing development of the Cornerstone community and would allow for additional housing opportunities.
- Why does this matter? The proposal may increase the housing supply providing more choice for Calgarians, utilizing previously approved infrastructure.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The application was submitted on 2021 March 11 by B&A Planning Group on behalf of the landowner, NEL Developments Ltd. The sites have a combined area of approximately 4.87 hectares (12.03 acres) and are located in the developing community of Cornerstone. The land use amendment boundary differs from the outline plan boundary. The outline plan encompasses a 1.33 hectare portion of the plan area while the land use amendment encompasses the entire 4.87 hectare plan area. The outline plan is only required for a portion of the subject lands due to a change in the transportation network.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district would allow for a variety of low-density residential building forms including single detached, semi-detached and rowhouse buildings. The proposed land use is compatible with the previously approved Cornerbrook Outline Plan (LOC2015-0140) as approved in 2016 (Attachment 8), as low-density residential is the primary land use of the outline plan. To the east, at 60 Street NE and Country Hills Boulevard NE, is the Cornerstone Major Activity Centre which is envisioned to include a future LRT station, as well as a mix of commercial and residential uses.

A detailed planning evaluation of the application, including location maps and site context, 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

Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant distributed printed information about the proposal to the adjacent residents. Additional information on the outreach strategy can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

There is no community association for the subject area.

Administration received one letter from the public requesting the planned parks and open spaces be retained.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the applicable land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing options in low-density residential building forms, providing additional housing for Calgarians in a location where the growth management overlay has already been removed.

Environmental

The application does not propose any specific measures to address the objectives of the [Climate Resilience Strategy](#). However, future home builders will be encouraged to include solar energy systems and electrical system designs that support electric vehicle charging at the development permit stage.

Economic

Development of a greenfield site will continue to contribute to Calgary's overall economic health by providing homes within Calgary's city limits. The proposal also includes utilization of previously approved infrastructure and servicing.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Report to
Calgary Planning Commission
2021 August 5**

**ISC: UNRESTRICTED
CPC2021-1143
Page 4 of 4**

Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 7888 Country Hills Boulevard NE, LOC2021-0042

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Proposed Land Use District Map
5. **Approved** Outline Plan
6. **Approved** Outline Plan Conditions of Approval
7. **Approved** Outline Plan Data Sheet
8. Approved Cornerbrook Outline Plan LOC2015-0140
9. **Proposed Bylaw 150D2021**
10. **Public Submission**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform