

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Cornerstone which is an actively developing part of the city. The lands are bound by Stoney Trail to the north and east and by other developing portions of Cornerstone to the west and south. Adjacent land uses include neighbourhoods to the west (Redstone, Skyview Ranch and Cityscape); agricultural lands and acreage residential to the north and east beyond Stoney Trail; and neighbourhoods to the south (other phases of Cornerstone and Cornerbrook, with Saddle Ridge further south).

The subject site is approximately 120.69 hectares (298.22 acres) in size. Vehicular access to the site will be available through Cornerstone Boulevard NE at both the northwest and southeast ends. Cornerstone Boulevard NE will traverse the site, paralleling Stoney Trail NE as it curves. The development proposed for this site complements other development in Cornerstone and will enable development in the last segment of the northeast within the City's ring road. Other features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes;
- a Neighbourhood Activity Centre (NAC) central to the outline plan that provides community commercial and an open space for neighbourhood activity;
- a primary school site and associated playfields;
- preservation of a large wetland area; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed land uses provides a logical extension and connection to the street and block pattern in adjacent developing neighbourhood areas while respecting the natural wetland area. The main connections to adjacent parts of the community are at the northwest and southeast ends of the subject site.

The subject site is currently undeveloped and has been used for agricultural purposes. The site contains one large wetland complex along the entire southwest boundary. The site is relatively flat and generally drains from north to south.

Community Peak Population Table

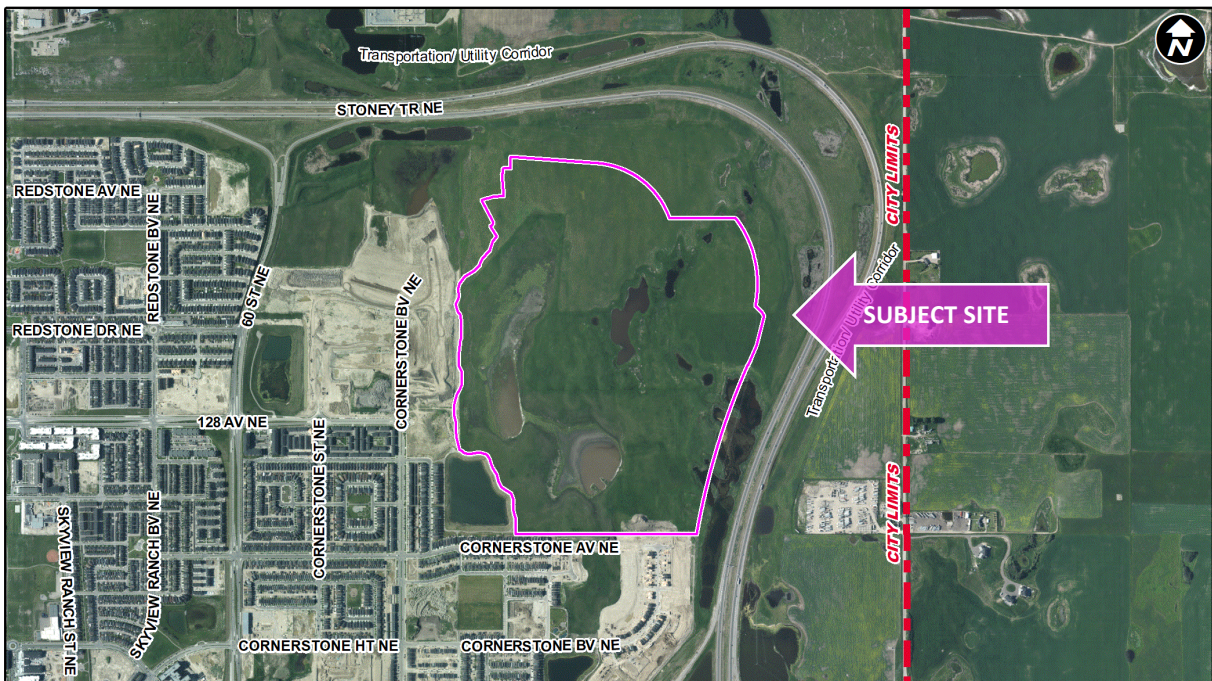
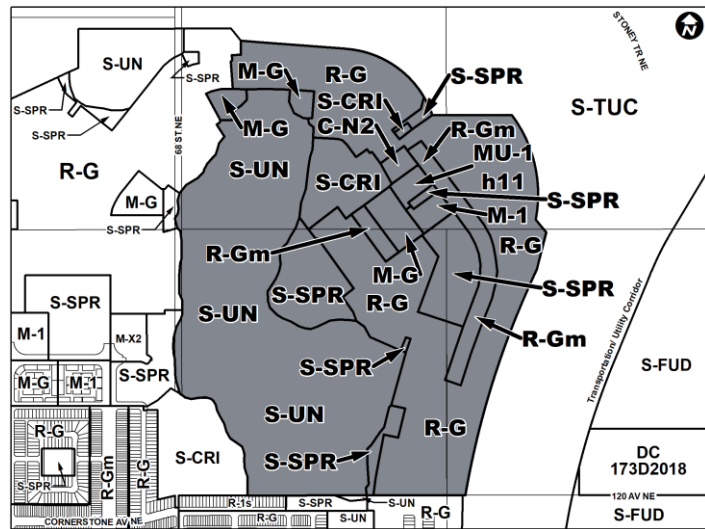
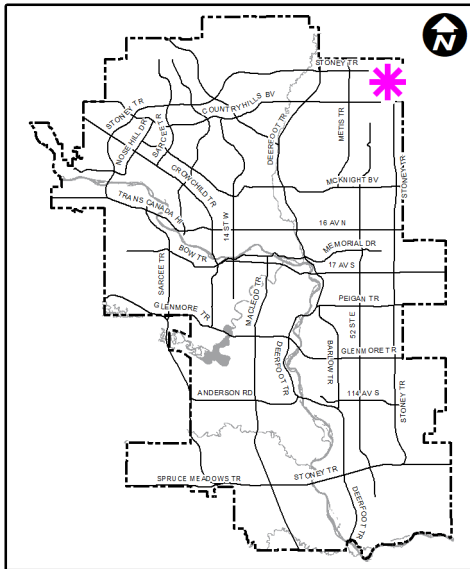
As identified below, the community of Cornerstone reached its peak population in 2019.

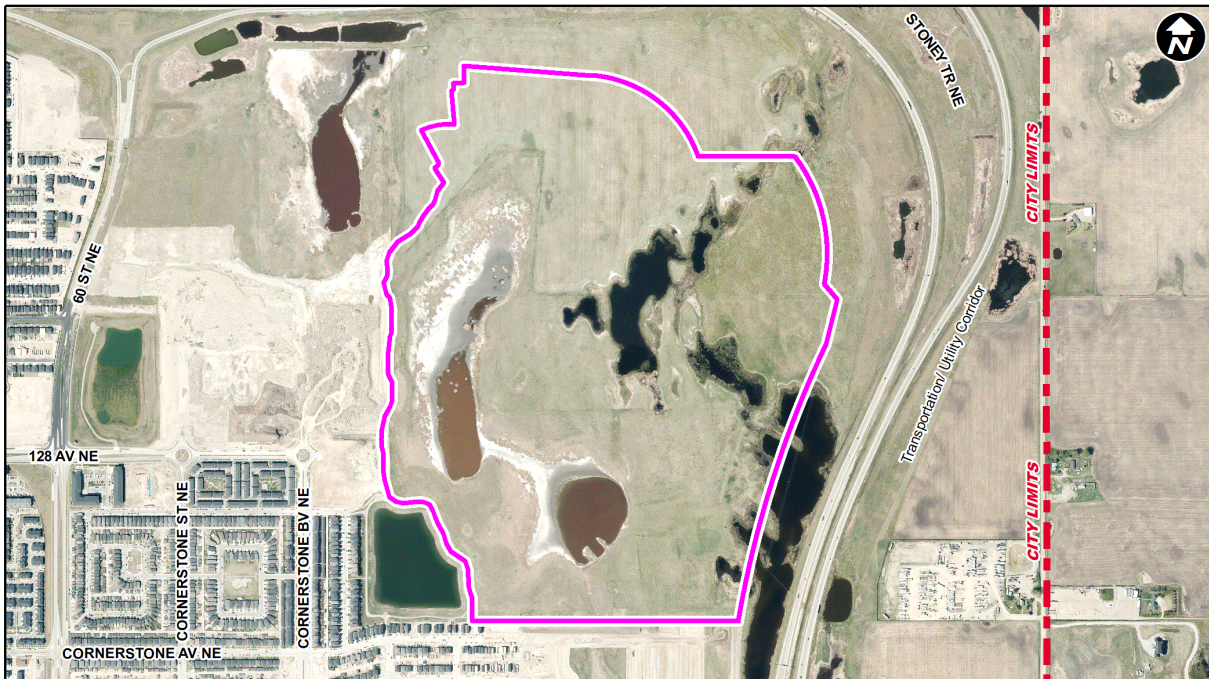
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Demographic and socio-economic information is not yet available as this is a developing new community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The Cornerstone outline plan was approved by CPC on 2015 June 4 to provide guidance for the subdivision and development of 477 hectares \pm (1,180 acres \pm) of land. This application is proposing a redesignation of 120.69 hectares \pm (298.22 acres \pm) or 25% of the total outline plan area. The proposed uses reflect those of the approved outline plan (see Attachments 2 and 4) and seeks changes to some of the designations of the outline plan to reflect uses that have become available since 2014. The delineation of blocks and areas of sites remain unchanged. Attachment 2 shows the location of this site within the overall outline plan area. This part of the outline plan was not redesignated initially because the leading mobility connections were not yet available.

The existing land use is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential, commercial, mixed-use, and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District
- Commercial – Neighbourhood 2 (C-N2) District;
- Mixed Use – General (MU-1h11) District;

- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these Districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 46.16 hectares \pm (114.06 acres \pm) and R-Gm District sites comprise 4.89 hectares \pm (12.08 acres \pm) of the proposed redesignation area.

The proposed M-G District is a multi-residential designation that is intended primarily for townhouses and fourplexes where some or all the units have direct access to grade. The M-G District is intended to be applied in close proximity or adjacent to low-density residential areas and has a maximum height of 12 metres. M-G District sites comprise 2.98 hectares \pm (7.37 acres \pm) of the proposed redesignation area.

The M-1 District allows multi-residential development of low height and medium density and it is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres. There is no listed maximum floor area ratio (FAR). The M-1 District has a minimum density of 50 units per hectare and a limit of 148 units per hectare. The M-1 District site comprises 0.89 hectares \pm (2.20 acres \pm) of the proposed redesignation area.

The proposed C-N2 District is intended to allow for small scale commercial development with potential for residential uses on upper floors at a compatible scale to nearby residential areas. While still supporting neighbourhood commercial, vehicular access is permitted to be direct to building frontages and limited automotive uses are also allowed. The C-N2 District allows for a maximum building height of 10 metres and a maximum FAR of 1.0 to ensure compatibility with adjacent neighbourhood areas. The C-N2 District site comprises 0.68 hectares \pm (1.68 acres \pm) of the proposed redesignation area.

The proposed MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. While commercial uses are permitted, provision of commercial uses is not required. MU-1h11 District has no floor-area ratio limit and a height limit of 11 metres. This height limit was established to complement adjacent development. The MU-1 District site comprises 0.83 hectares \pm (2.04 acres \pm) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This District is proposed for the stormwater pond and associated infrastructure as well as a lift station and will be designated as a Public Utility Lot (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 4.81 hectares \pm (11.88 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, with parcels of varying sizes and use intensities. This District is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA. A joint use site for a proposed elementary school and corresponding

playfields is located in the eastern portion of the plan area and is approximately 3.34 hectares (8.25 acres) in size. Throughout the subject site, parks are provided that serve varying functions and recreational opportunities. Small to medium size parks are provided in five locations across the site, either as pocket parks or as complementary space to the natural area. S-SPR District sites comprise 11.17 hectares \pm (27.59 acres \pm) of the proposed redesignation area.

The proposed S-UN District is intended for lands that provide for naturally significant landforms, natural vegetation, or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or lands that are undergoing naturalization. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. A major wetland complex along with the applicable setback, that is approximately 48.29 hectares (119.32 acres) in size, will be protected through this application.

Density and Intensity

This application follows the layout of the Cornerstone outline plan (LOC2014-0173) but makes some minor changes to the land uses. Direct Control Districts based on R-2 and R-2M have been changed to R-G and R-Gm and MX-1 sites have been changed to MU-1. These changes represent either an increased intensity of allowable development or an equivalent intensity. The outline plan had a density range of 21.03 to 28.23 units per hectare \pm (8.5 to 11.4 units per acre \pm). The outline plan conditions also require a density phasing plan with each subdivision to demonstrate compliance with the minimum required densities and variety of housing policies as required by planning policy. The density and intensity proposed in this application aligns with City planning policies.

Transportation

The subject site is bounded by Stoney Trail NE to the north and east and by developing lands to the west and south. Convenient access to Stoney Trail NE is available via Country Hills Boulevard NE and 60 Street NE to the south and west of the subject lands. Primary access to the site will be available through Cornerstone Boulevard NE at both the northwest and southeast ends. Cornerstone Boulevard NE will traverse the site, paralleling Stoney Trail NE as it curves. The street network within the subject site was established through the Cornerstone Outline Plan (LOC2014-0173) and no changes are proposed with this application.

When the outline plan was approved, land use amendments were to be provided in phases because important area-wide street connections were yet to be constructed. The street connections necessary to support development on the subject site are now in place. Administration is currently working with the area developers to construct the last remaining area-wide street connections in the northeast.

Pedestrian connectivity has been provided throughout the site through a series of local, multi-use and regional pathways as well as sidewalks. These connect to adjacent neighbourhoods and also loop around the wetland.

The area is not currently served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include a bus route running through the subject site. Transit in the area will provide local and regional service through and around the plan area, and later be adjusted to connect with the future Blue Line LRT extension and MAX BRT services.

A Transportation Impact Assessment (TIA) was submitted to establish street classifications and intersection configurations for the plan area as part of the outline plan process. The TIA was reviewed and accepted by Administration.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Cornerstone outline plan (LOC2014-0173). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past. Two abandoned oil and gas wells were evaluated during the outline plan process and the appropriate setback will be determined as a condition of subdivision. Wetlands and appropriate setbacks were established through the outline plan process and are being protected as a part of this land use amendment application.

Utilities and Servicing

The site is currently not serviced. The overall utilities and servicing for this development area have been previously planned with the Cornerstone Outline Plan (LOC2014-0173). The proposed change in use does not significantly impact the proposed services for the area which have been checked to confirm that they have capacity to service the proposed development. As a condition of the subdivision, the developer will be required to enter into a Development Agreement to construct the necessary servicing and pay applicable off-site levies, charges and fees prior to development of the sites. Further utility servicing details will be determined at the appropriate tentative plan and development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the Rocky View County/City of Calgary IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This includes design and policy consistency related to: integrating a mix of dwelling types and land uses; including activity centres within neighbourhoods; using a grid based, connected street pattern and complete streets in the

subdivision design; protecting and integrating elements of the ecological network into the design; and meeting minimum intensity and density targets.

Calgary Climate Strategy (2022)

This application includes actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Green Infrastructure will be considered throughout the development permit and overall design process, including formalizing the existing wetland areas as environmental reserve and preserving a significant portion of the subject lands as natural space going forward. Green Mobility is supported by the land use for realizing the Neighbourhood Activity Centre (NAC), which incorporates transit supportive developments and focuses higher densities in proximity to neighbourhood services, amenities, and key neighbourhood open space areas. This application does not include any specific actions that address Food Security objectives; however, individual home builders can, and often do, implement strategies at the specific lot/house level. Further opportunities to align with urban agriculture strategies (such as community gardens in local open spaces, etc.), will be explored by the future site developer(s) and future community group(s), where possible. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Cornerstone Area Structure Plan (Statutory – 2014)

The subject site is located within the [Cornerstone Area Structure Plan](#) (ASP). The ASP identifies the subject lands as predominantly residential, commercial and mixed-use, with a NAC policy area in the central-northeast portion of the subject site. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain an elementary school and associated playfields. This application aligns with the applicable ASP policies.