

Applicant Submission

2022 July 5



On behalf of Anthem Properties (Anthem), Stantec Consulting Ltd. (Stantec) is submitting the following application to redesignate ±120.69 ha (±298.22 ac) of land located in Northwest Calgary at 13000 68 ST NE, legally described as Plan 0211305, Block 2, Lot 1, and NW Sec 25, Twp 25, Rge 29, Mer 4 (subject lands). The subject lands are located in the northeastern portion of the developing community of Cornerstone, south and west of Stoney TR NE, and north of Cornerstone AV NE.

The vision for the Cornerstone Outline Plan is to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. This complete community offers a quality public realm, range of housing diversity and affordability, and recreational opportunities to promote healthy and active lifestyles. Residents will be able to use active transportation on the network of streets, pathways, and trails. The subject lands within the Cornerstone Outline Plan are designed to protect and integrates significant ecological features into the design of the community. The attached land use application has been developed in alignment with the New Community Guidebook, Calgary Transportation Plan, Cornerstone Area Structure Plan, and Cornerstone Outline Plan.

As per the original Outline Plan approval (LOC2014-0173), a staged land use approach has been developed to support a progressive and successful implementation model for the individual phases of the Cornerstone Outline Plan. Previous staged land use amendments have included:

Application	Cornerstone OP Phases	Application No.	Approval Date
Cornerstone Outline Plan	-	LOC2014-0173	Jul 04, 2015 (CPC)
Stage 1 & 2 Land Use	1 & 2	LOC2014-0173	Jul 20, 2015 (Council)
Stage 3 Land Use	2, 4, & 6	LOC2016-0093	Jan 17, 2017 (Council)
Stage 4 Land Use	3, 5, & 7	LOC2016-0094	Jan 17, 2017 (Council)
Stage 5 Land Use	9 & 11	LOC2016-0095	Jan 17, 2017 (Council)
Stage 6 Land Use	8, 10, & 19	LOC2018-0147	Jan 14, 2019 (Council)

This application represents Stage 7 of the staged implementation of the Cornerstone Outline Plan and includes Phases 13, 15a, 15b, and 16.

Residential densities will be transit-supportive with higher densities located in proximity to the Neighbourhood Activity Centre (NAC), which provides convenient neighbourhood-scale amenities to nearby neighbourhoods and features a mix of higher densities, open space, and amenities.

All lands within this application are currently zoned S-FUD. The land use districts of R-G, R-Gm, M-G, M- 1, MU-1, C-N2, S-SPR, S-CRI, S-UN are proposed for the subject lands.

One minor revision is proposed to the Cornerstone Outline Plan as part of this application. The R-Gm block end in the central-western region of the Plan Area has been rotated to face the north-south running street (Cornerstone BV NE). This rotation is to allow for a secondary emergency access between the northern and southern portions of the Plan Area. This improves the connectivity for emergency vehicles from the existing Outline Plan, remaining in alignment with the land use objectives of the Cornerstone Outline Plan.

Please note, an abandoned CNOOC (formerly Nexen) pipeline right-of-way (Plan 501JK) is located in the eastern portion of the subject lands. This north-south running abandoned pipeline will be removed in in Q3 2022.