



**Item 8.1.6
Cornerstone
Opposition to ASP Amendment/Land Use
Redesignation**

CORNERSTONE AREA STRUCTURE PLAN



**FUTURE LRT
Major Activity Centre/
Corridor
(under development)**





















**5 min
Walking
Distance**

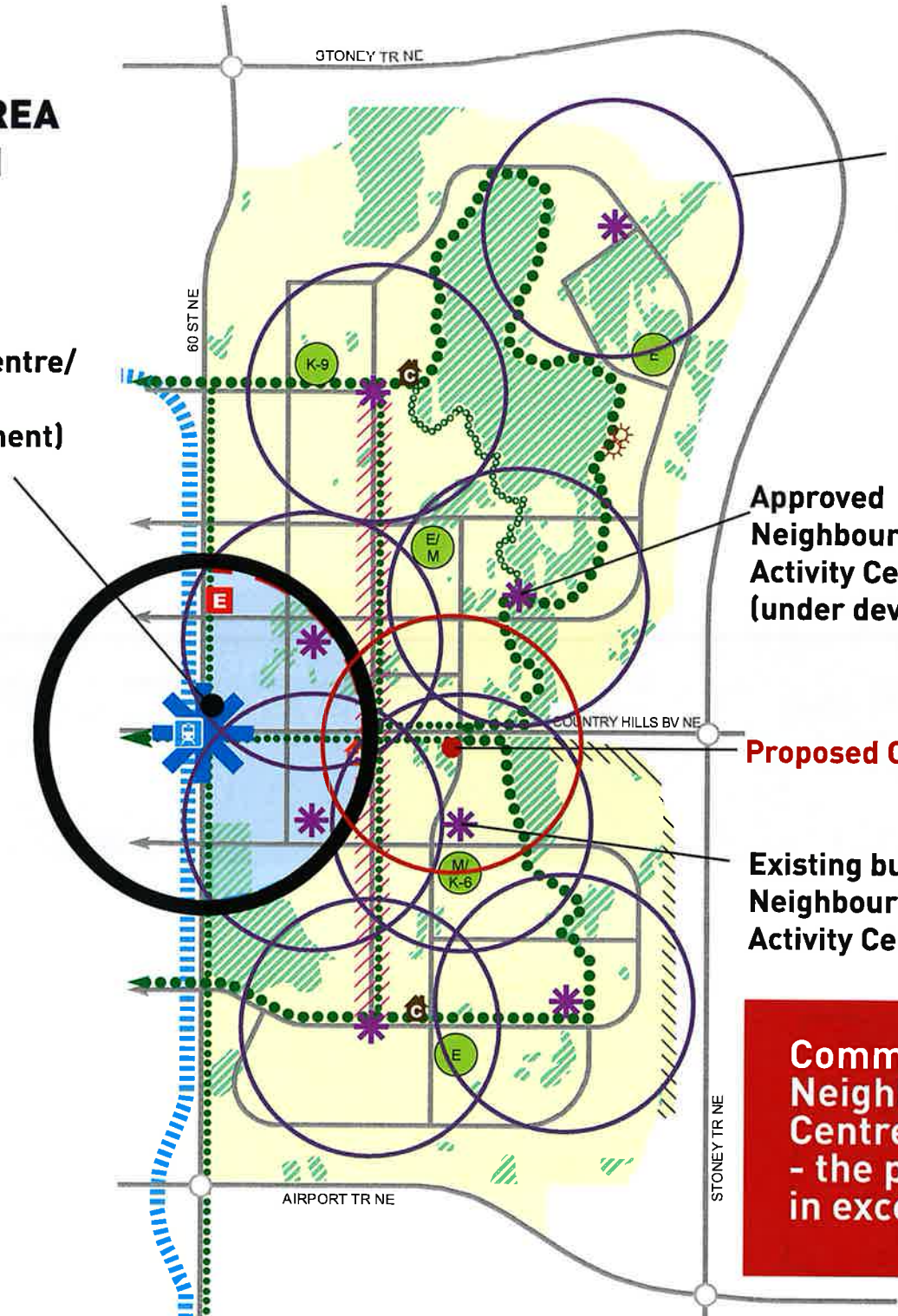
**Approved
Neighbourhood
Activity Centre
(under development)**

Proposed Commercial & Walk Radius

**Existing built
Neighbourhood
Activity Centre**

**Commercial &
Neighbourhood Activity
Centre coverage is excellent
- the proposed application is
in excess for the area.**

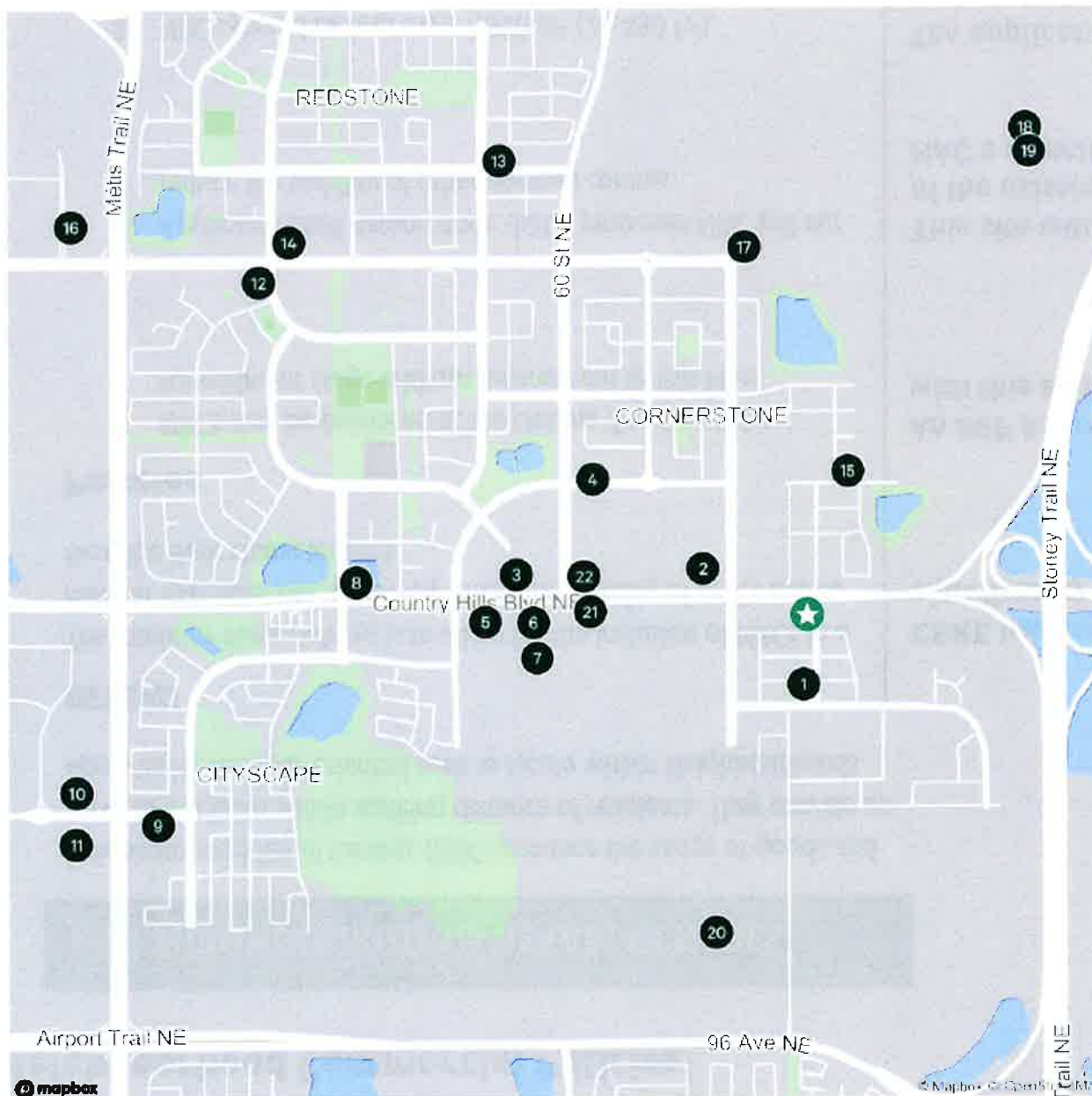
-  Neighbourhood Area
-  Neighbourhood Area (Restricted)
-  Transit Station Planning Area
-  Environmental Open Space Study Area
-  Corridor Planning Area
-  Community Association Site
-  Emergency Response Station
-  High School Site
-  Joint Use Site
-  Major Activity Centre
-  Neighbourhood Activity Centre
-  Transit Station Planning Area (600 m from Station)
-  Oil/Gas Well (Abandoned)
-  Streets
-  Interchanges
-  LRT Alignment
-  LRT Station
-  Green Corridor
-  Regional Pathway
-  Parks Foundation Greenway



COMPETITIVE SUPPLY – EXISTING/PROPOSED/POTENTIAL RETAIL DEVELOPMENT SITES

CORNERSTONE RETAIL SUPPLY STUDY
MARCH 22, 2022

The following map outlines the location of the retail/commercial sites within the study area.



p.27 - “It is the CBRE’s professional opinion that the proposed application regarding 130 Corner Meadows MR NE will be notably similar in nature to the tenants of the Neighbourhood Activity Centres and will therefore have a significant impact on their viability.”

*130 Corner Meadows Manor NE is denoted by the star. This site comprises 1.68 acres and is subject to a land use re-designation application from M-1 to C-1



CORNERSTONE AREA STRUCTURE PLAN

Neighbourhood Commercial Policies



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 m² (20,450 ft²).

CBRE has confirmed this proposal will significantly impact the NACs.

An ASP Amendment is being requested with this application.

This site will directly affect the viability of the existing and under construction NAC's directly adjacent.

The application is seeking to be excluded from this size maximum.

