

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

EXECUTIVE SUMMARY

Administration is presenting the Cornerstone Area Structure Plan (ASP) for Calgary Planning Commission consideration. The ASP is part of the Developer Funded ASP pilot project and provides detailed policy for the Cornerstone area.

The Cornerstone area is one of the last remaining areas to be comprehensively planned within the confines of the ring road in northeast Calgary. The relatively flat site presents the opportunity for a grid-based street network, and the wetlands contained within the area provide the opportunity to design communities that integrate and enhance existing ecological networks.

The ASP proposes the development of two communities that will:

- Be anchored by the planned LRT station and Major Activity Centre;
- Be designed around an efficient and interconnected grid street network;
- Incorporate and celebrate natural wetlands; and
- Feature distinct, walkable neighbourhoods.

The Cornerstone ASP provides guidance for an area that will eventually be home to an anticipated 30,700 residents and 5,400 jobs.

PREVIOUS COUNCIL DIRECTION

The direction to commence this ASP for the Cornerstone plan area responds to Council's direction to Administration to proceed with a Pilot Project for Developer Funded ASPs. Specifically, the following Council direction applies:

2013 May 27 Council Meeting, re: Fundamental Terms of Agreements for Developer Funded Area Structure Plan, C2013-0377

ADOPT, Moved by Alderman Keating, Seconded by Alderman Mar, that the Administration Recommendations contained in Report C2013-0377 be adopted, as follows:

That Council:

1. Approve fundamental terms and conditions set out in the Attachment to be included in the Funding Agreement;
2. Authorize execution of Funding Agreements containing those fundamental terms and conditions, with such agreements to be in content and form satisfactory to the General Manager, Planning, Development & Assessment and the City Solicitor respectively, prior to the commencement of work on the subject ASP;

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

3. Direct Administration to negotiate and authorize the incorporation of the fundamental terms and conditions in all future Funding Agreements documenting any other developer funded ASPs; and
4. Direct Administration to include a review of the fundamental terms and conditions as part of the 2013 November Pilot Project evaluation report.

2013 March 18 Council Meeting, re: New Area Structure Plan Process, C2013-0057

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 1 contained in Report C2013-0057 be adopted, as follows:

That Council:

1. Approve in principle Option 1 as the basis for a Pilot Project for developer-funded Area Structure Plans.

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 2 contained in Report C2013-0057 be adopted, as follows:

That Council:

2. Direct Administration to report back to Council with a report outlining the fundamental terms that will form the basis of a standard agreement governing third party funded ASPs by no later than the end of Q2 2013.

ADOPT, AS AMENDED, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 3, contained in Report C2013-0057 be adopted, as amended, as follows:

That Council:

3. Subject to:
 - Council approval of fundamental terms and conditions to be included in a standard agreement to be entered into with respect to developer-funded Area Structure Plans; and
 - Negotiation and execution of mutually satisfactory standard agreements containing those fundamental terms and conditions, such agreements to be in content and form satisfactory to the General Manager, Planning, Development and Assessment and the City Solicitor, respectively;

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

- a) Approve Administration to hire **up to** nine FTEs and overspend Operating Budget Program 616 by up to \$653,000 in 2013 with an offset in higher revenues from Pilot Project landowners; and
- b) Direct Administration to bring forward to the 2013 November 25 Revisions to Business Plans and Budgets Meeting of Council any budget and appropriation approvals required by the Pilot Project moving forward.

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 4 contained in Report C2013-0057 be adopted, as follows:

That Council:

4. Approve the "Growth Management Overlay Evaluation Process" as outlined in this report and Attachment 4.

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 5 contained in Report C2013-0057 be adopted, as follows:

That Council:

5. Direct Administration to commence the ASP Pilot Project, upon completion of items 2, 3, and 4 to the satisfaction of Council and upon execution of a standard agreement governing third party funded ASPs between The City and Pilot Project landowners.

ADOPT, Moved by Alderman Mar, Seconded by Alderman Stevenson, that Administration Recommendation 6 contained in Report C2013-0057 be adopted, as follows:

That Council:

6. Direct Administration to report back to 2013 December Public Hearing of Council with an amendment to the Municipal Development Plan to include the New Community Guidebook.

ADMINISTRATION RECOMMENDATION(S)	2014 July 31
That Calgary Planning Commission recommend APPROVAL of the proposed Cornerstone Area Structure Plan.	

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 28P2014; and

1. **ADOPT** the proposed Cornerstone Area Structure Plan, excluding appendices, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 28P2014.

REASON(S) FOR RECOMMENDATION:

Administration recommends approval of the Cornerstone ASP because it principally responds to the direction from Council to create an ASP for this plan area. The plan area contains the last land in northeast Calgary within the confines of the ring road (Stoney Trail) to be comprehensively planned for future development. Land to the west (i.e., Redstone, Skyview Ranch and Cityscape) is planned and partially under development.

The Cornerstone ASP proposes the development of a number of innovative features, including:

- A gridded street network that will allow for greater connectivity for all modes of transportation, more legibility within the communities, and adaptability to changes in land use and building forms over time;
- Higher density residential and commercial uses within the Major Activity Centre and Transit Station Planning Area, which will support the future LRT station;
- A network of preserved and enhanced wetlands, providing environmental benefits as well as recreational benefits for residents; and
- Walkable neighbourhoods designed around Neighbourhood Activity Centres.

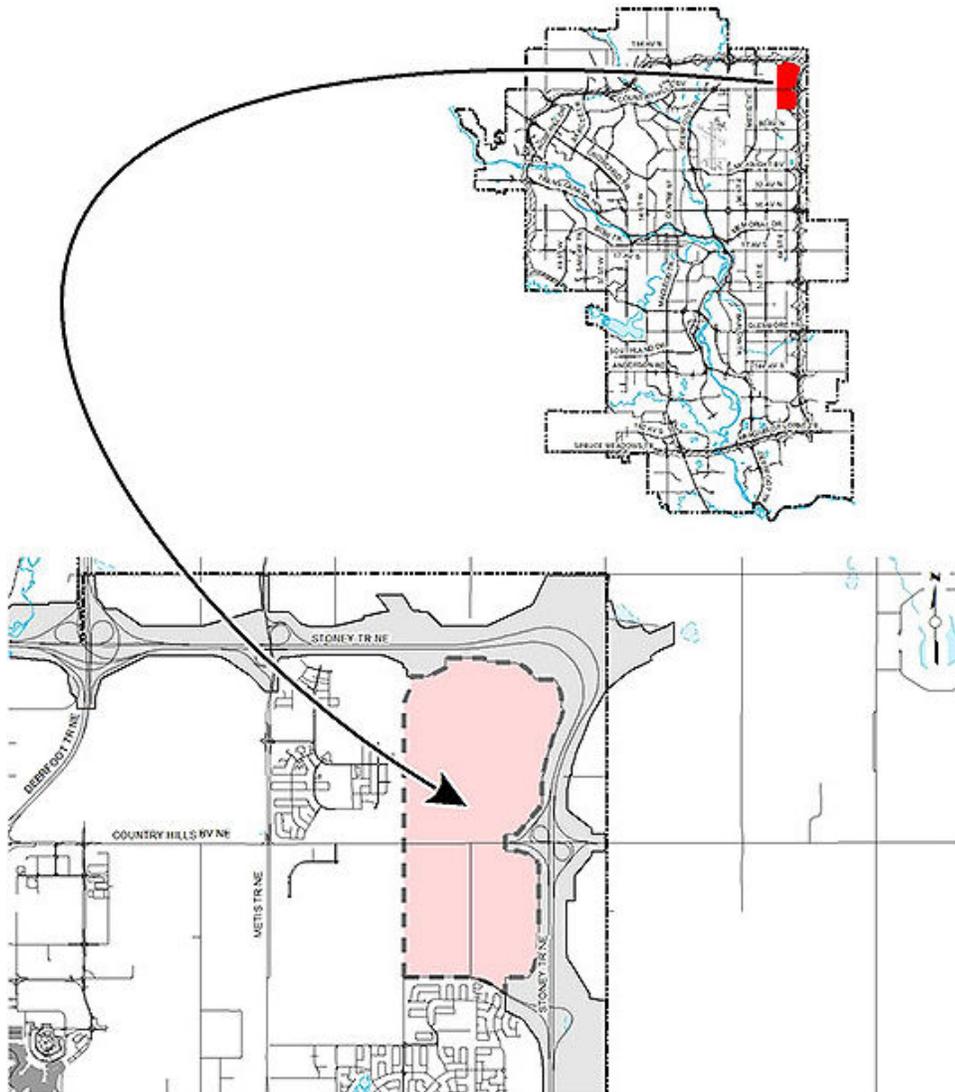
The Cornerstone plan area also ranks high on growth prioritization, in part due to the relative ease of extending services to the area. Water services already exist along the 60 Street NE right-of-way and the remaining services (i.e., sanitary and stormwater) are proposed for the 2015-18 Capital Budget (to be tabled at Council in November 2014). Furthermore, the Cornerstone ASP plans for lands around a Major Activity Centre (as identified in the Municipal Development Plan) and the future LRT station to be located at 60 Street NE and Country Hills Boulevard.

ATTACHMENTS

1. Proposed Bylaw 28P2014
2. Proposed Cornerstone ASP Document
(Schedule A of Bylaw 28P2014)

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014

LOCATION MAPS



MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL

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

Moved by: R. Wright

Carried: 7 – 0

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting

2014 July 31

AMENDMENT: In the proposed “Cornerstone Area Structure Plan” delete Section 4.4 “Older Adult Housing” in its entirety and renumber the Sections accordingly.

Moved by: R. Honsberger

LOST: 2 – 5

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Opposed: J. Gondek,
G.-C. Carra,
M. Thompson,
J. Sturgess and
R. Wright

AMENDMENT: In the proposed “Cornerstone Area Structure Plan”, Section 5.3 insert new 5.3.2 to read “The City will work with the developers to reduce street widths wherever possible with the intent of achieving infrastructure efficiencies for all stakeholders, a compact urban form, increased walkability and reduced impervious surface without comprising the policy intent related to public realm and street character.” and renumber the policies accordingly.

Moved by: R. Honsberger

Carried: 5 – 2

Absent: Ms. Wade left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

Opposed: R. Wright and
M. Thompson

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014

MOTION ARISING: That Administration bring to Council and incorporate in the ASP, examples of how the street environment of Country Hills Boulevard and 60 Street NE would appear as Cornerstone builds out; further, that these examples guide developers and the Authority to achieve an active pedestrian environment reflecting an estimated population and TOD environment that is equivalent of a new small city's downtown.

Moved by: G.-C. Carra

Absent: Ms. Wade left the room
due to a pecuniary conflict
of interest and did not take
part in the discussion or
voting.

Carried: 6 – 1

Opposed: M. Thompson

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
 CORNERSTONE (WARD 3)
 STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
 BYLAW 28P2014

Affected Plan Area Landowners:

Walton
 WestCreek Developments
 Mr. D. Burcevski
 Dr. D. Brar
 Ms. A. Thai

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed?</i>	Yes	1
Proposed Use of Land <i>Are the changes being proposed housekeeping or simple bylaw amendment?</i>	No	8
Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns?</i>	Yes	9
Transportation Networks <i>Do different or specific mobility considerations impact this site?</i>	Yes	9
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern?</i>	Yes	9
Environmental Issues <i>Other considerations (e.g., sour gas or contaminated sites)?</i>	Yes	10
Growth Management <i>Does this site have the appropriate growth management direction?</i>	Yes	13
Public Engagement <i>Were major comments received from circulation (by time of CPC report deadline)?</i>	Yes	12

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

PLANNING EVALUATION

SITE CONTEXT

The Cornerstone plan area was initially identified as a future ASP area in the Northeast Regional Policy Plan (2006). The land 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. It includes a total of 620 hectares (1531 acres) of land.

PROPOSED USE OF LAND

The proposed use of land in the Cornerstone ASP includes:

Proposed Use of Land	Reason(s)
Neighbourhood Area	Surrounding the Neighbourhood Activity Centre, the Neighbourhood Area allows for an appropriate mix of residential and non-residential uses. It provides a degree of flexibility at the Outline Plan/Land Use Amendment stage for a variety of residential densities and non-residential support uses.
Major Activity Centre (MAC)	The Municipal Development Plan identifies a MAC near the intersection of 60 Street NE and Country Hills Blvd. The MAC will support the future LRT station at this location with high-intensity residential and commercial development.
Neighbourhood Activity Centres (NAC)	The Municipal Development Plan prescribes each Neighbourhood to be designed around a NAC, which is the focal point of a Neighbourhood. NACs must contain multi-residential, non-residential and open space components.
Transit Station Planning Area (TSPA)	The TSPA is an important component needed to support the proposed LRT station. It will include a higher intensity of residential and non-residential uses to ensure development is transit-supportive.
Environmental Open Space (EOS) Study Area	EOS identifies lands that are environmentally significant. They may qualify as Environmental Reserve and have the potential to be incorporated into an urban context. A significant number of wetlands exist in Cornerstone and further study is required to determine which will be preserved at Outline Plan/Land Use Amendment stage.
Utilities	Utilities are the infrastructure systems that need to be put in place to deliver essential services to homes and businesses. The ASP proposes sustainable, cost-effective servicing for water, sanitary and stormwater management.
Roads	The road network in the plan area is a grid network. Using a grid network has many benefits including better connectivity and more traffic dispersion, and it can adapt to changes over time.
Joint Use Sites	Joint Use Sites are sites dedicated as Reserve land and jointly owned by the City of Calgary and a School Board. They provide for elementary and middle school needs.
High School Site	A High School site is proposed within the TSPA. High School sites serve a larger region for educational needs.
Community Association Sites	A Community Association site is proposed in a central location within each community. Community Association sites are designed for recreational and open space amenities, which may include buildings.

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

LEGISLATION & POLICY

The Cornerstone ASP provides specific policy to guide the development of two new communities in northeast Calgary. The ASP must be read in conjunction with:

- The Municipal Development Plan /Calgary Transportation Plan (2009), including the New Community Planning Guidebook;
- The MD of Rocky View/City of Calgary Intermunicipal Development Plan (2012); and
- The Northeast Regional Policy Plan (2006).

The Cornerstone ASP contains policies that may be considered to have city-wide applicability. These policies could potentially be incorporated into the New Community Planning Guidebook at a later date. Proposed amendments to the New Community Planning Guidebook are still being considered by stakeholders and have not been considered by Council yet. Should amendments to the Guidebook be adopted by Council in the future, the Cornerstone ASP may need to be evaluated for alignment with the Guidebook. If it is determined that the amended Guidebook contains policies that conflict with the policy included in the Cornerstone ASP, the Cornerstone ASP may need to be amended to align to the Guidebook.

Additionally, approving the Cornerstone ASP has capital budget impacts, with municipal infrastructure required to enable development to commence servicing of planned lands.

TRANSPORTATION NETWORKS

The Cornerstone plan area is surrounded by Skeletal roads on three sides (Stoney Trail NE to the north and east, and Airport Trail NE to the south). These roads will intersect (via interchanges) with 60 Street NE and Country Hills Boulevard NE, which are classified as Arterial roads and serve a more regional function.

Within the plan area, the street network has been designed to function as a grid. This provides for better connectivity for all modes of transportation. The street network also includes two "Livable Streets" (the Activity Centre Street and the Urban Boulevard) that will provide critical connections between Community A and Community B. The remainder of the streets are proposed as Collectors.

UTILITIES & SERVICING

The remaining (i.e., beyond Water Service already in place) infrastructure required to service the Plan Area is proposed for inclusion in the 2015-18 Capital Budget to be tabled at Council in November 2014.

The landowner of the nearby Northpoint Residential area (Skyview Ranch Phase 8 and 9), Walton Development and Management LP, has prepared a Funding and Financing proposal for the sanitary and stormwater infrastructure required for those lands that will additionally fully serve Cornerstone. The Construction and Finance Agreement will be presented to Council for third reading on 2014 July 21 with construction to commence afterward.

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

PUBLIC FACILITIES

The Cornerstone ASP proposes a high school site, open spaces within Activity Centres, 7 Joint Use Sites, and two Community Association sites. A recreation facility and a library will be located just west of the plan area, but within close proximity to Cornerstone residents.

The plan area will also be home to a number of natural, retained wetlands. The largest of these wetlands is located in the northeast portion of the plan area. It will potentially incorporate a regional park and several kilometres of pathway, including a proposed section of the Calgary Greenway.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment (ESA) was conducted for the Cornerstone plan area and did not reveal anything of environmental significance that would require further investigation.

The plan area does contain abandoned oil and gas wells and pipelines. Two abandoned (i.e. no longer producing) wells are located in the northeast portion of the plan area. Abandoned pipelines run eastward from the wells and then in a north-south orientation out of the plan area. This infrastructure is shown on Map 2 in the ASP. Policies pertaining to oil and gas infrastructure are contained in Section 6.6 of the ASP.

The wetlands in the plan area have regional significance and they will play an important role in capturing and treating stormwater in the future communities. Some of the wetlands will be dedicated as Environmental Reserve (ER) at the Outline Plan/Land Use Amendment stage, while other less significant ones will be removed in favour of urban development. In either case, they are identified as Environmental Open Space Study Area at the ASP stage and will require a Biophysical Impact Assessment to determine which wetlands are to be protected as ER.

ENVIRONMENTAL SUSTAINABILITY

The Environmental Open Space Study Area shown in the ASP denotes locations where natural features need to be further studied at the Outline Plan/ Land Use Amendment stage. A detailed field investigation was undertaken by landowners and City of Calgary Parks department representatives that aided in the delineation of Environmental Open Space.

In addition, several features of the ASP will have a positive effect on environmental sustainability:

- Gridded street network. This improves connectivity and shortens trips, encouraging people to walk, cycle, or take public transit and dispersing automobile traffic. All of this should reduce greenhouse gas emissions.

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

- Environmental Open Space Study Area and wetland preservation. It is anticipated that the large wetlands will be preserved and enhanced, providing ecosystem benefits through improved water quality and preservation of habitat.
- Major Activity Centre and Transit Station Planning Area. Incorporating a high intensity of uses and activity adjacent to the future LRT station will support the primary transit network and provide for a pedestrian-oriented area. This will in turn encourage people to use alternative forms of transportation to access their destinations, reducing car dependency and greenhouse gas emissions.
- Neighbourhood Activity Centres. These Centres are located within a 700 metre walking distance of all residents, and provide residents with a destination they can walk to from their home to access open space, local retail, and other amenities.
- Regional Pathway and Green Corridor. The ASP delineates an integrated system of pathways which can be used by cyclists for commuting purposes and by residents looking to enjoy a more passive form of recreation.

GROWTH MANAGEMENT

The Cornerstone area was identified as a high priority plan area in the Growth Management Sequenced List of Development Areas with a ranking of #3 out of 24 plan areas (found in report PUD2013-0770 Framework for Growth and Change: Sequencing of Priority Growth Areas, 2013 December). The ranking reflects the area's readiness to proceed, as evidenced by the following information:

- The landowners in the area are cooperating to advance development;
- The area shares common leading infrastructure with Skyview Ranch, Redstone, and the Northpoint Residential area;
- An LRT station is planned to be located on the western edge of the plan area (although the necessary extension is as of yet unfunded); and
- All leading infrastructure for the area is proposed in Action Plan 2015-2018 and proposed financing agreements for adjacent areas will assist in delivering servicing to Cornerstone in a logical manner.

Removal of the growth management overlay can occur after Action Plan 2015-2018 is approved and funding has been allocated to this plan area. An interchange at Stoney Trail and 60 Street NE will be required when the road network has reached development capacity.

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014

PUBLIC ENGAGEMENT

The Developer Funded ASPs employed an innovative, robust and transparent engagement strategy. The planning process was collaborative and inclusive for both key stakeholders and a broader audience. The plan area landowners and their consultants were engaged through weekly meetings and/or review of materials since September 2013. This collaboration has led to the successful completion of this proposed ASP in a timely manner. The general public and other key stakeholders were engaged in new and notable ways and the plan received media coverage, which is unusual for new community plans.

Key aspects of engagement with the public included:

- The calgary.ca/cornerstone website. The project website was maintained throughout the project with regular updates. All three drafts of the plan were posted here, as well as all meeting minutes from landowner and Technical Advisory Committee (TAC) meetings. Links to media articles were also posted.
- Social Media. Two blog posts were posted on The City's news blog, Facebook page, and Twitter account. The first post outlined the new ASP pilot process, and the second outlined the advantages of the grid network being applied in Cornerstone. The second post was one of the most well-read City blog posts ever published with nearly 1,000 page visits. Updates regarding project progress and events were also posted to Twitter.
- Broad Media. From the social media exposure, the Metro newspaper picked up the story of Cornerstone's use of the grid network. Jill Sonogo, Project Planner for Cornerstone, was interviewed by David Gray on CBC Radio and Jamal Ramjohn interviewed by Bruce Kenyon on 770 Radio, both regarding improved suburban design characterized by Cornerstone. CBC also published an article regarding the return of the grid system (as characterized by Cornerstone).
- Major Activity Centre Symposium. On 2013 December 19, we invited landowners, their consultants, various academics, Councillors, special interest groups, the School Boards and an adjacent landowner to a Symposium regarding the planned Major Activity Centre in Cornerstone. This event required attendees to participate in an interactive exercise to 'build out' the Activity Centre and to identify challenges associated with planning this type of Centre in a greenfield context.
- Key Stakeholder Interviews. These were conducted with civic interest groups, school boards, and Rocky View County to identify opportunities and to resolve issues.
- Email updates. Interested parties wishing to receive updates on the project received updates on project progress.
- Mailouts. Adjacent landowners were notified twice during the project duration of important upcoming engagement events.

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

- Open House. An open house was held for the Cornerstone ASP and the accompanying Northeast Community 'A' ASP amendment on 2014 June 04 at the Genesis Centre in a public, easily accessible setting.
- Questionnaire. A questionnaire was sent out via Twitter and posted to the project website asking respondents questions about key principles of the Cornerstone ASP.

Feedback received from engagement was incorporated into the ASP.

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014

APPENDIX I

Proposed Cornerstone ASP Document

www.calgary.ca/cornerstone

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
 CORNERSTONE (WARD 3)
 STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
 BYLAW 28P2014

APPENDIX II

Infrastructure Costs

Infrastructure Facilities	In 2012-2022 Capital Plan	In 2012-2014 Capital Budget	Stage 1	Stage 2	Estimated Capital Costs*	Estimated Annual Operating Costs*	Complete Community Infrastructure vs. Core Infrastructure**
Utility Servicing							
Water	Already complete	Complete	-	-	-	0.5	Core
North Calgary water system upgrade	Complete by 2020	No	65	-	65		Complete
Sanitary	Yes	No	10	-	10	0.3	Core
Nose Creek Sanitary Trunk upgrade	Complete by 2017	No	75	-	75		Complete
Storm	Yes	No	10	-	10	0.12	Core
Transportation (Roads and Transit)¹							
Primary Transit (LRT)	Proposed	No	-	118	118 ²	3.6	Complete
Transit (Local Bus)	No	No	1.8	1.35	3.15	7.5	Core
Transportation	No	Yes	-	170	170	-	Complete
Pedestrian, Cycle, Streets ³	-	-	-	-	-	-	Complete
Community Services							
Emergency Response Station	No	No	-	17.7	17.7	5.1	Core
Police Service ⁴	-	-	-	-	-	-	Complete
Library ⁵	-	-	-	-	-	-	Complete
Operations Workplace Centre ⁶	Yes	No	-	-	14.8	0.543	Complete
Waste and Recycling⁷							
Residential Waste Collection	No	No	-	-	-	0.505	Complete
Blue Cart Recycling Fee	No	No	-	-	-	0.55	Complete
Waste Management Charge	No	No	-	-	-	0.35	Complete
Parks and Recreation							
Small Regional Recreation Facility	-	-	-	-	-	-	Complete
Wetlands, Open Space Regional Pathways ²	-	-	-	-	-	-	Complete

**MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014**

All costs shown in Millions.

* Costs shown in 2013 dollars. Operating cost estimates include operation and maintenance staff only.

** Infrastructure is classified as being either "Core" or "Complete." "Core" infrastructure is required for urban development to commence, whereas "Complete" infrastructure serves the ultimate development once it is built.

1. Transportation and Transit Capital Includes:

- 60 M for the 60 Street NE and Stoney Trail Interchange, 6 M for ramps proposed in 2014-2024 Capital Plan not yet approved
- 40 M for the 60 Street and Airport Trail Interchange
- 60 M for the Airport Trail and Stoney Trail Interchange
- 10 M for upgrades to the Country Hills Boulevard and Stoney Trail Interchange

Some of these costs could be mitigated if better internal capture trips were utilized by increased local trip origins and destinations. LRT is assumed to be in the community, thus garnering an effective transit modal share.

- 118 M for LRT extension to Country Hills is the cost for construction. The total amount is proposed in the 2014-2024 Capital Plan (unfunded).
- 3.15 M for 7 regular buses @ \$450,000 each

Transportation Operating costs includes:

- 3.6 M per year for LRT Service to Country Hills Station
- 4.1 M for Route: Community A***
- 1.7 M for Route: Community B***
- 1.7 M for Route: Urban Boulevard***

2. Add 43.5 M for construction between Saddletowne and 88 Avenue NE Station).

3. These costs are typically borne by the developer.

4. Unknown police costs not included.

5. No facility is required for the Cornerstone plan area.

6. Cornerstone ASP area will create additional demand on the infrastructure maintenance services (i.e. roads and parks maintenance, snow removal etc.) provided from the existing Saddleridge Operational Workplace Centre until a new Centre is constructed in the North Point Industrial area in the future.

7. No additional infrastructure is required to service this area. Providing Blue Cart recycling, Waste Management, and Residential waste collection services will require an increase in Waste and Recycling Services operating budget. Estimating new homes and year of occupancy is critical for budgeting and the successful funding of these services. Currently residential waste collection is funded through taxes. Charges for Blue Cart and Waste Management are billed directly to users on the utility bill.

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014

APPENDIX III

Letters of Support



July 22, 2014
File: 116594827.300

Attention: Calgary Planning Commission c/o Ian Cope
City of Calgary
Calgary Planning Commission

Dear Mr. Cope,

**Reference: Landowner Letter of Support for Calgary Planning Commission Report-
Cornerstone ASP**

On behalf of the Cornerstone Landowner Group, Stantec Consulting is submitting this letter in support regarding the Cornerstone Developer Funded Area Structure Plan (ASP).

Overall, the process has been very positive and collaborative. To date, three (3) collaborative Charrettes have been undertaken, which has allowed the Landowner Group and the City of Calgary Cornerstone ASP Team to come together and work as a single collective process, rather than simply representing individual interests. The collaborative approach to the land use planning process has made for a higher standard product.

Policies throughout the ASP are representative of the guiding policies of both the Municipal Development Plan and the New Communities Planning Guidebook, and allow the future development of the Cornerstone neighbourhood to be shaped overtime. The grid design, as well as preservation of over 100 acres of wetlands, will provide the City with a future community residents will enjoy and be proud of. Furthermore, the policies as contained within the ASP have been explored, reviewed and analyzed by each of the landowners within the plan area. We feel confident that enough flexibility has been built into the ASP to provide development build-out overtime and respond to changes within both the market and policy objectives of the City.

The Landowner Group is very pleased with the ASP. We are optimistic about the new approach to land use planning in the City of Calgary and thank you for the opportunity to provide feedback regarding the Developer Funded ASPs. We look forward to future collaborative partnerships that continue to cut the red tape and creating great communities in the City of Calgary.

MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014



July 22, 2014
Calgary Planning Commission c/o Ian Cope
Page 2 of 2

Reference: Landowner Letter of Support for Calgary Planning Commission Report- Cornerstone ASP

Regards,

Stantec Consulting Ltd.

A handwritten signature in black ink, appearing to read "T. Goldstein".

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Josh Hagen, Walton Development and Management
Brady Morrice, Walton Development and Management
Catherine Agar, Westcreek Developments
Don Pasquini, Pasquini and Associates
Darrell Grant, Brown and Associates
Benjamin Lee, IBI Group
Annie Thai
Dr. Darshan Brar

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MISCELLANEOUS - CORNERSTONE AREA STRUCTURE PLAN
CORNERSTONE (WARD 3)
STONEY TRAIL / COUNTRY HILLS BOULEVARD NE
BYLAW 28P2014



July 22, 2014

To: Members of Calgary Planning Commission

Re: **Letter of Support for the Cornerstone Area Structure Plan**

We have been asked by the Planning Department to provide our comments in relation to the Cornerstone Area Structure Plan (ASP). As part of an approved Pilot Project, we commend Administration for their efforts in staying on schedule and within budget as outlined in the ASP Funding Agreement. There has been open communication and ongoing engagement between Walton and City staff throughout the preparation of the document which has resulted in what we believe is sufficient flexibility and policy direction to build out sustainable, livable and vibrant communities over time in accordance with the vision and principles of both the Municipal Development Plan and New Communities Planning Guidebook. We have, and continue to, collaborate with and support the City in defining new approaches as part of the Transforming Planning initiative to implement efficient and effective processes for both the City and applicant.

In summary, we support the intent and content of the Cornerstone ASP for approval by the Calgary Planning Commission. Thank you for allowing us the opportunity to provide our comments.

Regards,

WALTON DEVELOPMENT AND MANAGEMENT (ALBERTA) LP
By its general partner Walton Development and Management GP Ltd.

Craig Dickie
President, Alberta