

Applicant Submission

Company Name – Stantec Consulting Ltd

LOC Number - LOC2023-0219

Applicant's Name – David Symes

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Stantec Consulting Ltd. (Stantec) is pleased to submit the following Outline Plan (OP) Amendment and Land Use Redesignation (LUR) application on behalf of Anthem Properties (Anthem). This application pertains to the southwestern part of the developing community of Cornerstone, municipally addressed as 6221 Country Hills BV NE and 10011 68 ST NE and legally described as 4;29;25;23;NE and 4;29;25;23;SE (see Figure 1 on the following page).

The Cornerstone Outline Plan (OP) was approved in July of 2015 and encompasses an area of 477 hectares. The vision for the Cornerstone OP 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. As per the original OP approval, a staged land use approach has been developed to support a progressive and successful implementation model for the individual phases of the Cornerstone OP. Since approval of the Cornerstone OP, subdivision and construction has advanced in multiple phases and Anthem has adapted and responded to changing market demands to best meet the needs of new residents. As earlier phases of the community have developed, Anthem has witnessed first-hand the desire for high-quality, walkable spaces for residents. Cornerstone residents value high-quality outdoor amenity spaces and diversity of park spaces to explore.

The proposed OP amendments are primarily to the Environmental Reserve (ER) and storm pond to deliver improved, higher-quality amenity space that better integrates and celebrates the natural environment and stormwater functions for the community. Amendments are also proposed to the road layout, block patterns and land uses, largely as a result of the modifications to the ER and storm pond and the need to retain an ATCO pipeline right-of-way (previously proposed to be removed).

Wetland and Storm Pond

Significant wetland preservation has occurred in Cornerstone over the past decade of development. An opportunity exists to improve resident connection to preserved natural areas, while addressing resident feedback regarding the visual appeal, concerns with weeds, and maintenance. Integration of natural areas is important to residents that recreate and connect to community in these spaces. The wetland has been historically disturbed with the creation of a dugout, causing the wetland to drain any portion of permanent water, resulting in a dry wetland that is dominated by undesirable vegetation such as foxtail barely. Amendments are proposed to the configuration of the ER and storm pond to improve the ecological and amenity functions of the wetland, to improve stormwater management, and to improve recreational access and value to residents. Minor alterations to the riparian area of permanent bed and shore of the wetland are proposed to improve the appearance of the wetland by enabling a shift in the wetland vegetation communities and expand the deeper zones of the wetland, therefore becoming a more recognizable marsh zone. Improvements will be made through adding plantings or seeding within the permanent bed and shore and/or the greater extent of the wetland. Simultaneously, the restoration work that will be completed around the wetland, will enhance the existing wetland conditions and increase biodiversity and ecosystem functions of the overall ER.

Land Use and Layout Improvements

During the preparation of the original Cornerstone OP, it was undetermined whether the ATCO pipeline right-of-way in the southern part of the subject lands would remain. Now that retention of the pipeline is confirmed, road network and block pattern changes in that area are proposed to minimize the number of north-south road crossings of the right-of-way to three, from the original five.

Other changes to the road layout, block pattern and residential land uses are proposed driven by a combination of:

- The reconfiguration of the ER and storm pond, and the retention of the ATCO pipeline right-of-way
- Updated Land Use Bylaw districts, and
- Market conditions that have evolved since the original OP was approved in 2015.

The local arterial road entering the community from the west at 60 ST NE (Cornerstone Way NE), and the southern end of the local arterial road entering the community from the north (Cornerstone Blvd NE) remain unchanged. New local road

connections are proposed to the east of the ER and storm pond, and a slightly reconfigured local road layout is proposed in the southern part of the subject lands. Overall, the grid network, traffic patterns, functionality, safety and active mode connections will largely remain as envisioned under the original OP.

The neighbourhood activity centre (NAC) has been re-envisioned to be more realistic for the current market conditions. The commercial site (C-C1) has been moved west to the 60 ST NE entrance to the community for better retail success and exposure. A mixed-use site (with an M-X1 designation, rather than the previous M-1 multi-residential site) will remain in the original NAC location, opposite a larger Community Association site. This will provide an appropriate amount of neighbourhood-scale retail (with residential above) in a more pedestrian-oriented and walkable location. Convenient pedestrian and cyclist access is provided to the balance of the plan area along with convenient transit access with a bus zone located directly adjacent to the CA site.

A summary of key development metrics, and how they compare against the original approved OP, are provided below.

Approved/Proposed Areas & Units Comparison		
	Approved	Proposed
Total Area	69.28 ha	69.28 ha
Environmental Reserve	12.35 ha	8.71 ha
Gross Developable Area	56.93 ha	60.57 ha
Total Low Density Residential Units	605	824
Total Multi-Residential Units	1030	923
Total Residential Units	1635	1747
Total Commercial	1.18 ha	1.11 ha
Total Open Space	3.63 ha	4.27 ha
Total Public Dedication	22.38 ha	23.42 ha

Figure 1 – Lands subject to proposed amendment within Cornerstone OP

