

**Policy Amendment and Land Use Amendment in Cornerstone (Ward 5) at 130  
 Corner Meadows Manor NE, LOC2020-0081**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Cornerstone Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.68 hectares  $\pm$  (1.68 acres  $\pm$ ) located at 130 Corner Meadows Manor NE (Plan 2110005, Block 1, Lot 4) from Multi-Residential – Low Profile (M-1) District to Commercial – Community 1 (C-C1) District.

**HIGHLIGHTS**

- This land use amendment application proposes the Commercial – Community 1 (C-C1) District to allow for additional commercial uses in the Cornerstone community.
- This proposal would provide for further flexibility of commercial uses to address the needs of a developing community and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The additional commercial uses would provide additional goods and services within walking distance of residential uses and serve the traveling public.
- Why does this matter? It is important to include commercial uses within developing communities to create walkable neighbourhoods and employment opportunities.
- 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**

This land use amendment application was submitted on 2020 June 03 by IBI Group on behalf of the landowner, 2219367 Alberta Ltd (Jagwinder Brar, Gurmel Dhaliwal, 9857354 Canada Inc, Regency Ventures Inc).

This 0.68-hectare site is located in the northeast community of Cornerstone on Country Hills Boulevard NE, west of Stoney Trail NE. The site is currently vacant and is located approximately 840 metres (11-minute walk) from the future Country Hills Boulevard NE LRT Station.

No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 2), the applicant intends to develop the site with small-scale commercial uses with some additional auto-oriented uses such as a gas station.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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**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 and the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for 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.

Administration received one letter of opposition from the public. The letter of opposition states concerns regarding the introduction of commercial traffic to the neighbourhood, perceived safety risks, and property value impacts.

As per 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.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The site is well situated for future commercial development along a major transportation corridor and will provide a variety of commercial uses to serve the existing and future community of Cornerstone. A minor amendment to the *Cornerstone ASP* is required to support the proposal. The building and site design, as well as on-site parking, site connectivity, building orientation and transportation considerations will be reviewed and determined at the development permit stage.

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 would provides a future framework for additional commercial uses addressing the needs for nearby existing and proposed residential development.

**Environmental**

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

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climate resilience strategies may be explored and encouraged at subsequent development approval stages.

**Economic**

The proposed application would enable necessary services and employment opportunities supporting the development of nearby residential areas.

**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. Proposed Amendment to the Cornerstone Area Structure Plan
4. Applicant Outreach Summary

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform