



Calgary Planning Commission

Agenda Item: 7.2.2

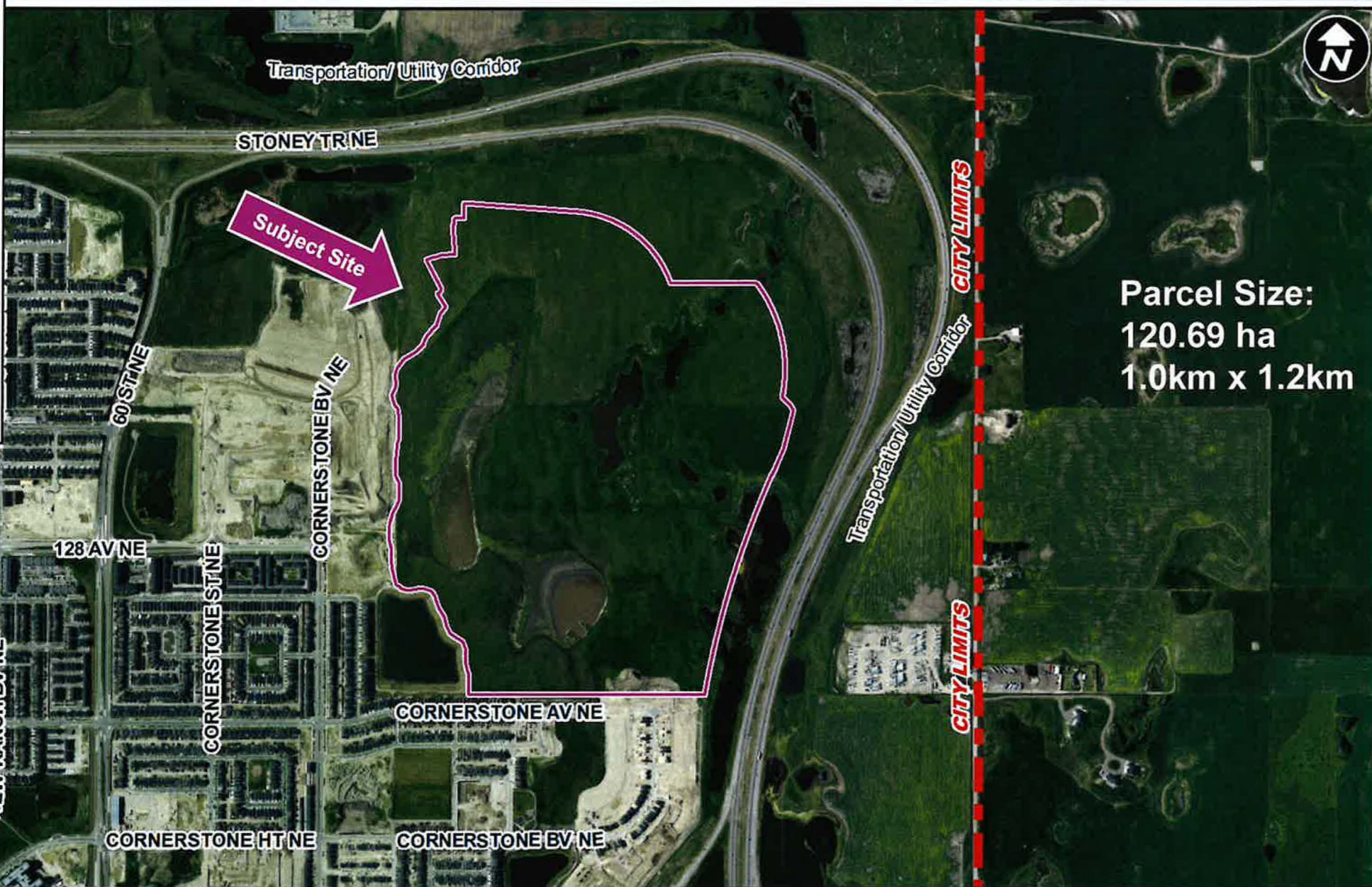
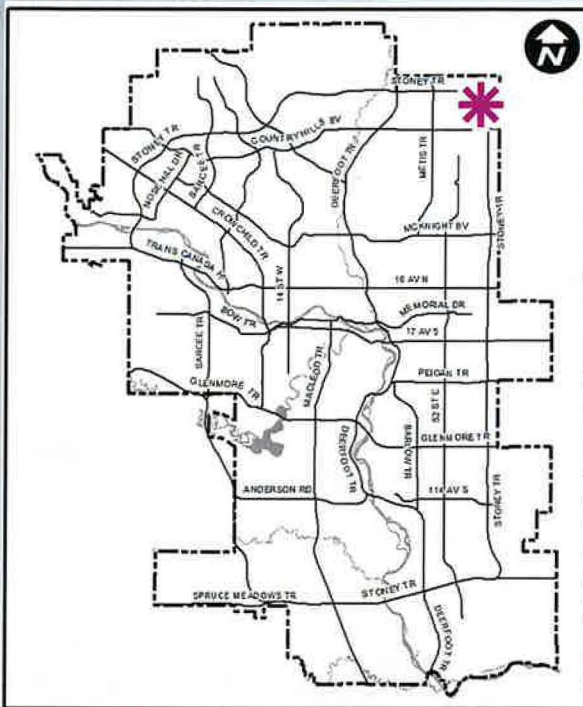
LOC2022-0119
Land Use Amendment
February 9, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 09 2023
ITEM: # 7.2.2 CPC2023-0119
Distribution
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

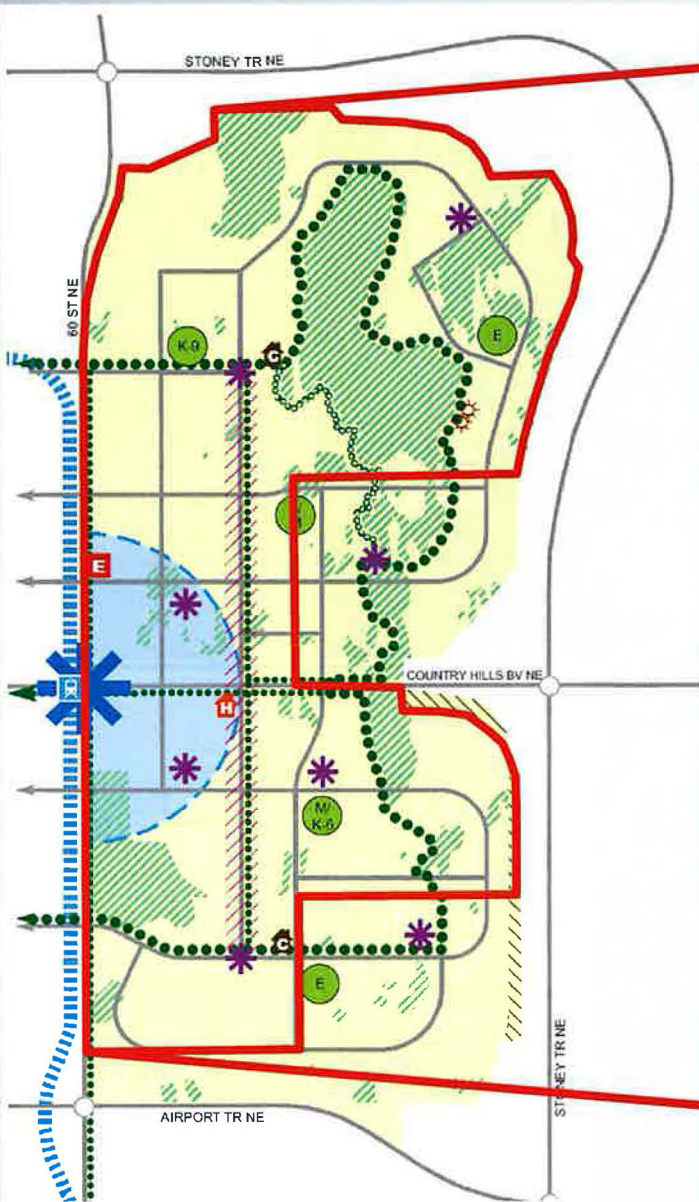
That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 120.69 hectares \pm (298.22 acres \pm) **located at** 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6660 Country Hills Boulevard NE (NE1/4, Section 26, 25, 29, W4M; Plan 0211305, Block 2, Lot 1; NW1/4 Section 25, 25, 29, W4M; Plan 0211306, Block 3, Lot 1; and SE1/4, Section 26, 25, 29, W4M) **from** Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (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.



Parcel Size:
120.69 ha
1.0km x 1.2km

- 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



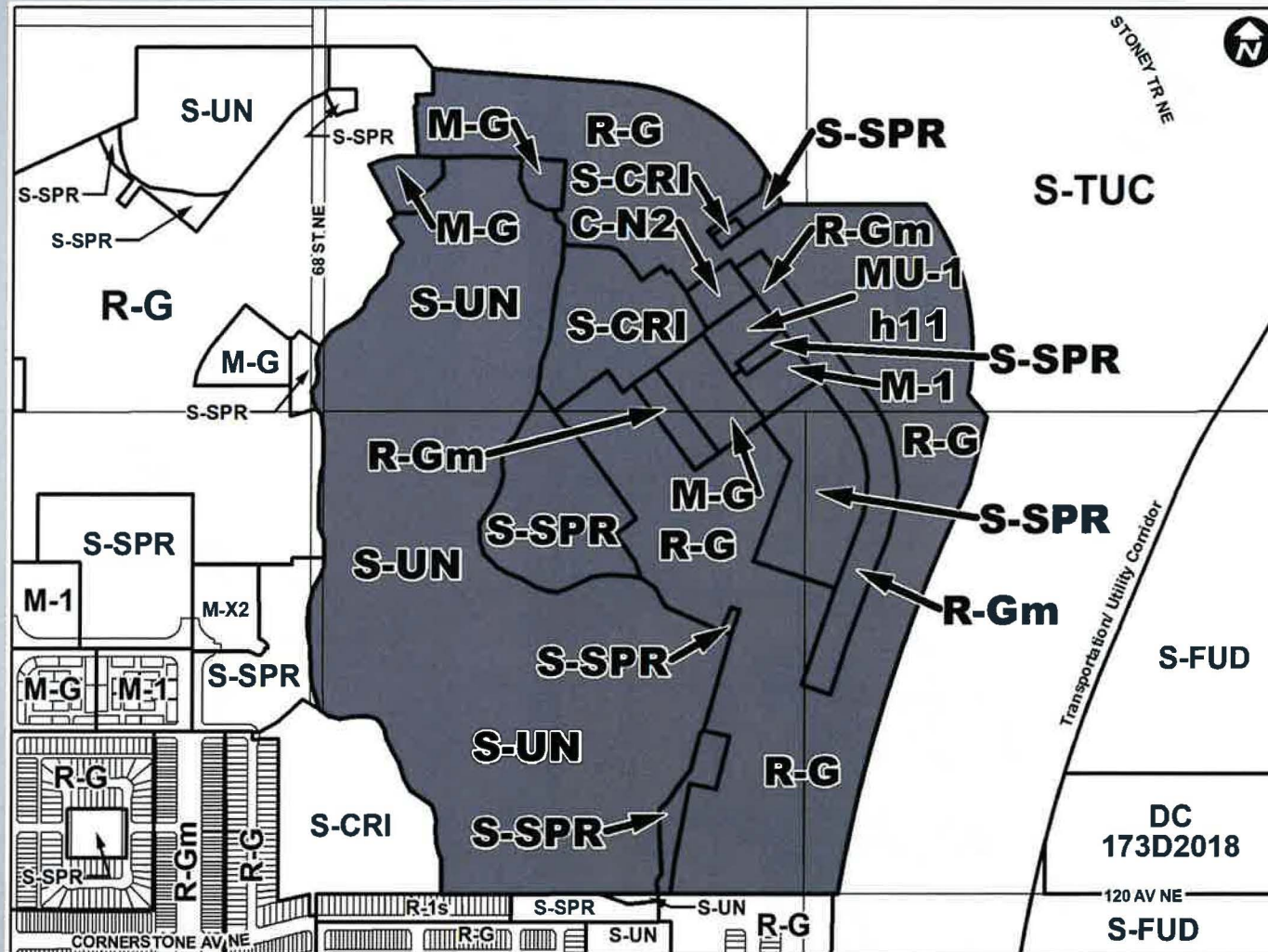
Cornerstone Area Structure Plan



Cornerstone Outline Plan LOC2014-0173



Cornerstone – NE Phase Land Use Amendment LOC2022-0119



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.

This Area Structure Plan is to be read in conjunction with



Municipal Development Plan (2009) & Calgary Transportation Plan (2009)



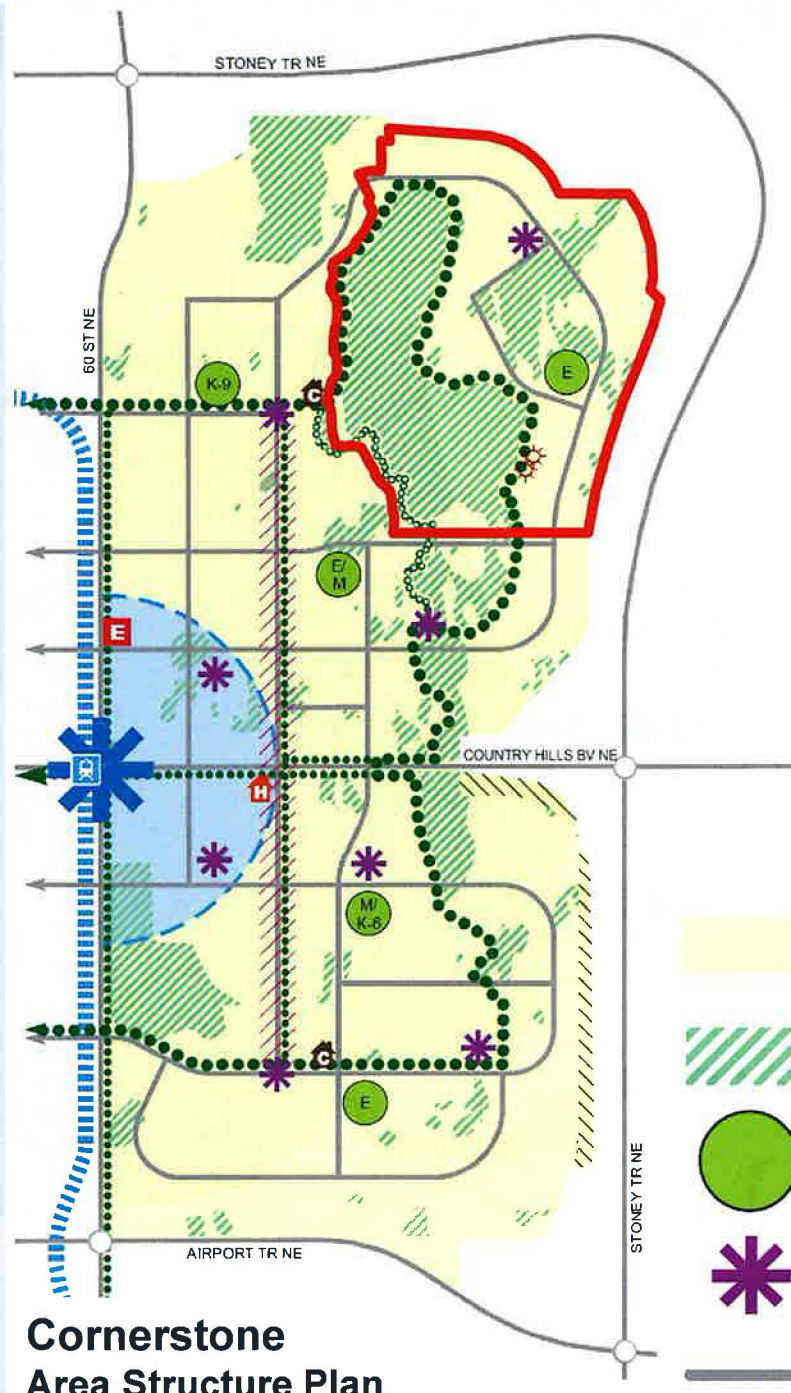
New Community Planning Guidebook (2013)



Northeast Regional Policy Plan (2006)



Other City of Calgary source documents



Cornerstone Area Structure Plan

This application complies with City policy:

- A natural area is being protected
- A complete neighbourhood is being created
- Density and intensity targets are being met
- Mobility and utility systems can support growth

- Neighbourhood Area
- Environmental Open Space Study Area
- Joint Use Site
- Neighbourhood Activity Centre
- Streets

RECOMMENDATION:

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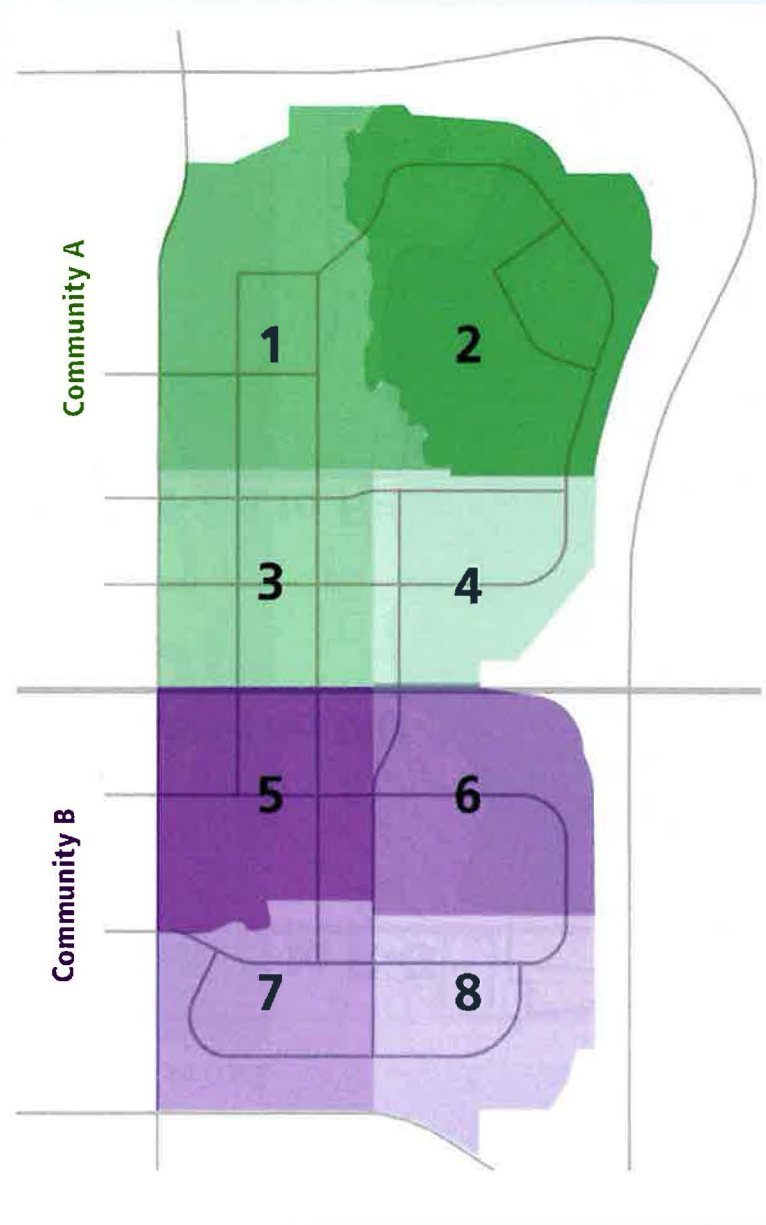
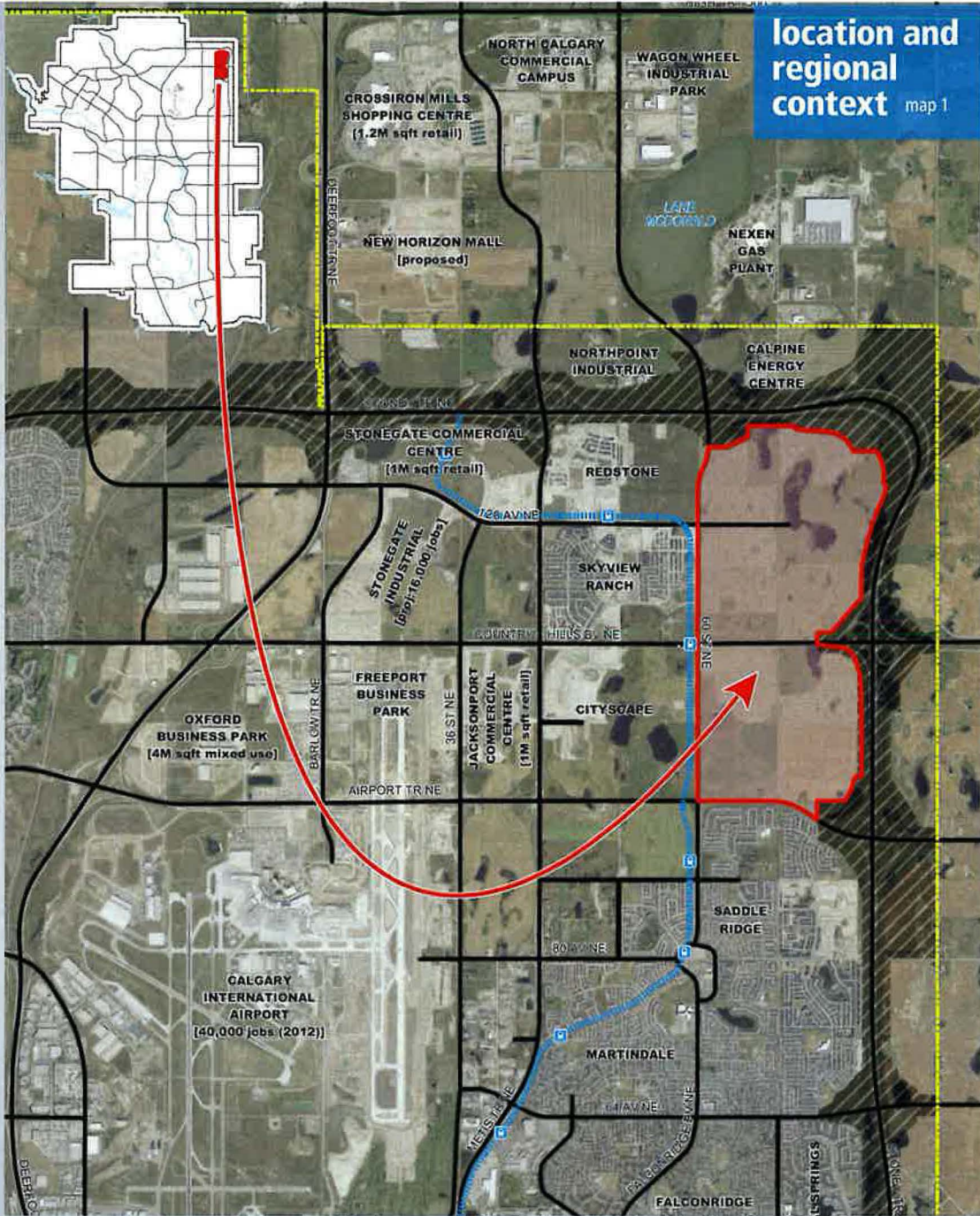
Supplementary Slides



View of the Subject Site Looking East



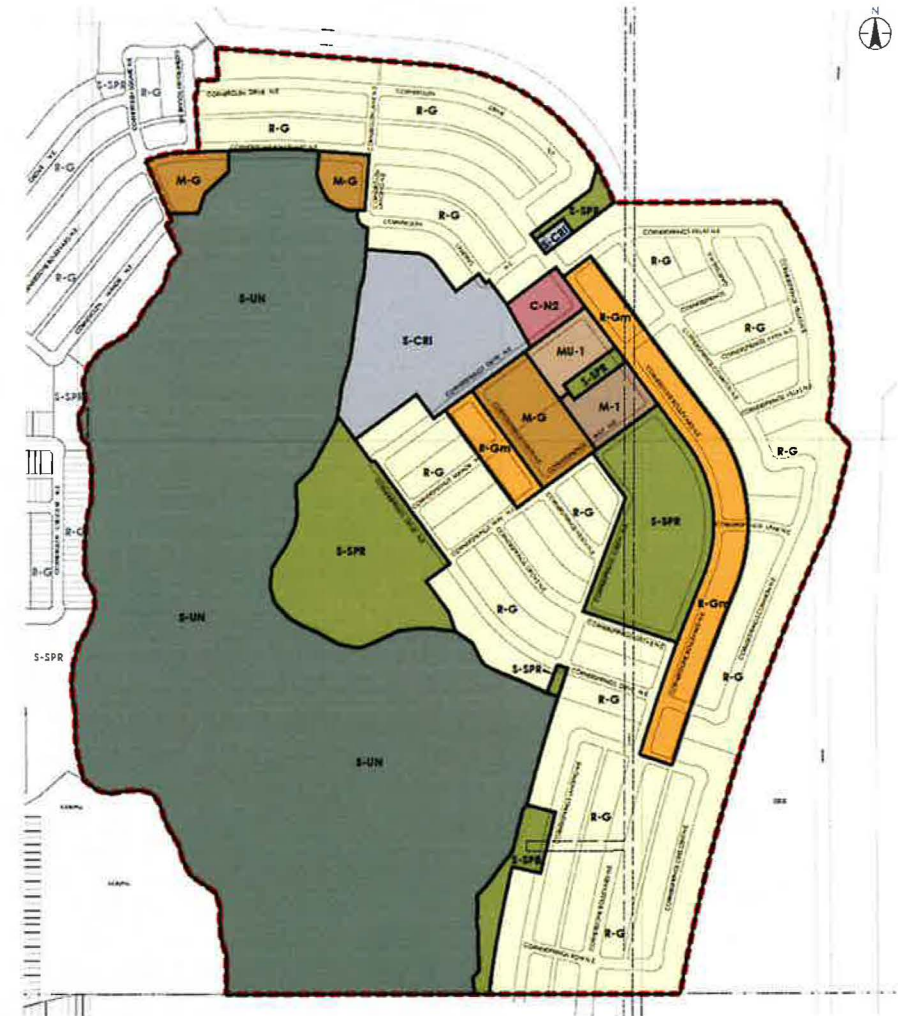
View of the Subject Site Looking Southeast

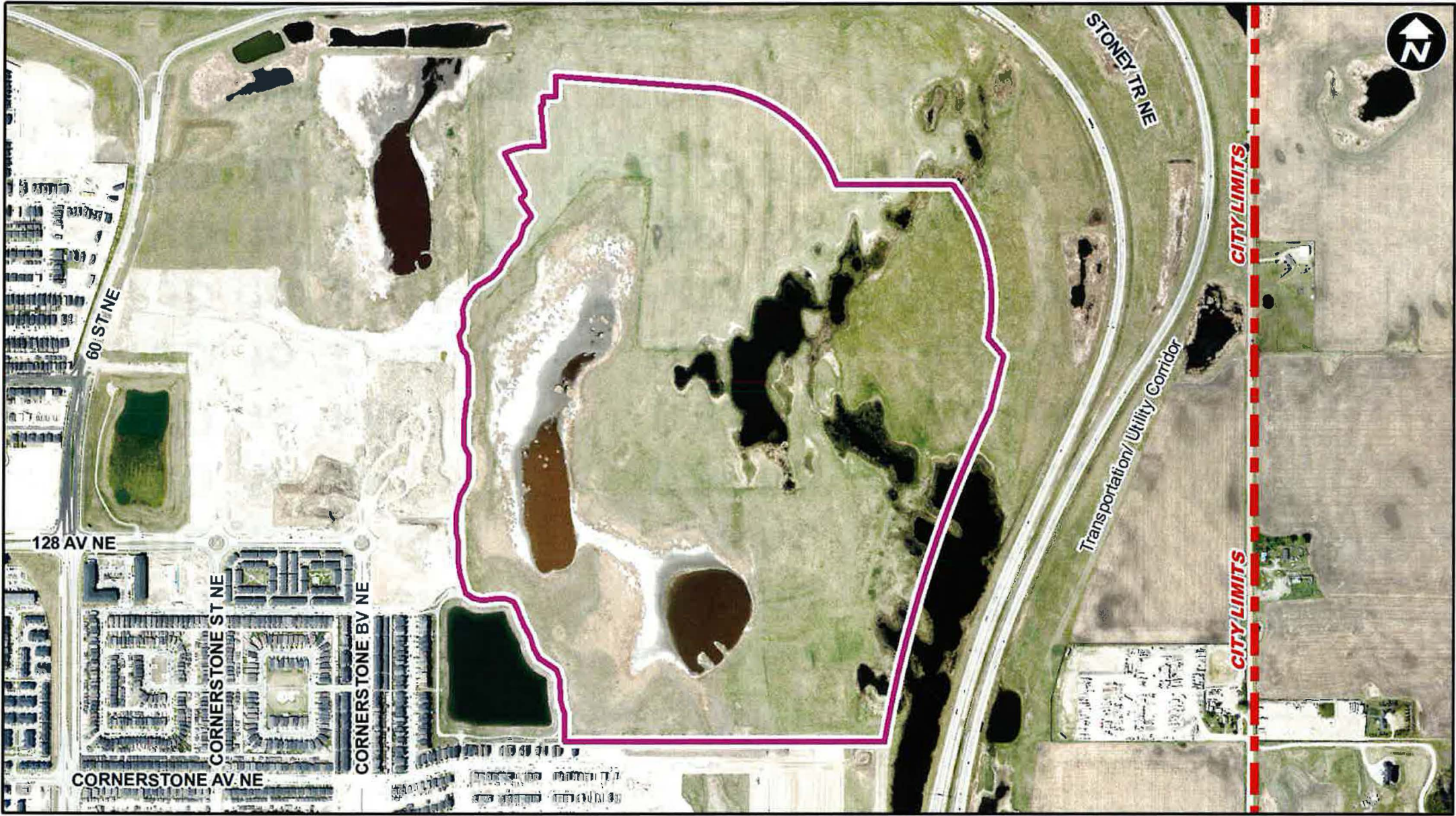


620 hectares	
Complete Community: A logical, physical and social planning area defined by significant natural or constructed features and containing an adequate population base to support schools, parks and community facilities.	
community A 360 hectares	17,400 people jobs 2,100 projected
community B hectares 260	13,300 people jobs 3,300 projected
total projected	30,700 people 5,400 jobs

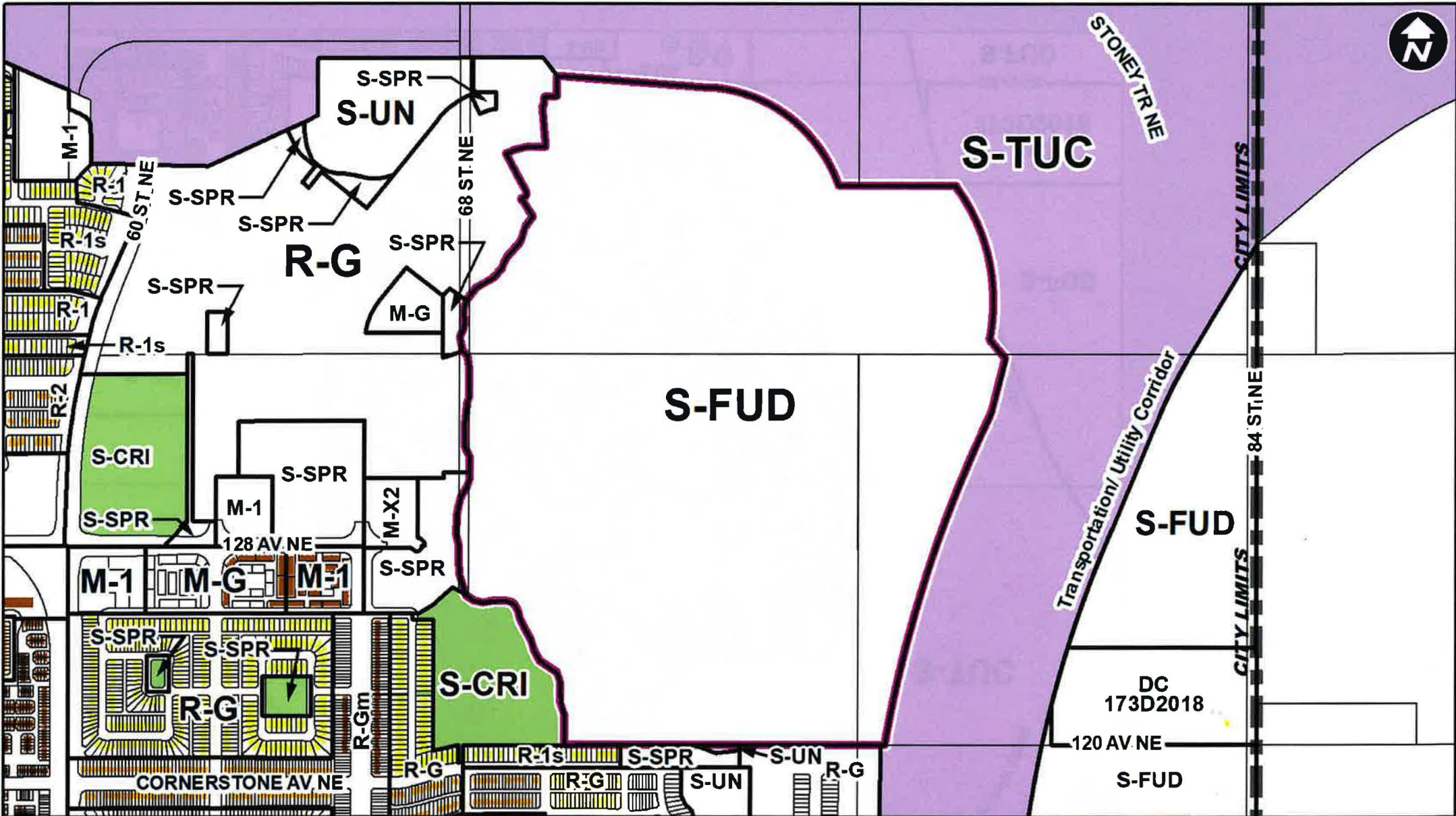
LAND USE STATISTICS

S-FUD to R-G	46.16 ha	114.06 ac
S-FUD to R-Gm	4.89 ha	12.08 ac
S-FUD to M-G	2.98 ha	7.37 ac
S-FUD to M-1	0.89 ha	2.20 ac
S-FUD to MU-1	0.83 ha	2.04 ac
S-FUD to C-N2	0.68 ha	1.68 ac
S-FUD to S-SPR	11.17 ha	27.59 ac
S-FUD to S-CRI	4.81 ha	11.88 ac
S-FUD to S-UN	48.29 ha	119.32 ac
Total Redesignation	120.69 ha	298.22 ac





Parcel Size:
120.69 ha



- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

