

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2024-1224
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**Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple
addresses, LOC2023-0219**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) to subdivide 69.28 hectares \pm (171.19 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 52.23 hectares \pm (129.06 acres \pm) located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) from 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, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and 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, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

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**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
JANUARY 23:**

That Council give three readings to **Proposed Bylaw 45D2025** for the redesignation of 52.23 hectares \pm (129.06 acres \pm) located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) from 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, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and 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, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the 2025 January 23 Regular Meeting of the Calgary Planning Commission:

“A clerical correction was noted on page 7 of Attachment 1 in Report CPC2024-1224, on page 7, under Environmental Site Considerations, by deleting the words "8.75 hectares" and by substituting with the words "8.71 hectares".”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate a portion of the subject site to allow for residential and commercial uses, surrounding a central, reconstructed wetland with open space, and supporting public infrastructure.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks, pathways and local commercial uses.
- 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.
- A development permit for stripping and grading has been submitted and is under review.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This outline plan and land use amendment was submitted on 2023 August 1 by Stantec Consulting on behalf of Northpoint East Development Corporation (Anthem Properties). The approximately 69.28 hectare (171.19 acre) site is located in the community of Cornerstone in the northeast quadrant of the city. The site is currently vacant land and includes a wetland.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to revise a previously approved outline plan (LOC2014-0173, Attachment 4) and obtain land use approval to accommodate low and medium scale residential, local commercial development and a higher-quality amenity space through design of the reconstructed wetland, and stormwater pond.

The Proposed Outline Plan (Attachment 5) and the associated Proposed Land Use District Map (Attachment 6) are anticipated to accommodate 824 low density residential units and 923 medium density residential units. As referenced in the Outline Plan Data Sheet (Attachment 7), this development will achieve an anticipated density of 28.8 units per hectare (11.7 units per acre). This aligns with the density targets of the MDP and ASP.

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

ENGAGEMENT AND COMMUNICATION

- ☒ 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 the public/interested parties and the respective community association was appropriate. As this is a new greenfield community, the Applicant contacted adjacent landowners to make them aware of the application and completed targeted engagement with the neighbour to the south. Please refer to the Applicant Outreach Summary, Attachment 8, for details.

City-Led Outreach

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

Administration received one letter of opposition from the adjacent landowner to the south. The letter objected to the removal of a previously proposed road on the edge of the southern boundary of the site because it decreases the developability of their lands. Access to the southern lands is still being provided through this outline plan.

There is no community association for the area.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as it makes a logical extension of the development to the north and provides a good mix of densities and housing options in key locations in line with the Cornerstone ASP.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use 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 proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide an enhanced amenity space connected via pathways to additional landscaped open spaces throughout the plan area. In addition, the plan includes commercial areas within a Neighbourhood Activity Centre (NAC) that will meet the needs of nearby residents.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit, which will align with the *Calgary Climate Strategy – Pathways to 2050* (Theme: Natural Infrastructure). This includes Green Infrastructure (wetland retention and stormwater ponds).

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. Applicant Submission
4. Existing Outline Plan (LOC2014-0173)
5. **Approved** Outline Plan
6. Proposed Land Use District Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 45D2025**
10. **CPC Member Comment**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform