

# Cornerstone Commercial Project Presentation

---



**IBI GROUP**

2219367 Alberta Ltd.

Cornerstone Land Use Amendment (LUC2020-0081)

April 12, 2022

## Project Proposal

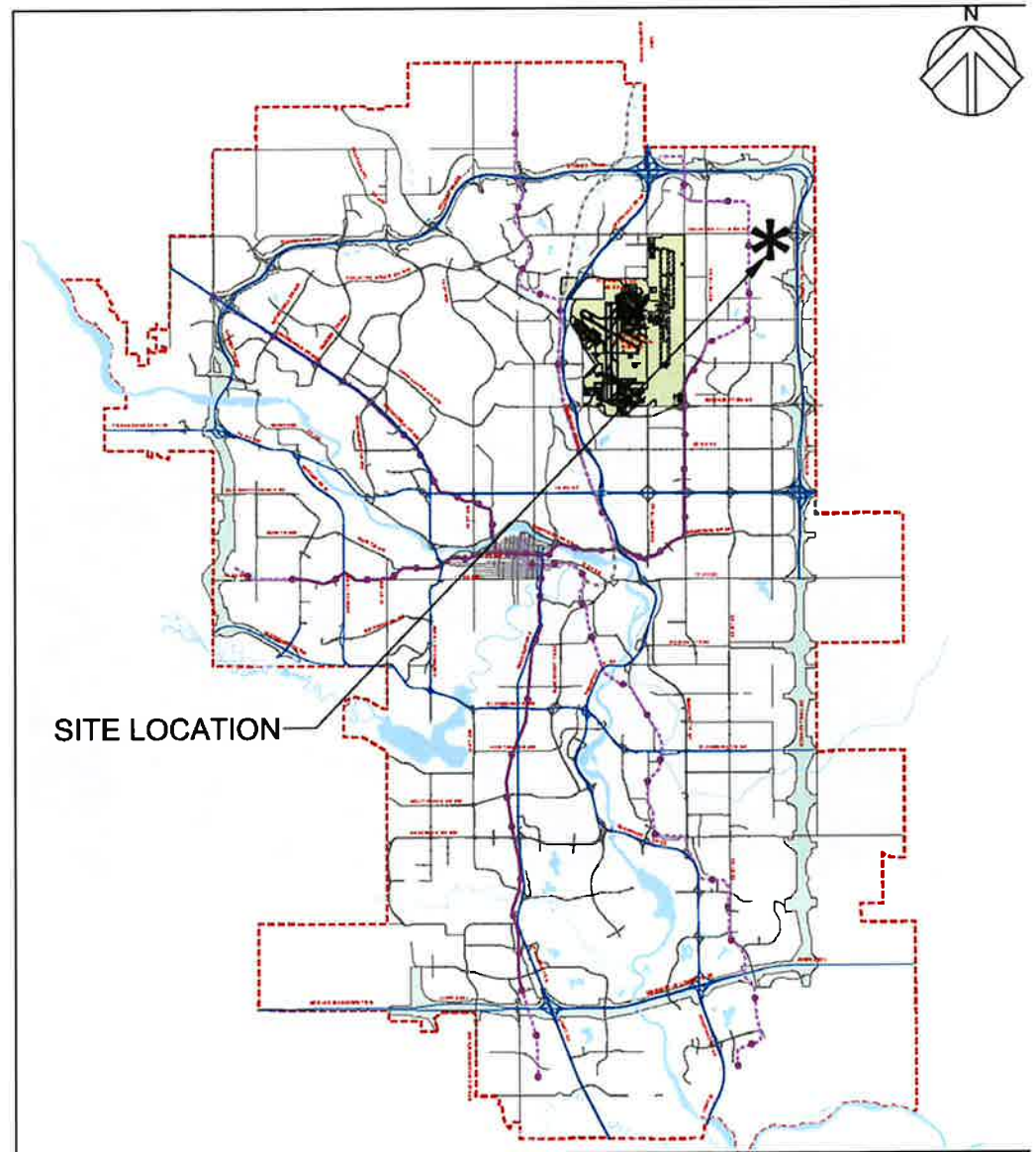
The proposal is to change the Land Use Bylaw designation at 130 Corner Meadows Manor NE from Multi-Residential Low Profile (M-1) to Commercial - Community 1 (C-C1). The property is approximately 0.68 ha (1.68 ac) in size.

The proposal also includes a minor amendment to the Cornerstone Area Structure Plan Policy 3.10.3. The amendment would give a site-specific exemption for a Neighbourhood Retail Centre greater than 1,900 sq. m (20,400 sq. ft.).



## Site Location

The site is located in the northeast community of Cornerstone. Cornerstone is a rapidly growing residential community with a mix of residential, commercial, and open space lands.



## Aerial Photo

The subject site is bounded by streets on three sides:

- North: Country Hills Blvd.
- East: Corner Meadows Gate
- South: Corner Meadows Manor

The site is currently vacant with multi-residential development under construction to the west. There is also developed single-detached residential to the south of Corner Meadows Manor.

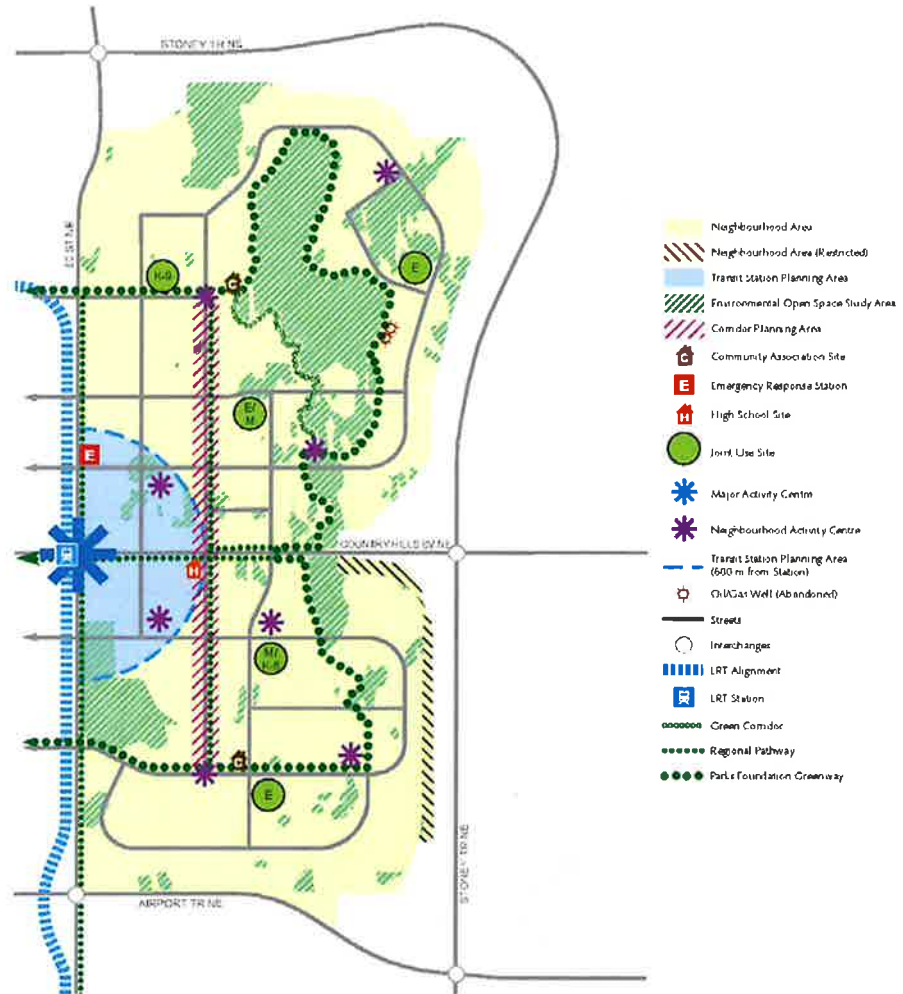


## Area Structure Plan

The subject site is designated 'Neighbourhood Area', which is primarily for residential uses.

Section 3.10 of the ASP notes that Neighbourhood Retail Centres “enhance the range of goods and services available within walking distance of residents. They provide an opportunity for auto-oriented uses within Neighbourhoods.”

Neighbourhood Retail Centres may locate in Neighbourhoods subject to Section 3.10’s policy provisions.

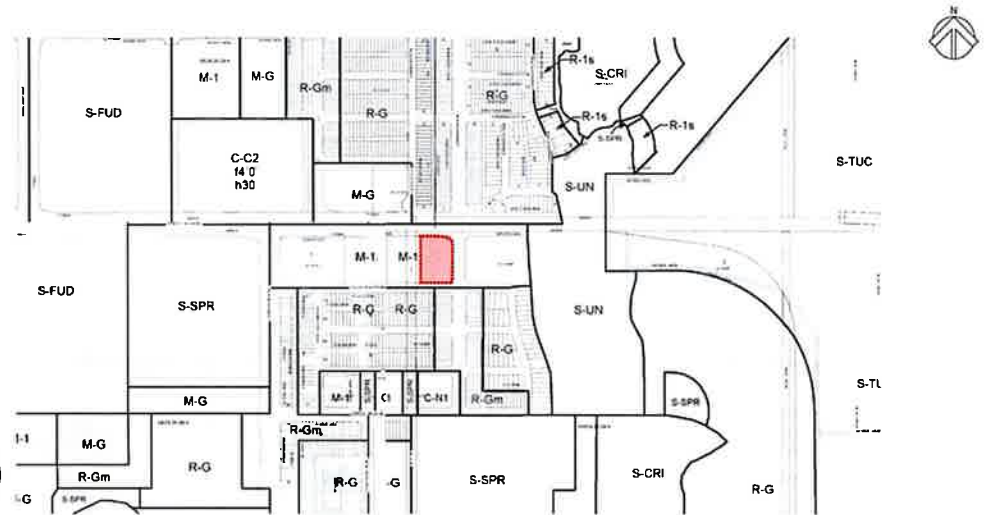


## Existing Land Uses

Land use designations for the surrounding lands reflect varying intensities of residential development.

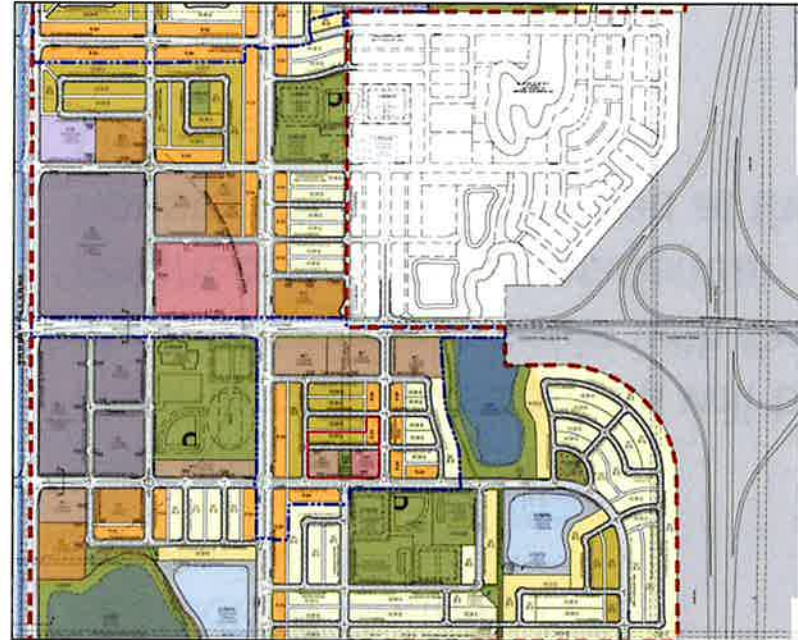
Two commercial sites are in the vicinity:

- An existing Neighbourhood Activity Centre (designated C-N1) approx. 240 m south of the subject lands.
- A larger commercial development (designated C-C2 f4.0 h30) to the northwest, at Country Hills Blvd and Cornerstone Blvd. The site is under construction.



## Outline Plan

The approved outline plan shows varying residential densities surrounding the subject site, as well as the two nearby commercial sites.



## Original Proposal

The original proposal was to redesignate two properties, on each side of Corner Meadows Gate from M-1 to C-C1.

After receiving initial comments, the application was amended to only consider the property on the west side of Corner Meadows Gate.

## Current Proposal

The change to commercial designation will allow for more local, independent commercial businesses to serve this part of Cornerstone; and the public on eastbound Country Hills Boulevard.

The size and height of a commercial development will be at an appropriate scale with the neighbouring multi-residential housing (to be addressed at the DP stage).



## Summary

The land use change as proposed will allow for:

- A more diverse mix commercial uses within the Cornerstone community
- An opportunity for more local commercial operators to serve the Cornerstone community
- Better service for the travelling public along eastbound Country Hills Blvd
- Urban design and site planning issues to be addressed through the Development Permit process

# Thank you!

---



**Contact:**  
**IBI GROUP**  
Elvin Karpovich  
403-270-5600  
[ekarpovich@ibigroup.com](mailto:ekarpovich@ibigroup.com)