

Applicant Submission

2021 May 20

The Subject Lands are located within the Outline Plan (OP) of Cornerstone (approved in 2014, last amended June 2015), and are currently designated as Multi-Residential - Low Profile District (M-1) and Multi-Residential - At Grade Housing District (M-G). This application proposes redesignation of the Subject Lands to:

- Multi-Residential - At Grade Housing District (M-G); and
- Residential Low Density Mixed Housing (R-Gm) (mixture of townhome and duplex type dwellings).

The intention of the OP Amendment and LUR is to establish a more contextually effective built form within the Transit Station Planning Area (TSPA) both in terms of transition/scale with adjacent development, as well as housing choice. The approved OP concept provides limited options for future residents within the TSPA, focusing heavily on apartment-type dwellings. This does not provide sufficient enough diversity in housing choice to facilitate an effective density mix within this important node.

The proposed redesignation shifts away from the limitations of the M-1 land use and the reliance on apartment dwellings in the area to provide sufficient density in the TSPA. By incorporating a larger variety of land use districts and associated housing choices, the opportunity for successfully intensifying this important area is increased, while still providing the necessary base population potential and contextually appropriate built form that compliments adjacent low-density development to the north and east. Increased townhome/rowhome, duplex, and low-rise multi-residential development built form opportunities will provide additional, attractive options for multiple person households, and increase the likelihood of faster absorption rates in this area that will contribute toward a more diverse user base of the TSPA.