

Background and Planning Evaluation

Background and Site Context

The site is located in the northeast community of Cornerstone and fronts onto Country Hills Boulevard NE to the North, Corner Meadows Gate NE to the East, and Corner Meadows Manor NE to the South. The site is predominately flat and has an approximate land area of 0.68 hectares (1.68 acres). It is currently vacant and is located approximately 840 metres (11-minute walk) from the future Country Hills LRT Station.

Surrounding development is characterized by areas designated for single and semi-detached dwellings to the north and south (designated Residential – Low Density Mixed Housing District (R-G, R-Gm) District) and multi-residential housing to the east and west (designated Multi-Residential – Low Profile (M-1) District). The Cornerstone Major Activity Centre (MAC) is located approximately 840 metres to the west at the intersection of 60 Street NE and Country Hills Boulevard NE.

Community Peak Population Table

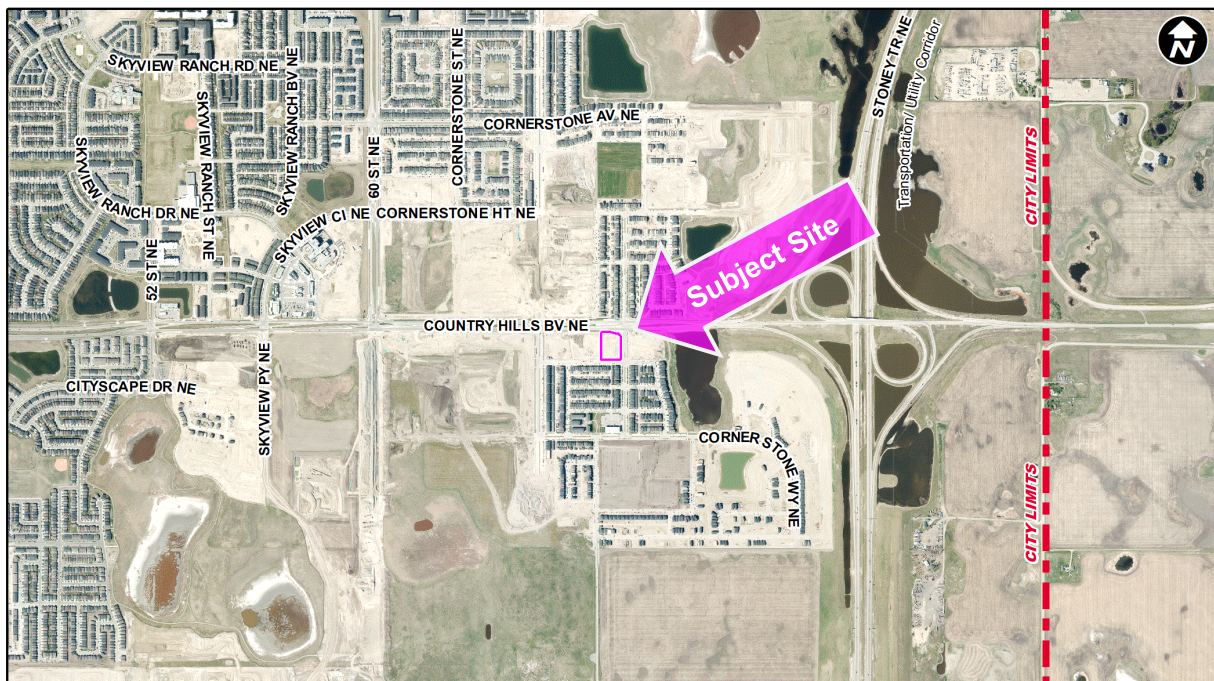
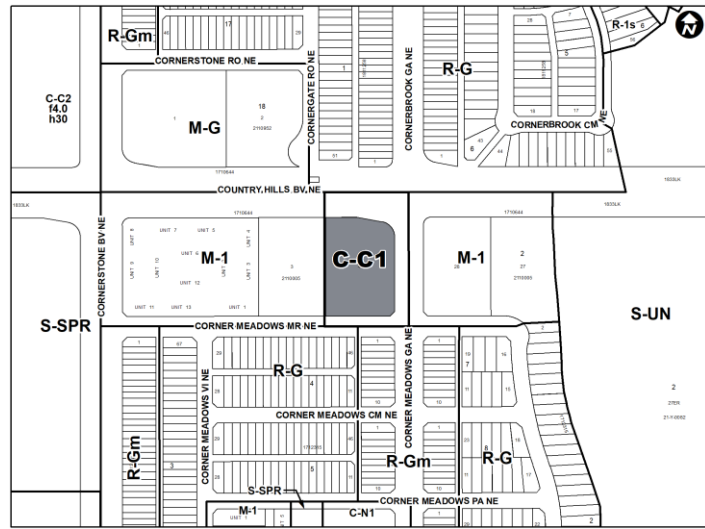
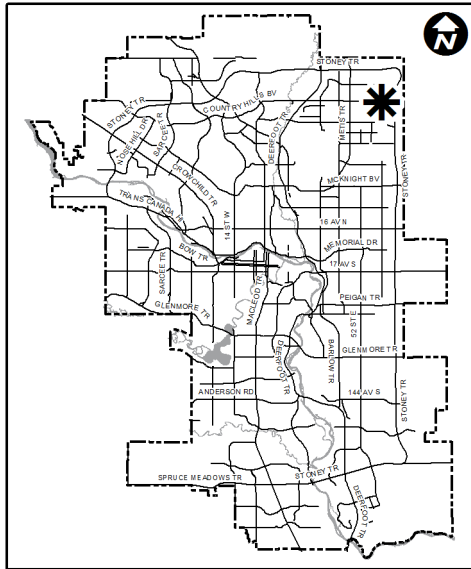
As identified below, the community of Cornerstone reached its peak population in 2019.

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.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-1 District is a multi-residential designation in developing areas that is primarily for multi residential development of low height and medium density. The M-1 District allows for a maximum building height of 14 metres and a maximum density of 148 units her hectare.

The proposed C-C1 District is a commercial designation that is primarily for small to mid-scale commercial developments within a community or along a commercial street. The C-C1 District allows for a maximum building height of 10 metres and the maximum floor area ratio is 1.0.

Development and Site Design

If approved by Council, the rules of the proposed C-C1 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage, and parking.

Transportation

The site has vehicular access from Corner Meadows Manor NE. A potential right-in only access from Corner Meadows Gate NE may be evaluated as part of a future development permit application.

A regional pathway is located at the north boundary of the site along Country Hills Boulevard NE. Local sidewalks are located at the east side of the site on Corner Meadows Gate NE and at the south side of the site on Corner Meadows Manor NE.

A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm servicing for the broader development area was reviewed with the approved outline plan (LOC2014-0173) and is unchanged with this proposed land use amendment application.

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 policy and land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area as per Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP as it does not propose any land use conflicts across municipal borders and opportunities for collaboration and communication were provided through application circulation to Rocky View County.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) shows the subject parcel within the Planned Greenfield with Area Structure Plan (ASP) typology. 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 the 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 site as located within a Neighbourhood Area of the ASP. The proposed land use redesignation from residential to commercial creates a Neighbourhood Retail Centre (NRC) (Policy 3.10), as defined in the ASP. NRCs enhance the range of goods and services available within walking distance of residents. They also provide an opportunity for auto-oriented uses to locate within neighbourhoods.

The intent of these policies is to allow for the inclusion of NRCs in a manner that does not negatively affect the viability of Neighbourhood Activity Centres and to describe their characteristics.

1. NRCs may be proposed at the Outline Plan/Land Use Amendment stage without amendment to the ASP.
2. Applicants shall demonstrate that a proposed NRC will not reduce the viability of other planned centres.
3. NRCs should be less than 1,900 square metres (20,450 square feet).

A minor text amendment to Policy 3.10.3 within the ASP is proposed to accommodate the land use redesignation (Attachment 3), as the site size exceeds the maximum size permitted for a NRC. The applicant has provided a market study to demonstrate that the proposed NRC will not reduce the viability of other planned activity centres. The C-C1 District allows for small to mid-scale commercial developments that are compatible within a community.