

Applicant Submission

June 10, 2021

This submission accompanies an application made to redesignate the property known as 106 Cornerstone Meadows Manor NE, located in the community of Cornerstone. The property is currently designated M-1 in the City Land Use Bylaw and has an area of 1.36 ha. Following receipt of Detailed Team Review #1, the application is to be revised to include only one parcel of land.

Subsequent to the Land Use Amendment application, the subject parcel has been subdivided, and is now known legally as Plan 2110005, Block 1, Lot 4.

This application proposes to change the land use designation on a portion of the subject property from M-1 to CC-1 to accommodate a Neighbourhood Retail Centre. Consistent with the requirements of the Cornerstone ASP, the application proposes to limit commercial floor area on the parcel to 1,900 sq.m (20,400 sq. ft). The CC-1 commercial land use district contemplates smaller-scale, neighborhood-serving commercial uses, but also allows for uses that will serve the traveling public.

The application proposes one access point from Corner Meadows Manor, and the driveway entrance would be directly opposite existing entrances to the laneway on the south side of Corner Meadows Manor. A mutual access easement has been registered on title of the subject property, and the subdivided lot that abuts the subject property to the west.

The subject property is part of Neighbourhood 6 (Community B) in the Cornerstone Area Structure Plan. Neighbourhood 6 has seen rapid development (along with the entire Cornerstone Community) since 2018 and is approaching build-out. A commercial market study has been revised to reflect the rapid development of the neighbourhood and community, and finds that there is sufficient population to accommodate the NRC without impacting on the adjacent Neighbourhood Activity Centre (NAC) or other planned commercial facilities in the community. The location of the NRC would be also advantageous to traffic traveling eastbound on Country Hills Boulevard, as there are no existing commercial facilities on the south frontage of Country Hills Boulevard, east of Metis Trail. Therefore, it is the applicant's opinion that the proposed NRC is consistent with the policies of the Cornerstone ASP.