

**MISCELLANEOUS – AMENDMENTS TO THE
CORNERSTONE AREA STRUCTURE PLAN
RESIDUAL WARD 3
STONE TRAIL/ COUNTRY HILLS BOULEVARD NE
BYLAW 15P2015**

MAPS 23 to 26, 35 & 36 NE

EXECUTIVE SUMMARY

A policy amendment is proposed to the Cornerstone Area Structure Plan (ASP) to remove the Growth Management Overlay. This amendment includes updating map 11 entitled “Growth Management Overlay” to remove the overlay, and replacing it with a revised “Growth Management Overlay” map. In addition, a policy is proposed to add to Section 7.1 entitled “Growth Management” referencing the bylaw number and council date, under which the removal is to be approved.

In 2014 November 24, Council approved Action Plan 2015-2018, the capital budget required to fund the leading infrastructure, resulting in the removal of the Growth Management Overlay in the Cornerstone ASP. The leading infrastructure includes investments for fire, sanitary, storm, and transportation.

Once the overlay is removed, this will facilitate the acceptance of Outline Plan/Land Use Amendment applications by The City of Calgary.

PREVIOUS COUNCIL DIRECTION

On 2014 July 22 Council adopted Bylaw 10B2014 authorizing The City of Calgary to finance the repayment to the developer (Walton Development Group Inc.) for construction of Northpoint front-ended improvements.

On 2014 September 09 Council gave three readings to Bylaw 28P2014 adopting the Cornerstone Area Structure Plan.

On 2014 November 24 Council Meeting, re: Action Plan 2015-2018 Proposed Business Plans and Budgets; C2014-0863, allocated funds to provide leading infrastructure required to service the Cornerstone plan area.

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ADMINISTRATION RECOMMENDATION

2015 March 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 15P2015; and

1. **ADOPT** the proposed amendments to the Cornerstone Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 15P2015.

REASONS FOR RECOMMENDATION:

The Cornerstone plan area was identified as the highest priority new growth area through the Council approved Corporate Growth Management Framework. To facilitate the development review process, Administration identified leading capital infrastructure necessary for staged development within the ASP plan area that aligned with The City's 10-year capital plan. The leading infrastructure was approved by Council as part of Action Plan 2015-2018, and included the funds for the construction of a permanent fire station, the sanitary and storm infrastructure, and the initial transportation upgrades. The lagging funds will be identified as required in future budgets.

To allow development to proceed, and to maximize the corporate return on investment, Administration recommends removal of the Growth Management Overlay through a policy amendment.

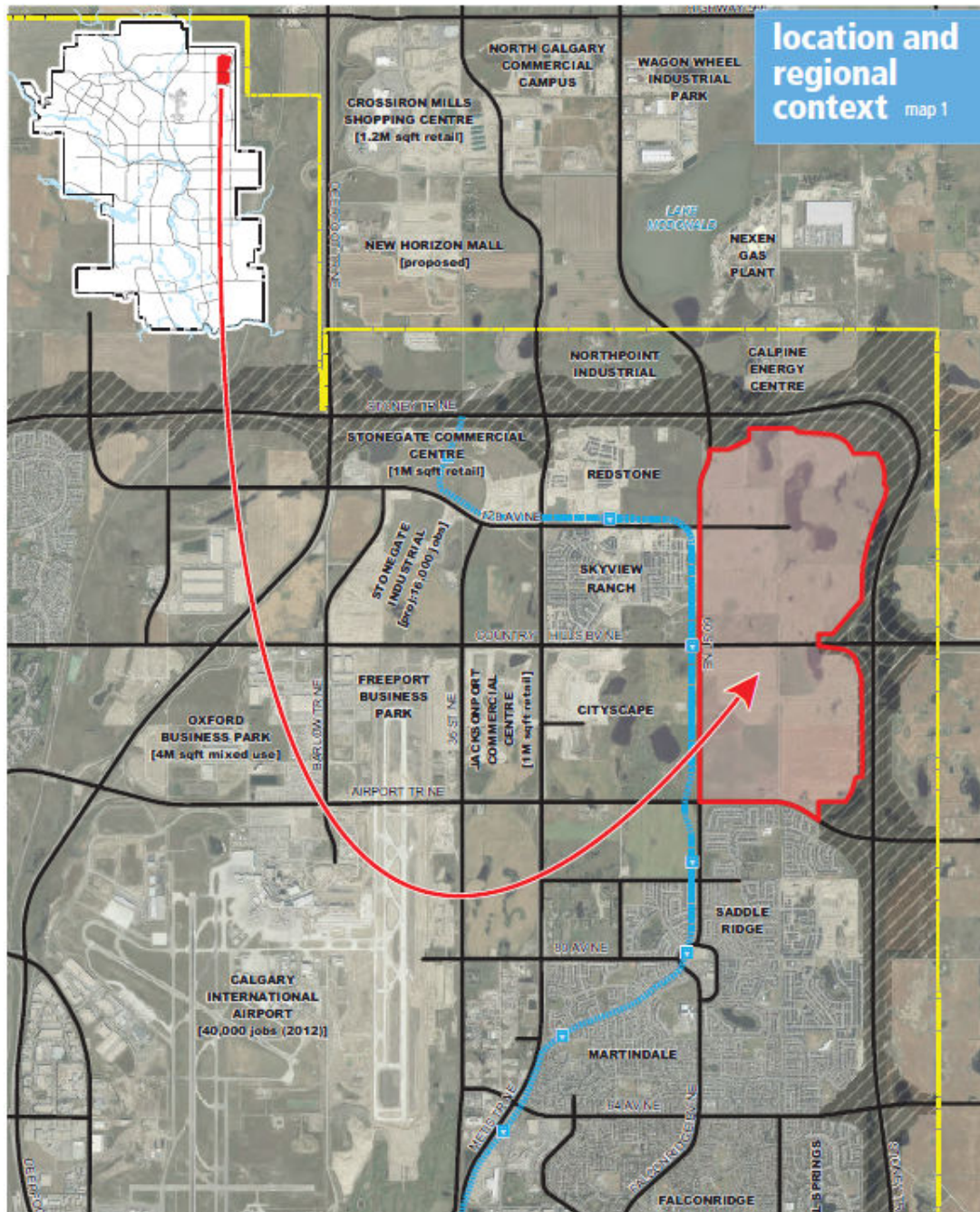
ATTACHMENT

1. Proposed Bylaw 15P2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Cornerstone Area Structure Plan (APPENDIX I).

Moved by: S. Keating
Absent: M. Logan

Carried: 6 – 0

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Applicant:

None

Landowners:

Walton Northpoint East Development Corp
 Dr. Darshan Brar
 794321 Alberta LTD
 410233 Alberta LTD
 Nel Developments LTD

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	N/A	
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	N/A	
Legislation and Policy <i>Does the application comply with policy direction and legislation?</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	Yes	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns?</i>	No	7
Environmental Issues <i>Other considerations e.g. sour gas or contaminated sites</i>	N/A	7
Growth Management <i>Is there growth management direction for this site? Does the recommendation create capital budget impacts or concerns?</i>	Resolved	7
Public Engagement <i>Were major comments received from the circulation?</i>	N/A	8

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PLANNING EVALUATION

SITE CONTEXT

The Cornerstone Area Structure Plan was part of the Developer Funded Area Structure Plan pilot project, and provides the local area policy for Cornerstone plan area.

The plan area is located in northeast Calgary. It is bound by Stoney Trail NE to the north and east, Airport Trail NE to the south and the road right-of-way for 60 Street NE to the west. The plan area contains approximately 620 hectares (1531 acres) of land.

The majority of the land in the plan area is used for extensive agriculture, including crops and grazing. The site topography generally slopes from south to north, with wetlands occupying the depressions, and grasslands and croplands occurring on the uplands.

LAND USE DISTRICTS

The ASP provides a general land use concept to guide future Land Use and Outline Plan applications. Specific land uses will be determined at the Outline Plan/Land Use Amendment application stage.

LEGISLATION & POLICY

The Cornerstone plan area was initially identified as a future ASP area in the Northeast Regional Policy Plan (2006). Following the Developer Funded ASP pilot project, the ASP was approved by Council in September 2014.

Growth management issues are included within the “Implementation” Section 7.0, of the ASP.

Section 7.1 entitled “Growth Management” outlines policies that ensure development within the plan area is aligned to the municipal budgeting and growth management prioritization process. These policies:

- Identify the boundary of the Growth Management Overlay on Map 11.
- State that the portion of the overlay that applies to the site must be removed prior to acceptance of an Outline Plan/Land Use Amendment application on site.
- Identify that Council approval is required for the removal of a portion of the overlay by amendment to the Cornerstone ASP.

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TRANSPORTATION NETWORKS

Leading transportation infrastructure was identified through the ASP process required to support the staged development of Cornerstone, and funding that aligns with the ASP is identified in the 10-year Investing in Mobility: 2015-2024 Transportation Infrastructure Investment Plan, capital plan. Additional investment is required by the City to accommodate full development of Cornerstone, including investment in Transit, Active Modes, and Roadway Infrastructure. Several of these projects are not funded within the 10-year capital plan. These will be assessed in conjunction with the review of future Outline Plan/Land Use Amendment applications.

UTILITIES & SERVICING

The required capital infrastructure has been funded through Action Plan 2015-2018. This included funds for the permanent fire station, the sanitary and storm infrastructure, and the initial transportation upgrades.

ENVIRONMENTAL ISSUES

If applicable, environmental issues will be identified as part of the future development application review process.

ENVIRONMENTAL SUSTAINABILITY

If applicable, environmental sustainability requirements will be identified as part of the future development application review process.

GROWTH MANAGEMENT

The Growth Management Overlay is intended to provide a local area plan (i.e., ASP) policy framework to outline which areas of The City have outstanding capital infrastructure investment requirements. The intent is to limit new growth in those areas until a funding strategy has been confirmed for the outstanding infrastructure requirements. Once the overlay has been removed, planning applications can be submitted with commencement of the planning review process.

For the Cornerstone ASP development area, funding for leading infrastructure has been provided by The City through Action Plan 2015-2018. The growth management issues have been resolved as the leading infrastructure is now funded and there is a plan to fund the lagging infrastructure. The leading infrastructure includes investment for fire, sanitary, storm, and transportation.

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As the ASP develops and the population increases, further investment in Transit, Active Modes, and Roadway Infrastructure will be required for full build-out of the ASP plan area. Leading capital infrastructure is identified in the Cornerstone ASP, and is included in the departmental 10-year capital plan. Several lagging infrastructure projects are identified in Investing in Mobility, but are beyond the ten year funding program. They will be brought to Council for consideration when required.

The development process for this ASP is progressing as intended from a capital investment, Growth Management Framework and land supply strategy perspective. Administration recommends proceeding with removal of the Growth Management Overlay.

PUBLIC ENGAGEMENT

The landowners are aware of this policy amendment.

Community Association Comments

Not applicable

Citizen Comments

Not applicable

Public Meetings

Not applicable

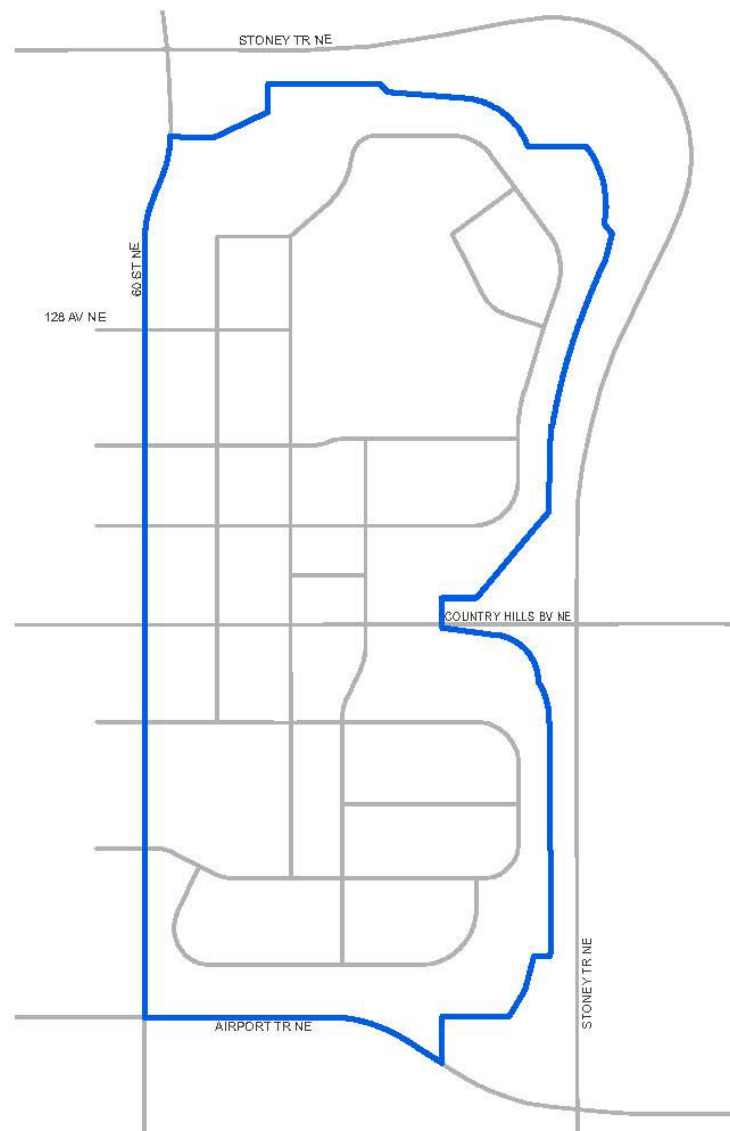
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APPENDIX I

PROPOSED AMENDMENTS TO THE CORNERSTONE AREA STRUCTURE PLAN

1. Delete the existing Map 11 entitled “Growth Management Overlay” and replace it with the revised Map 11 entitled “Growth Management Overlay” as follows:



 Growth Management Overlay Removed*

* Development applications within the Plan Area will be subject to detailed analysis and conditions as required through the application review process. Other servicing or infrastructure requirements may be required.

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2. In Section 7.1 entitled “Growth Management”, after Policy 3 add the following:
 - “4. During the 2015 June 15 public hearing, Council approved removal of the Growth Management Overlay within the Cornerstone ASP.”