

**Land Use Amendment and Outline Plan in Cornerstone (Ward 5) at 6660 Country Hills Boulevard NE, LOC2021-0083**

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**RECOMMENDATIONS:**

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) to subdivide 3.64 hectares  $\pm$  (8.98 acres  $\pm$ ), with conditions (Attachment 6).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 3.64 hectares  $\pm$  (8.98 acres  $\pm$ ) located at 6660 Country Hills Boulevard NE (Portion of SE1/4 Section 26-25-29-4) from Multi-Residential – Low Profile (M-1) District and Multi-Residential – At Grade Housing (M-G) District to Residential – Low Density Mixed Housing (R-Gm) District and Multi-Residential – At Grade Housing (M-G) District.

**HIGHLIGHTS**

- This application seeks to re-establish a new subdivision framework and street pattern and to redesignate the subject property to allow for a variety of housing options in the forms of semi-detached, rowhouses and townhomes.
- The proposal is intended to offer additional housing choices within walking distance to the future Country Hills LRT Station (Blue Line) while ensuring the required intensity for transit-supportive development. The proposal aligns with the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? Increased housing choices within proximity of a future LRT station will help accommodate the affordability, accessibility and lifestyle needs of different people and family types.
- Why does this matter? It is important to ensure that development within walking distance from a future LRT station is transit-supportive while offering the housing choices in demand in this area of the City.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

**DISCUSSION**

The application was submitted by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation (Anthem Cornerstone Management LP) on 2021 May 21.

The approximately 3.64 hectare (8.98 acre) 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 located approximately 450 metres (six-minute walk) from the future Country Hills LRT Station (Blue Line).

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As indicated in the Applicant Submission (Attachment 2), this application proposes to amend the previously approved outline plan (Attachment 3) and land uses (LOC2016-0095) to offer additional housing choices within walking distance to a future LRT station while ensuring the required intensity for transit-supportive development.

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

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. They determined that no outreach would be undertaken. The Applicant Outreach Summary (Attachment 4) provides rationale on why outreach was not conducted.

#### **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.

No public comments were received by the report submission date. Currently, there is no community association for the area.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 proposed application would enable the continuation of development in the community of Cornerstone and provides a future framework for residential development. The proposal offers additional housing choices within walking distance to a future LRT station and supports surrounding planned uses and amenities.

#### **Environmental**

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

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**Economic**

The proposal would enable the development of approximately 134 dwelling units within walking distance to a future LRT station and adjacent to planned commercial area. The development would provide housing opportunity and support future local businesses.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Existing Outline Plan (LOC2014-0173)
4. Applicant Outreach Summary
5. Proposed Outline Plan
6. Proposed Outline Plan Conditions of Approval
7. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform