



# Public Hearing of Council

## Agenda Item: 8.1.6

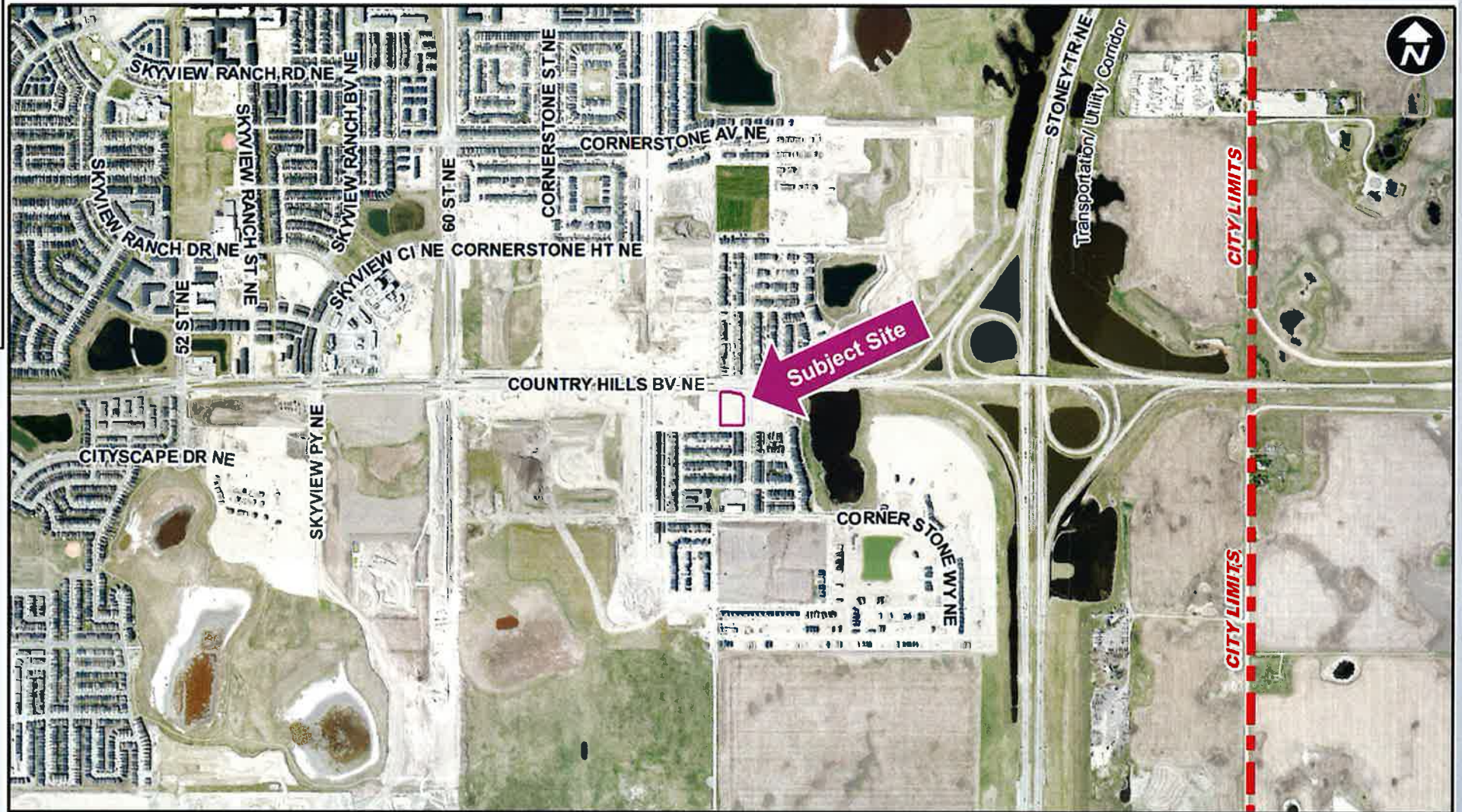
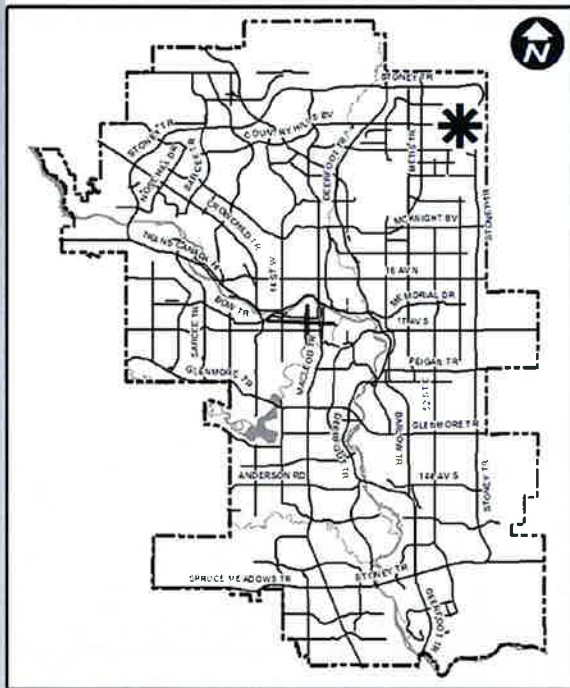


**LOC2020-0081**













**Land Use Amendment and Policy Amendment**

**April 12, 2022**

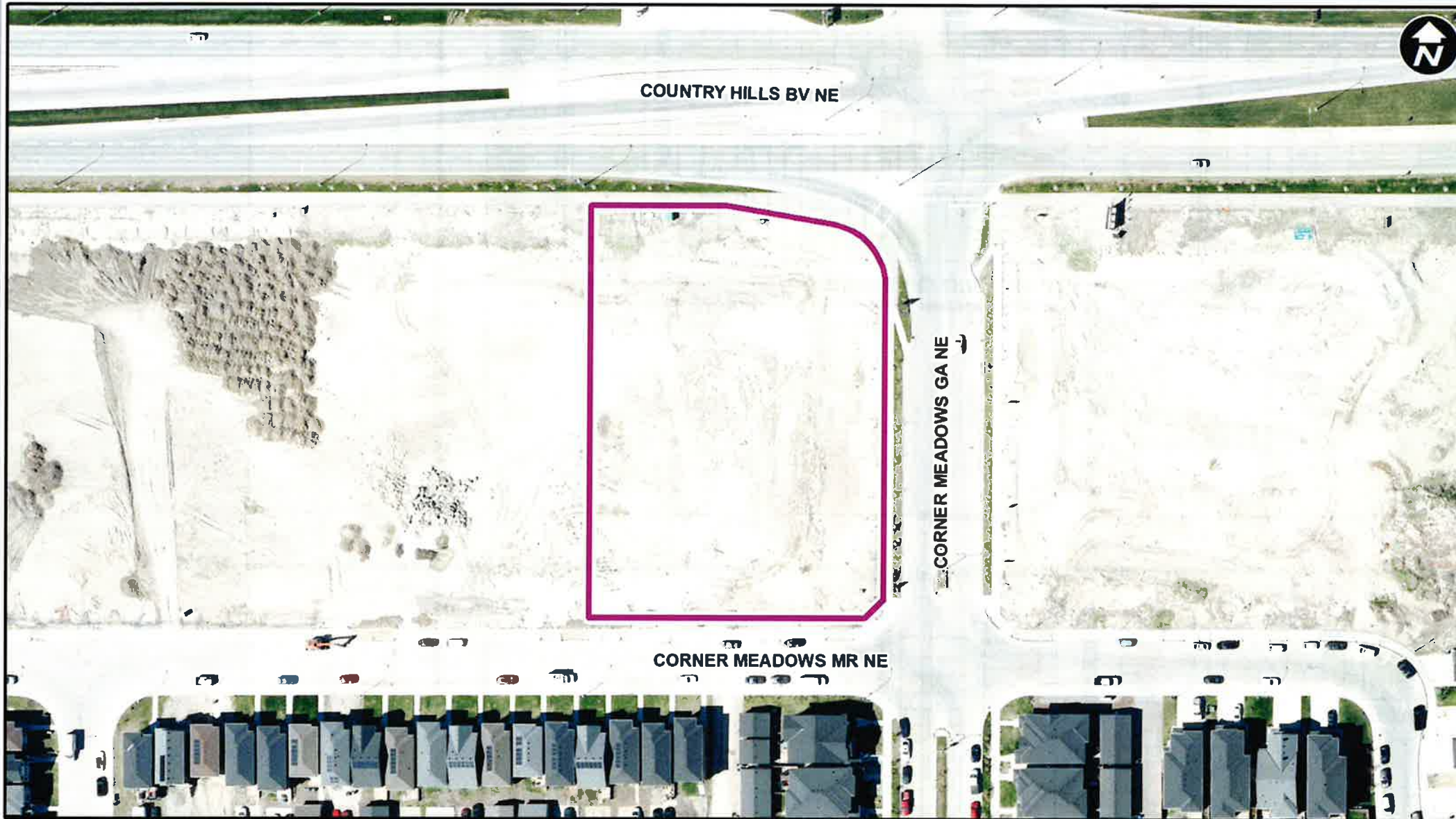




**LEGEND**

-  600m buffer from LRT station
- LRT Stations**
-  Blue
-  Downtown
-  Red
-  Green (Future)
- LRT Line**
-  Blue
-  Blue/Red
-  Red
- Max BRT Stops**
-  Orange
-  Purple
-  Teal
-  Yellow





*(FM to add legend here if needed)*

**Parcel Size:**

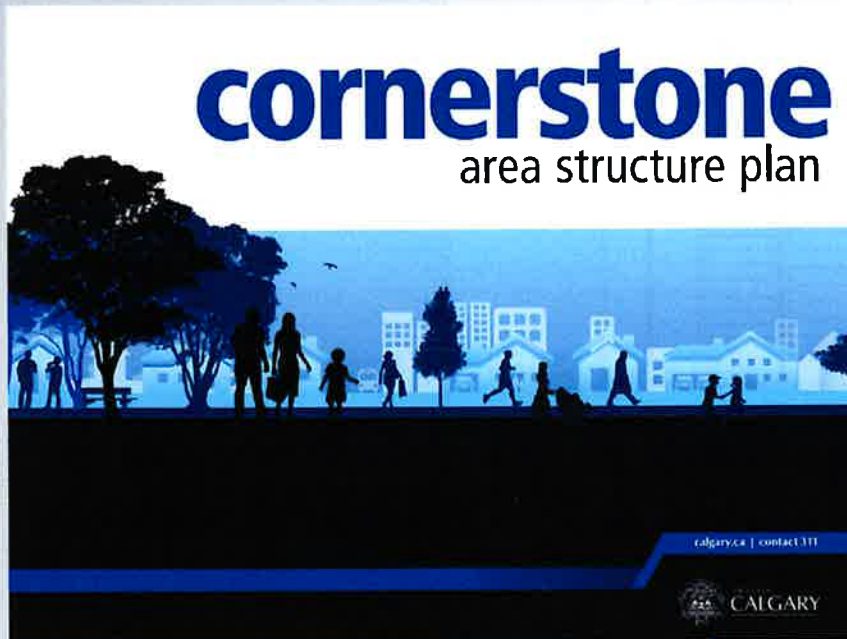
**0.68 ha**  
**XXm x XXm**

- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary









## Proposed Amendments to the Cornerstone Area Structure Plan

The Cornerstone Area Structure Plan attached to and forming part of Bylaw 28P2014, as amended, is hereby further amended as follows:

- a) In Policy 3.10.3, at the end of the sentence, add “with the exception of the site at 130 Corner Meadows Manor NE.”

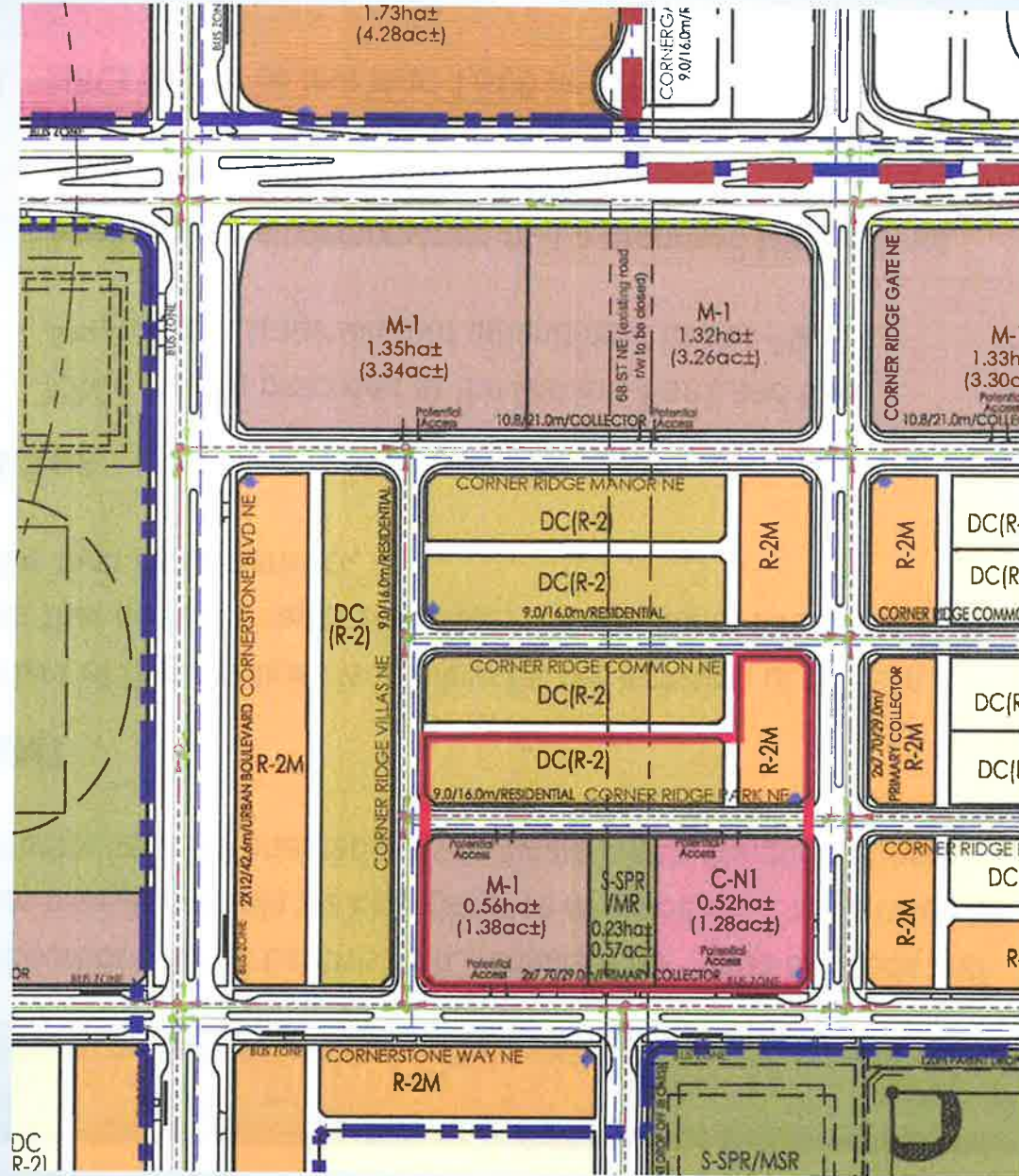
## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 21P2022** for the amendment to the Cornerstone Area Structure Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 60D2022** 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.

# Supplementary Slides





### 3.10 NEIGHBOURHOOD RETAIL CENTRES

Neighbourhood Retail Centres (NRC) enhance the range of goods and services available within walking distance of residents. They provide an opportunity for auto-oriented uses to locate within Neighbourhoods.

#### **INTENT**

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

#### **Policies**

1. NRCs may be proposed at the Outline Plan/Land Use Amendment stage without amendment to this Plan.
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 m<sup>2</sup> (20,450 ft<sup>2</sup>).



