

Background and Planning Evaluation

Background and Site Context

The subject sites are located in the developing community of Cornerstone in the northeast quadrant of Calgary. Low density residential development, in the form of single detached dwellings, semi-detached dwellings, rowhouse buildings and secondary suites, exists to the northeast of the subject sites within the Cornerstone community. Environmental Reserve (ER) lands are adjacent to the subject sites. A Neighbourhood Activity Centre (NAC) including commercial, park and multi-residential land uses are planned approximately 120 metres east of the subject sites.

The subject sites are an amendment to the Cornerbrook Outline Plan (LOC2015-0140) which was approved in 2016. The original application area was approximately 58.31 hectares in size. The subject application includes sites with a combined area of 4.87 hectares within the larger parent parcel. A 1.33 hectare site with the current land use of R-2M proposes a new outline plan in addition to the proposed R-G land use as 0.36 hectares of new roadway is proposed. The proposed land use areas of R-1s to R-G have an area of 3.54 hectares.

Community Peak Population Table

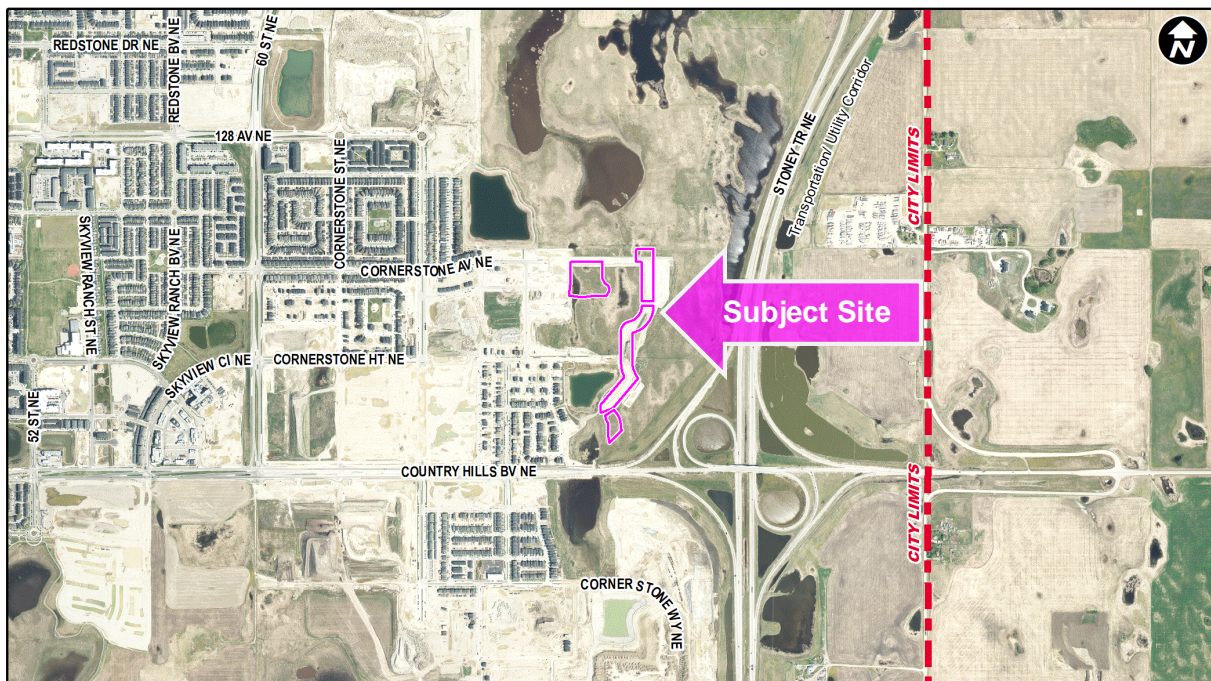
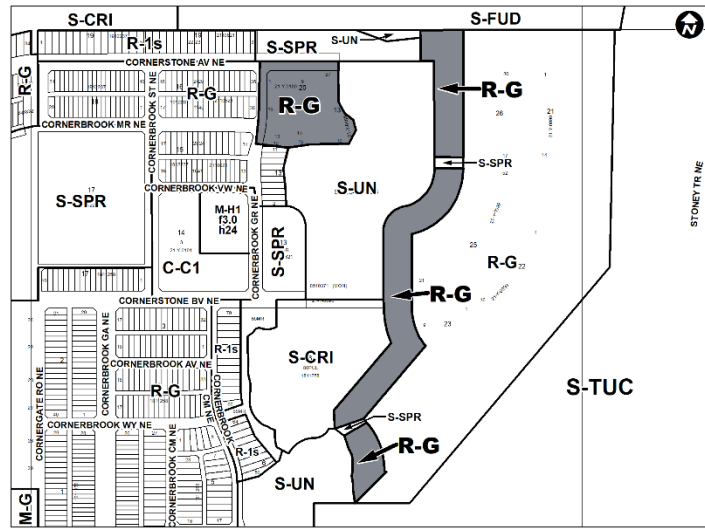
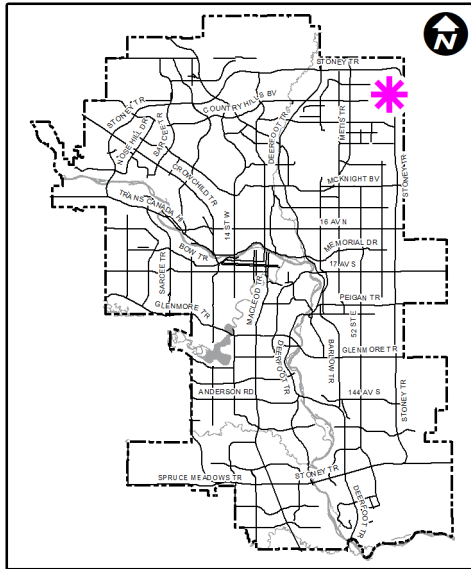
As identified below, the community of Cornerstone is still developing.

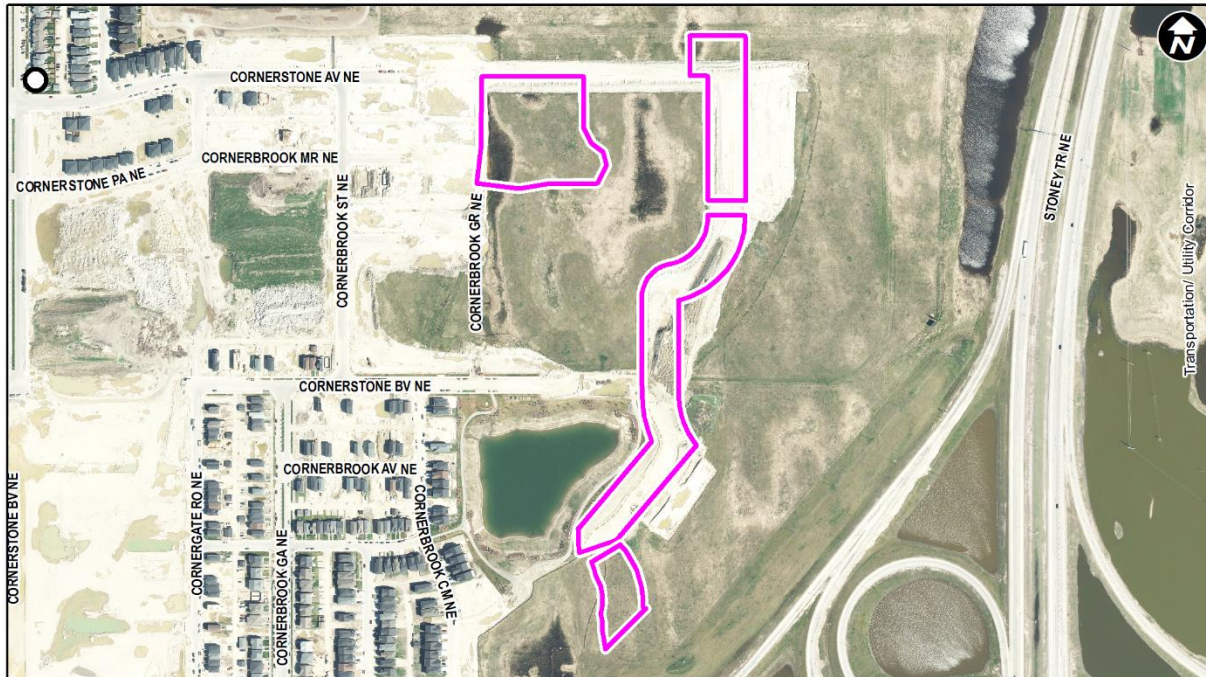
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*

There is no online community profile for Cornerstone, as these profiles were created using 2016 Census data. In May 2016, the population of Cornerstone was below the threshold for Statistics Canada to collect data for the area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-1s District is a residential designation applied to developing areas that is primarily for single detached dwellings that may include a secondary suite. The R-1s District allows for a maximum building height of 12 metres, and a maximum density of one dwelling unit per parcel.

The existing R-2M District is a residential designation applied to developing areas that is primarily for duplex dwellings, rowhouse buildings, semi-detached dwellings and townhouses. The R-2M District allows for a maximum building height of 11 metres and a maximum density of 50 units per hectare.

The subject land use amendment proposes the R-G District, which is intended for low density neighbourhoods in master planned communities in suburban greenfield locations. This District is designed to support a variety of low-density residential building forms interchangeably between future parcels including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres.

Development and Site Design

If approved by Council, the R-G District does not propose any changes to the approved outline plan layout, as the parcel depths, road network, parks and open spaces and servicing will remain the same. All conditions from the Cornerbrook Outline Plan shall still apply.

The proposed R-2M to R-G land use amendment includes 0.36 hectares of roadway. The balance of the road network, parks and open spaces and servicing will remain the same. Site specific conditions of approval (Attachment 6) and all conditions from the Cornerbrook Outline Plan shall still apply.

If approved by Council, the rules of the R-G District and policies of the *Cornerstone ASP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking.

Subdivision Design

The 1.33-hectare outline plan area includes both laned and laneless R-G lots. An extension of Cornerbrook Manor NE provides access to the west side of the plan area. Cornerbrook Cove NE intersecting with Cornerstone Avenue NE provides access to the north. Mono sidewalks are proposed along lot frontages and along the sides of corner lots.

Density

The anticipated density proposed through this redesignation represents a decrease of 57 units to the overall anticipated density from the approved Cornerbrook Outline Plan (1,090 units). This redesignation would result in an anticipated density decrease from approximately 33.2 units per hectare (13.5 units per acre) to 21.6 units per hectare (8.8 units per acre) for the subject sites. The proposal is still in alignment with both the MDP and *Cornerstone Area Structure Plan* that call for a minimum of 20 units per hectare (8 units per acre).

Transportation

A Transportation Impact Assessment was not required in support of this application. Cornerstone Avenue NE and Cornerstone Boulevard NE are collector streets with bike lanes. Both collector streets are transit routes as well. Transit stops are located at the intersections of Cornerstone Avenue NE and Cornerbrook Street NE, Cornerstone Avenue NE and Cornerstone Boulevard NE, and Cornerstone Boulevard NE and Cornerbrook Drive NE.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment was submitted and reviewed as part of this application. No further environmental investigation was recommended for the subject sites.

Utilities and Servicing

Previously approved water and sanitary mains will accommodate the proposed land uses sites without the need for off-site improvements at this time. Further water, sanitary, and storm details will be determined by future tentative plan and development permit applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield with ASP area as identified on Map 1: [Urban Structure](#) of the [Municipal Development Plan](#) (MDP). The MDP refers to the applicable ASP as the guiding document for development in these areas and provides guidance for what should be included within these ASPs, for example, provision of a local school, open space areas, and a range of housing choices within the community. The application is in alignment with the policies of the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages including accommodating solar energy systems and electric system designs that can accommodate electric vehicle charging.

Cornerstone Area Structure Plan (Statutory – 2014)

The subject lands are located within the Neighbourhood Area of the [Cornerstone Area Structure Plan](#) (ASP). As per Section 3.3 of the ASP, the Neighbourhood Area is where the majority of residents will live. The intent of these policies is to facilitate the design of quality residential development, incorporating a variety of housing forms and ensuring convenient access to local destinations.

Section 3.3.1. Outline Plan/Land Use Amendment states that applications will be monitored to ensure that each Neighbourhood Area meets the overall minimum required density of 20 units per gross developable hectare (8 units per gross developable acre); however, the density of specific developments can vary. The proposal meets the policies of the ASP.