

Applicant Outreach Summary

2023 January 19



LOC2022-0119 Engagement Summary

File: LOC2022-0119
Date: January 19, 2023

On behalf of Anthem Properties (Anthem), Stantec Consulting Ltd. (Stantec) submitted an application to redesignate 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, in July of 2022.

APPLICATION AREA CONTEXT

The subject lands are located in Northeast Calgary, within the northeastern portion of the developing community of Cornerstone. The subject lands consist of ±120.69 ha (±298.22 ac) of land and are generally bound by Stoney TR NE to the east and north, and Cornerstone AV NE to the south.

LOC2022-0119 BACKGROUND

Planning for the community of Cornerstone began nearly 10 years ago, with the development of the Cornerstone Area Structure Plan. The vision for the Cornerstone Outline Plan (OP) was to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. The Cornerstone OP was approved in 2015 (file number LOC2014-0173) and a staged land use redesignation approach has been used to develop individual phases of the Cornerstone OP since.

This proposed Land Use Amendment aligns with the approved Outline Plan that has been in place since 2015 with no changes to the layout originally approved. The land uses proposed match the existing, approved plan for the community and redesignation is a required step in the development process. Minor updates to specific land uses have been included to reflect updates to The City of Calgary's Land Use Bylaw since 2015.

ENGAGEMENT

Following submission of the application on July 4, 2022, a Proposed Land Use Change sign was installed in the community on July 25, 2022:

The graphic is a sign for a proposed land use change. It features the City of Calgary logo in the top left corner. The main heading is "PROPOSED LAND USE CHANGE" in large, bold, white letters on a dark green background. Below the heading is a map of the area with a red-shaded region indicating the proposed change. To the right of the map, there is a list of permitted uses: "A change is proposed at multiple properties (see map) to allow for: • Single detached, semi-detached, and/or rowhouse homes (R-G and R-GM Districts), townhouse, townhouse or multi-residential units (M-O, M-T, MU-1 Districts), commercial and mixed use development in the form of stores and multi-residential buildings (C-H2 and MU-1 Districts), public open space which includes wetlands, parks, pathways and stormwater ponds (S-LN, S-CR) and S-SPR Districts. • This application is being reviewed under the Municipal Development Plan and the Cornerstone Area Structure Plan." At the bottom left, there is a call to action: "Tell Us What You Think" and "Submit comments to The City by August 15, 2022 at calgary.ca/developmentmap and refer to LOC2022-0119. Comments received after this date may be considered depending on the application review period." At the bottom center, there is a URL: "calgary.ca/developmentmap" and a reference number: "Reference Number: LOC2022-0119" and a phone number: "Phone: 403-268-5311". At the bottom right, there is a box for "Applicant Contact Information:" with the name "Name: Marcus Paterson" and the phone number "Phone: (403) 207-7531".

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FOLLOW UP COMMUNITY CONVERSATIONS AND INFORMATION SHARING

Following the installation of the notification sign in the community, we heard feedback from the Ward Councilor and community members with questions and concerns as to what was going to happen with development in the community and the existing natural areas within the redesignation lands.

As a result, we door knocked in the community on Friday, August 12th, distributed the attached information sheet (Attachment 1), and answered a number of questions regarding the application with residents in the blocks adjacent to the current storm pond and the SW corner of the amendment area:



Through conversations with residents, the shared information sheet was also distributed to the community Facebook page. Residents noted appreciating the additional information and confirmation that the wetland and natural areas would be retained, and that development was proceeding in alignment with the 2015 plans.

Anthem has continued to engage with various community members, City staff, and Ward offices since the fall of 2022 as any additional questions have arisen.

Attachment: Attachment 1.0 - Resident Communication Letter

Design with community in mind

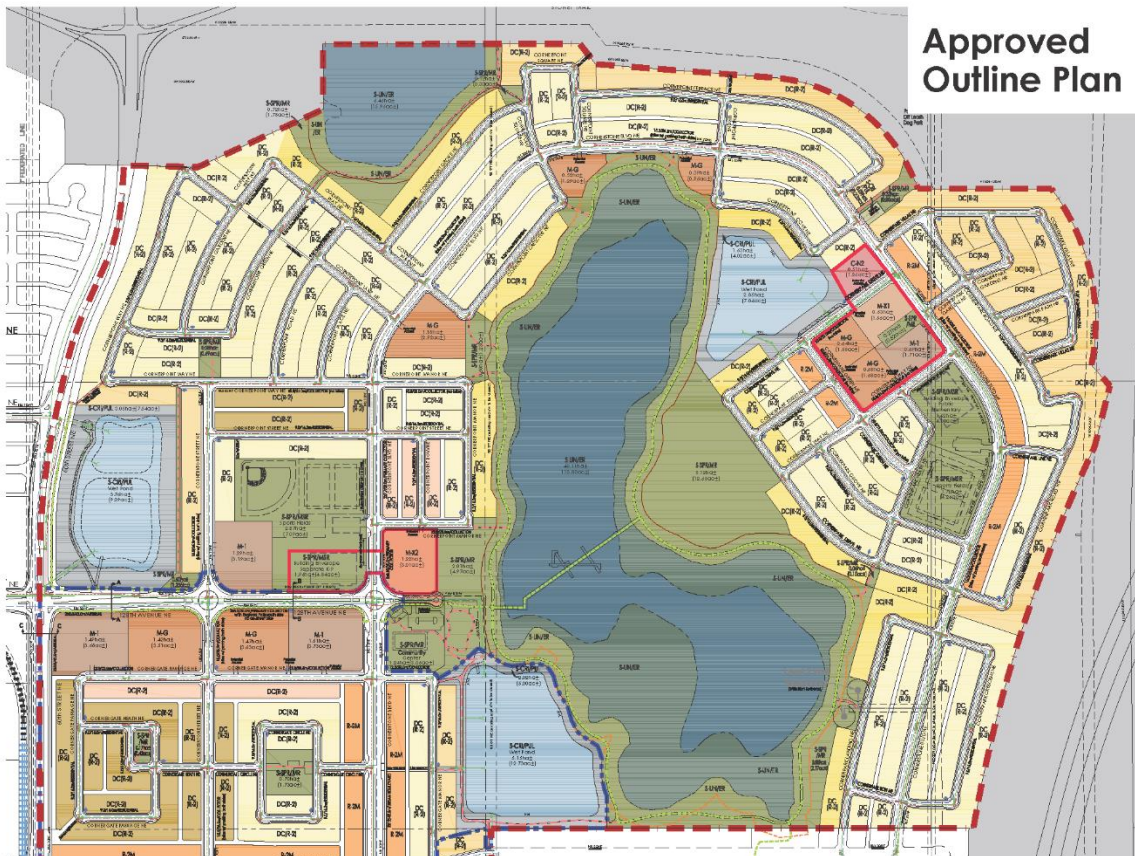


PROPOSED LAND USE CHANGE IN YOUR NEIGHBOURHOOD (LOC2022-0119)

Development History of your Neighbourhood

Planning for the community of Cornerstone began nearly 10 years ago, with the development of the Cornerstone Area Structure Plan. The purpose of an Area Structure Plan is to provide high-level planning direction for a community.

Following the approval of an Area Structure Plan by City Council, smaller areas of development are planned in more detail under separate Outline Plan phases. An Outline Plan for your community was approved in 2015 (file number LOC2014-0173).

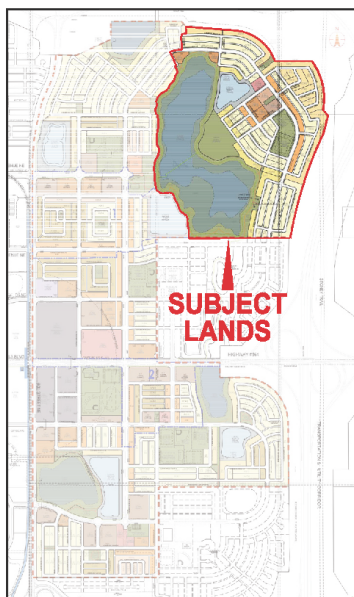


What is the Purpose of the Proposed Land Use Change?

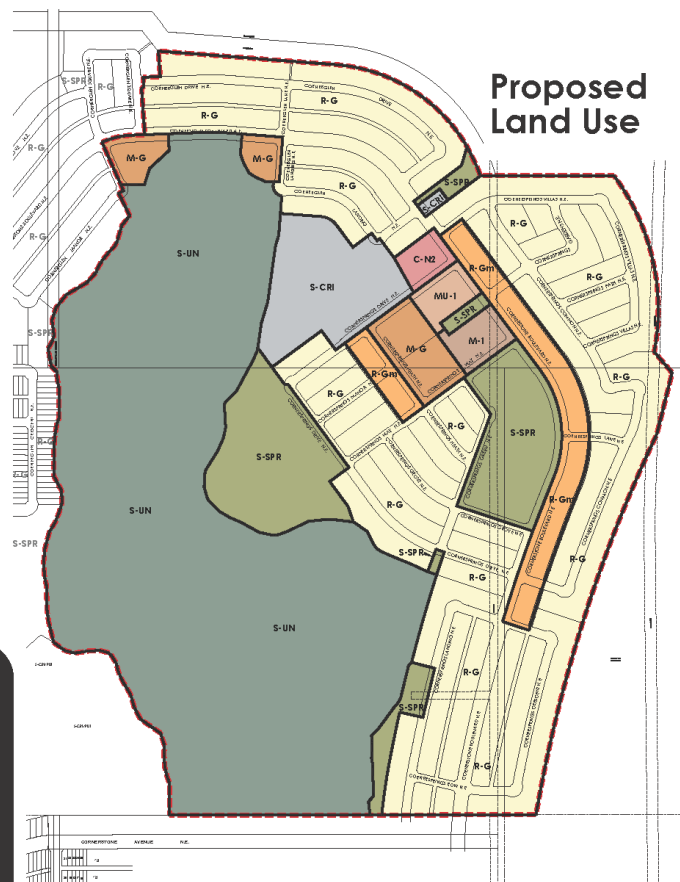
The purpose of the proposed Land Use Amendment is to re-zone the current, undeveloped land to land uses that will permit the next phase of development of your community. Importantly, the proposed Land Use Amendment aligns with the approved Outline Plan that has been in place since 2015. The land uses proposed match the existing, approved Outline Plan for your community and what was planned in 2015 is what will be built in the coming years.

What Does This Mean for Me?

- The land uses that were approved in 2015 remain the same. The wetlands, park spaces, and design of the community align with the existing, approved plans for development.
- The Land Use Amendment process is a process required to transition land designed for future urban development to developable land. This application does not change the approved plans for development but is required by The City of Calgary for development to proceed.



Location Plan
Located within Approved Cornerstone OP (20c2014077)



Who Do I Contact If I Have Questions?

City of Calgary Planning Department
403-268-5311
Referencing File LOC2022-0119

Or you can contact the applicant directly
Marcus Paterson
Senior Planner, Stantec
(403) 207-7531

