

Background and Planning Evaluation

Background and Site Context

The site is located at the southwest corner of Cornerstone Heights NE and Cornerstone Street NE in the developing community of Cornerstone. It is bounded by future Cornerstone Grove to the south and a future lane to the east. The site is predominately flat and has an approximate land area of 3.64 hectares (8.98 acres). The site is currently vacant and is located approximately 450 metres (six-minute walk) from the future Country Hills LRT Station (Blue Line).

The site has a previous outline plan approval (LOC2014-0173, Attachment 3) that encompassed the larger Cornerstone community and subsequently, as part of a phased development approach, a land use approval (LOC2016-0095) which established the M-1 District for the western portion and the M-G District for the eastern portion of the site. This proposal revises the originally approved outline plan and amends the 2016 land uses for the subject 3.64 hectare site.

Surrounding development is characterized by areas designated for at-grade multi-residential development under M-G District to the northwest, areas designated for low density residential in the forms of semi-detached and rowhouses under R-Gm District to the north and east, and areas designated for large commercial developments under Commercial – Community 2 f4.0h30 (C-C2f4.0h30) District to the south. The parcel to the west is currently designated Special Purpose – Future Urban Development (S-FUD) District which is intended for lands that are awaiting urban development and utility servicing. This S-FUD site was approved with the previous outline plan approval (LOC2014-0173, Attachment 3) and was envisioned to be part of the future transit-oriented development (TOD) area. The S-FUD site has not been subject to a land use redesignation yet, but the applicant intends to develop this site in the future with mixed-use and multi-residential development and with buildings ranging from three to six-storeys in height. A future high school site (with associated playfields) is located approximately 250 metres (three-minute walk) to the south across Country Hills Boulevard NE.

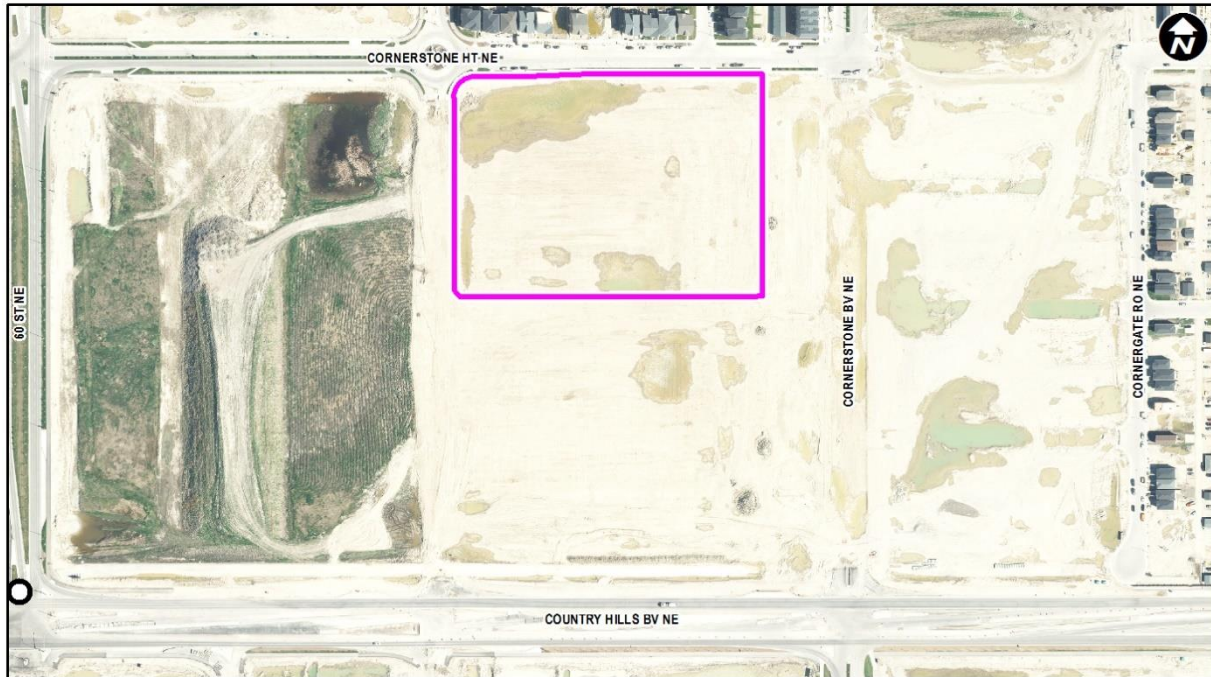
Community Peak Population Table

As identified below, the community of Cornerstone reached its peak population in 2019.

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*

Additional demographic and socio-economic information may be obtained online through the [Ward 5](#) profile.



Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated as M-1 and M-G Districts. The subject application proposes redesignation to the M-G and R-Gm Districts.

The existing M-1 District is intended to provide for low height and medium density multi-residential development in developing areas primarily in the form of apartment buildings and townhouses. It allows for a maximum building height of 14 metres (about three to four-storeys). The M-1 District has a minimum required residential density of 50 units per hectare and a maximum residential density of 148 units per hectare.

The existing and proposed M-G District is intended to provide for at-grade multi-residential housing in developing areas primarily in the form of townhouses and rowhouses. It allows for a maximum building height of 13 metres (about three to four-storeys). The M-G District has a minimum required residential density of 35 units per hectare and a maximum residential density of 80 units per hectare.

The proposed R-Gm District is intended for low density residential development in suburban greenfield locations in the form of semi-detached, cottage housing clusters and rowhouse development, also allowing for secondary suites. It allows for a maximum building height of 12 metres (about three to four-storeys).

The proposed M-G and R-Gm Districts are appropriate at this location because they provide additional housing choices within walking distance to the future Country Hills LRT Station while ensuring the required intensity for transit-supportive development. Additionally, the adjacent area to the west is expected to intensify as a Major Activity Centre (MAC) with 200 people and jobs per hectare. The proposed M-G and R-Gm Districts provide an appropriate transition to the Neighbourhood Areas located to the north and east of the subject site.

Subdivision Design

The site has a previous outline plan approval (LOC2014-0173, Attachment 3) and land use approval (LOC2016-0095) that established M-1 District for the western portion and M-G District for the eastern portion of the site. This proposal revises the originally approved outline plan (information can be found in Attachment 3) for the subject 3.64 hectare site by providing a revised multi-residential site, new blocks for low density residential development, and a new internal road network.

The proposed outline plan (Attachment 5) includes a total area of 3.64 hectares (8.98 acres). This outline plan proposes a modified grid pattern to allow for a variety of building forms and flexible parcel sizes to accommodate future residential development opportunities. Two new residential roads (Cornerstone Path NE and Cornerstone Lane NE) are proposed and would provide connectivity to adjacent road network system planned with the original outline plan approval (LOC2014-0173, Attachment 3). Lanes are proposed to ensure that future housing development is oriented to the streets to support a pedestrian-friendly environment.

Municipal Reserve (MR) dedication was allotted community-wide with the original outline plan approval (LOC2014-0173, Attachment 3) for a total of 43.93 hectares. In that approval, the subject site did not contain MR or Environmental Reserve (ER) parcels and thus, for this application, no further MR or ER needs to be dedicated

Density and Intensity

Density

The *Cornerstone ASP* requires a minimum residential density of 20 units per gross developable hectare (8 units per gross developable acre) within Neighbourhood Areas (the policy also allows the density of specific development sites to vary). The subject site falls under Neighbourhood 3, Community A of the ASP. Additionally, the MDP has the same residential density requirements.

The anticipated density previously approved for Neighbourhood 3, Community A was 28 units per hectare (11 units per acre). With the proposed application, the anticipated density for Neighbourhood 3, Community A would be 25 units per hectare (10 units per acre). Therefore, the revised density still exceeds the minimum density requirements of both the *Cornerstone ASP* and the MDP while providing the expected diversity in housing types.

Intensity

The MDP requires a minimum intensity of 60 people and jobs per gross developable hectare upon initial build out of new communities. And more specifically, the *Cornerstone ASP* requires a minimum intensity of 100 people and jobs per hectare within the Transit Station Planning Area (TSPA) which applies to the western portion of the subject site as identified in the ASP's Map 3 Land Use Concept.

The anticipated intensity previously approved for the site was 207 people and jobs per hectare (with 328 anticipated number of dwellings and with anticipated population of 754 residents). With the proposed application, the anticipated intensity for the site would be 110 people and jobs per hectare (with 134 anticipated number of dwellings and with anticipated population of 402 residents). Therefore, the anticipated intensity exceeds the minimum intensity requirements for the MDP and the *Cornerstone ASP TSPA* ensuring transit-supportive development.

Transportation

The site is located within a previously approved outline plan (LOC2014-0173, Attachment 3) area. The site is bounded by Cornerstone Heights NE to the north, future Cornerstone Street NE to the west, Cornerstone Grove NE to the south and a lane to the east.

Two new 16-metre wide residential roads (Cornerstone Path NE and Cornerstone Lane NE) and a network of lanes are proposed to provide access to the new M-G and R-Gm lots and to provide connectivity to adjacent road network approved with previous outline plans.

A transit bus stop serving Route 128 is located approximately 350 metres (five-minute walk) west of the site along Skyview Circle NE. A new Blue Line LRT station is planned near the intersection of Country Hills Boulevard NE and 60 Street NE, approximately 450 metres (six-minute walk) west. Additionally, future bus transit service is planned to run along around the site serving the adjacent residential and commercial areas.

A Transportation Impact Assessment was not required for this proposal.

Environmental Site Considerations

A Phase I Environmental Site Assessment was reviewed and accepted with the previously approved outline plan application (LOC2014-0173). Further investigation is not required at this time.

Utilities and Servicing

Sanitary, water, and storm servicing will be available through developer funded extensions of existing infrastructure surrounding the site. Further servicing details will be addressed via future subdivision 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 application builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located with the Planned Greenfield with Area Structure Plan (ASP) typology as identified in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The

MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas. The *Cornerstone ASP* is the relevant ASP for the subject site.

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 may be explored and encouraged at subsequent development approval stages.

Cornerstone Area Structure Plan (Statutory – 2014)

The [Cornerstone Area Structure Plan](#) (ASP) identifies the western portion of the site as being within the Transit Station Planning Area (TSPA) and eastern portion of the site as being within Neighbourhood Area. TSPA consists of the land adjacent to the Major Activity Centre (MAC) and within 600 metres of the future LRT station. The ASP also shows a Neighbourhood Activity Centre located within the TSPA. Map 4 (communities and neighbourhoods) shows the subject site within Neighbourhood 3, Community A.

The ASP policies for TSPA feature a high intensity of land uses including multi-residential, retail and office. It is expected to transition to lower-intensity development at its outer edge to create an appropriately scaled transition to Neighbourhood Area. The intent of the TSPA is to ensure development within walking distance to the LRT station is transit-supportive. This is achieved by ensuring a minimum intensity of development (100 people and jobs per hectare), providing a mix of land uses and ensuring convenient connections to the LRT station.

The Neighbourhood Area allows for an appropriate mix of residential and non-residential uses. The Neighbourhood Activity Centres are focal points of Neighbourhoods and given the intensity of uses envisioned for Neighbourhood 3, this NAC may consist only of a central amenity space.

The proposal meets the ASP policy direction by providing transit-supportive development intensity within the TSPA and by providing additional housing choices through M-G and R-Gm Districts – creating an appropriate transition to Neighbourhood Area. The TSPA requires a minimum intensity of 100 people and jobs per hectare and the proposed M-G and R-Gm Districts meet this requirement by provided an anticipated intensity of 110 people and jobs per hectare. The Neighbourhood Activity Centre was already approved as a central amenity space (park) in close proximity to the north with the original outline plan approval (LOC2014-0173, Attachment 3).