

Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2022-0119

RECOMMENDATION

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 120.69 hectares ± (298.22 acres ±) located at 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6802 Country Hills Boulevard NE (Portion of NE1/4 Section 26-25-29-4; Portion of Plan 0211305, Block 2, Lot 1; NW1/4 Section 25-25-29-4; Plan 0211306, Block 3, Lot 1; Portion of Plan 1510745, Block A) 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.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 9:

That Council give three readings to **Proposed Bylaw 39D2023** for the redesignation of 54.15 hectares ± (133.81 acres ±) located at 120.69 hectares ± (298.22 acres ±) located at 12323 and 13000 – 68 Street NE, 7880 – 120 Avenue NE, 7990R – 120 Avenue NE, and 6802 Country Hills Boulevard NE (Portion of NE1/4 Section 26-25-29-4; Portion of Plan 0211305, Block 2, Lot 1; NW1/4 Section 25-25-29-4; Plan 0211306, Block 3, Lot 1; Portion of Plan 1510745, Block A) from Special Purpose – Future Urban Development (S-FUD) District to 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-1h26**) 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.

Opposition to Recommendations: Councillor Chabot

HIGHLIGHTS

- This application seeks to redesignate lands in the community of Cornerstone to allow for residential, commercial, and mixed-use development, an elementary school, wetland conservation, open spaces and stormwater management.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Approval: **M. Sklar** concurs with this report. Author: **C. Wolfe**

City Clerks: C. Doi/ S. Lancashire

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- No development permit has been submitted at this time.
- Council previously approved the associated outline plan (LOC2014-0173, see Attachment 2) and this land use amendment application is proceeding now that mobility connections are available.

DISCUSSION

This land use amendment and outline plan application was submitted on 2022 July 5 by Stantec Consulting on behalf of the landowner, Northpoint East Development Corporation. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intention is to provide a complete community offering a quality public realm, a range of housing types and affordability levels, and recreational opportunities to promote healthy and active lifestyles.

The 120.69 hectares ± (298.22 acres ±) site is located in the northeast community of Cornerstone. Calgary Planning Commission approved the associated outline plan (LOC2014-0173) on 2015 June 4 but the land uses for the subject site were not approved as a part of that application because the street network leading to the site was not constructed yet. The proposed uses reflect those of the approved outline plan (Attachments 2 and 4) and seeks changes to some of the designations of the outline plan to reflect uses that have become available since 2015 such as the R-G and MU-1 Districts.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and the respective community association was appropriate. The applicant determined that outreach would not take place because this land use amendment reflects a continuation of this area's current land uses. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested parties, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

This application was circulated to the Federation of Calgary Communities and Rocky View County, neither of which responded. There is no community association in the area.

Administration received twenty-five letters of opposition to the proposed land use amendment. All respondent letters objected to a perceived loss of the central wetland area and some mentioned other open space, traffic and property value concerns. Administration clarified with respondents that the wetland area is being preserved as a part of this application and there

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were no additional concerns identified. Administration considered the other relevant planning issues specific to the application and has determined the proposal to be appropriate.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Cornerstone and provides a future framework for neighbourhood development and the location of a school site. The development of these lands will enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does include actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050* (see Attachment 1 for information). A large wetland area is being protected in its natural state as a part of this application.

Economic

The proposed land use amendment would enable the development of new residential, institutional, and commercial areas. The development would provide housing opportunity, support local business, and employment opportunities and is consistent with the *Cornerstone Area Structure Plan*.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Approved Outline Plan
3. Applicant Submission
4. Proposed Land Use District Map
5. Applicant Outreach Summary
- 6. Proposed Bylaw 39D2023**
- 7. CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2023 February 09**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform