

Land Use Amendment in Cornerstone (Ward 5) at 10011- 68 Street NE and 6221 Country Hills Boulevard NE, LOC2018-0147

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Stantec Architecture on 2018 June 21 on behalf of the landowner Walton Northpoint East Development Corporation. The application proposes the redesignation of 53.19 hectares (131.44 acres) of undeveloped greenfield land in the northeast community of Cornerstone. The land use application proposes redesignating the subject lands from Special Purpose – Future Urban Development (S-FUD) District to a range of residential, multi-residential, city and regional infrastructure, and park areas that are generally consistent with the approved Cornerstone outline plan. The proposal consists of the following specific redesignations:

Proposed District		Area	# Units
R-G	Residential – Low Density Mixed Housing	7.55 ha± (18.66 ac±)	133
R-Gm	Residential – Low Density Mixed Housing	4.23 ha± (10.46 ac±)	100
M-G	Multi-residential – At Grade Housing	5.55 ha± (13.71 ac±)	244
M-1	Multi-residential – Low Profile	1.61 ha± (3.97 ac±)	115
S-SPR	Special Purpose – School, Park and Community Reserve	12.61 ha± (31.17 ac±)	n/a
S-UN	Special Purpose – Urban Nature	13.32 ha± (32.91 ac±)	n/a
S-CRI	Special Purpose – City and Regional Infrastructure	8.32 ha± (20.55 ac±)	n/a

This application has been applied for following the previous approval of the land use redesignation with the associated outline plan (LOC2014-0173), which provided the subdivision layout for the site's development.

The application addresses and adheres to the policies of the *Municipal Development Plan* and the *Cornerstone Area Structure Plan*.

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ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing: and

1. **ADOPT**, by bylaw, the proposed redesignation of 53.19 hectares \pm (131.43 acres \pm) located at 10011 - 68 Street NE and 6221 Country Hills Boulevard NE (portion of E1/2 section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Low Density Mixed Housing (R-G) District, Low Density Mixed Housing (R-Gm) District, Multi-residential – At Grade Housing (M-G) District, Multi-residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

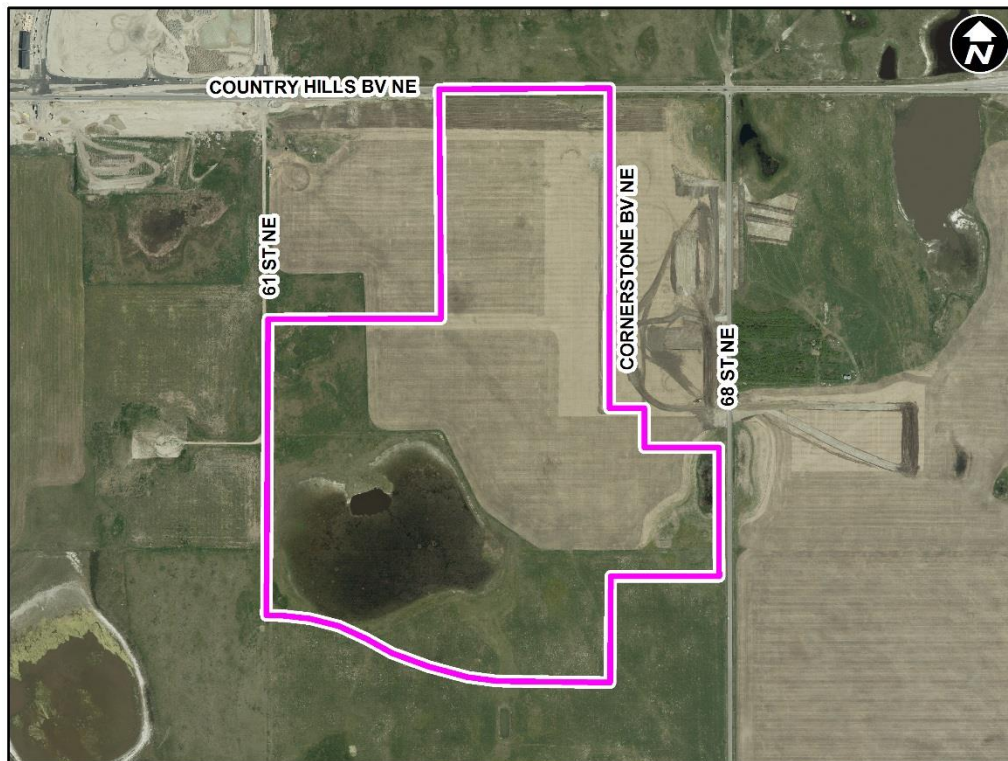
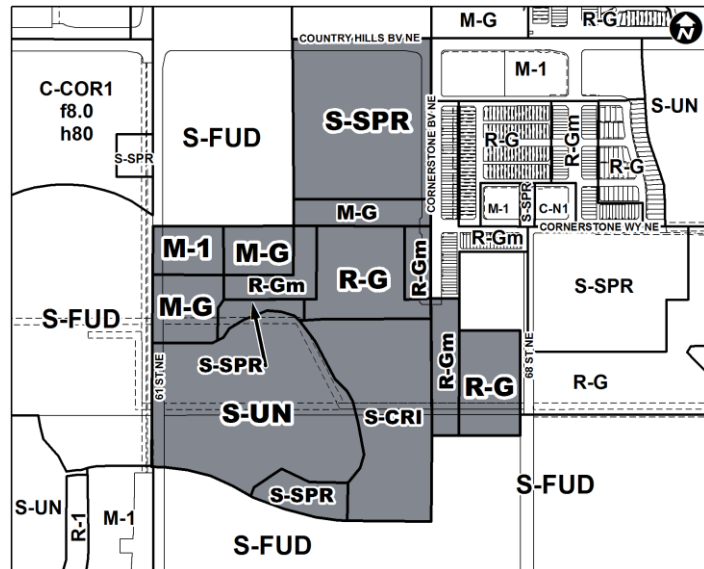
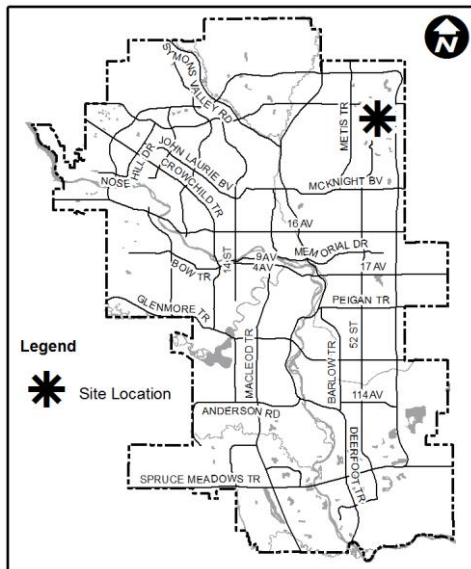
BACKGROUND

On 2015 June 04, Calgary Planning Commission approved the 477 hectares \pm (1,180 acres \pm) Cornerstone Outline Plan (LOC2014-0173OP), as seen in Attachment 3. The approved Outline Plan met or exceeded the policies of the Municipal Development Plan and the Cornerstone Area Structure Plan.

The subject lands fall within this approved Outline Plan, with Phase 1 to 5 of the Outline Plan already approved for Land Use Amendments. This application was an atypical approach for a staged outline plan / land use amendment application processing, as usually the land use amendment application boundaries follow those of the outline plan. The approved land uses in these phases comprise a variety of residential, neighbourhood commercial, and special purpose districts.

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Location Maps



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Site Context

The subject lands are located in northeast Calgary, within the developing area of Cornerstone, and is bounded by Country Hills Boulevard to the north, 61 Street NE to the west, 68 Street NE to the east and Cornerstone Way NE to the south. The site has been farmed in the past and does not currently contain development. The lands surrounding the site are undeveloped, with stripping and grading permits approved for parcels directly north and east of the site. The developing communities of Saddleridge and Skyview Ranch are in close proximity.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of housing choices, a grid based complete street pattern in the subdivision design and protects and integrates significant elements of the ecological network into the design, while meeting the policies of the *Municipal Development Plan* and *Cornerstone Area Structure Plan*.

Planning Considerations

One of the major planning considerations with a phased land use approach to implementing an outline plan is to ensure minimum anticipated densities are achieved in accordance with the requirements of the *Municipal Development Plan*. The anticipated density for Phase 6 land use area exceeds the minimum requirements of both the Cornerstone Area Structure Plan and the *Municipal Development Plan* (both of which are 20 units per hectare/8 units per acre), and provides the expected diversity in housing types.

	Anticipated Units (uph)	Unit Type
R-G	23.6	Single detached
R-G	27.7	Single detached
R-Gm	45.5	Rowhouse
M-G	60.0	Comprehensive Multi-residential
M-1	110.0	Comprehensive Multi-residential
Average	32.34	

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Land Use

This land use amendment application proposed to redesignate the current site from Special Purpose – Future Urban Development (S-FUD) District to the following (refer to Attachment 2 for proposed Land Use Concept map):

Proposed District		Area	# Units	Possible Housing Types
R-G	Residential – Low Density Mixed Housing	7.55 ha± (18.66 ac±)	133	Cottage housing clusters, duplex, rowhouse, semi-detached and single detached dwellings.
R-Gm	Residential – Low Density Mixed Housing	4.23 ha± (10.46 ac±)	100	A master planned community, which may include cottage housing clusters, duplex, rowhouse, semi-detached and single detached dwellings.
M-G	Multi-residential – At Grade Housing	5.55 ha± (13.71 ac±)	244	Low height and low density multi-residential at grade.
M-1	Multi-residential – Low Profile	1.61 ha± (3.97 ac±)	115	Low height and medium density multi-residential in a variety of forms.
S-SPR	Special Purpose – School, Park and Community Reserve	12.61 ha± (31.17 ac±)	n/a	To accommodate a public high school site and two park areas adjacent to the wetland area.
S-UN	Special Purpose – Urban Nature	13.32 ha± (32.91 ac±)	n/a	To accommodate the environmental reserve with wetland.
S-CRI	Special Purpose – City and Regional Infrastructure	8.32 ha± (20.55 ac±)	n/a	To accommodate stormwater retention and supporting public infrastructure.

The proposal represents Phase 6 of an approved Outline Plan (LOC2014-0173) and is consistent with the approved outline plan with the exception of 1.2 hectares immediately south of the high-school site. This site is proposed as Multi-Residential – At Grade Housing (M-G) District, though was anticipated to be Multi-Residential – Low Profile (M-1) District within the outline plan. The requested land use is to provide for a more adaptable built form to accommodate current market trends, and will not significantly affect the housing diversity or the anticipated neighbourhood density.

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The remaining area of the application proposes development of a high school site, neighbourhood activity centre, natural area, stormwater facility, low density residential and low to medium density multi-residential in alignment with the approved outline plan. The proposed mix of residential development is as follows:

- 133 single detached dwellings (5.0 hectares)
- 100 rowhouse units (2.2 hectares)
- 349 comprehensively planned multi-residential units (5.1 hectares)

A Major Activity Centre with a transit station is proposed immediately adjacent to site, but is not within the scope of this redesignation. A portion of this proposal falls within the 600 metres Transit Station Planning Area, which include the Multi-Residential-Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District and the high school site.

Environmental

This application will result in the preservation of 13.32 hectares \pm (32.91 acres \pm) of class IV wetland, which will be dedicated as Environmental Reserve. As with the other preserved wetlands in the outline plan area, this area will be connected via the regional pathway system and will be enhanced with restored plantings, a visual setback and provide opportunities for educational and natural interactions.

Transportation Networks

This site area is bound by the arterial roadway of Country Hills Boulevard NE to the north, and with the arterial roadway of 60 Street NE along the western edge of the site providing north-south movement. Both provide regional access to the subject parcel, while a local street grid network approved at the Outline Plan stage provides the subdivision layout for an enhanced multi-modal movement option for local traffic within the Neighbourhood Area.

A Traffic Impact Assessment was submitted in support of the Outline Plan application. The Traffic Impact Assessment anticipated 65 percent of the proposed land use intensity within the Cornerstone ASP lands can be supported by the regional network expected to be in-place at time of development.

A further transportation analysis (Traffic Impact Assessment) will be required at the time of tentative plan to confirm proposed land use intensities can be supported by the infrastructure in place at that time.

Utilities and Servicing

Servicing analysis included confirmation that that proposed land uses conform to the approved Sanitary Servicing Study and Staged Master Drainage Plan reviewed and accepted at the previously approved Outline Plan stage.

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Stormwater, sanitary and water servicing is available through Walton's Cornerstone Phase 2 development within Cornerstone Boulevard.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. No public meetings were held by the applicant or Administration.

There is no community association for this area.

One letter of concern was received from a neighbouring landowner, indicating concerns that the proposed development will impact access to his property. This matter was discussed with the concerned citizen at the outline plan stage, where it was noted that the major north-south connection from his land to Country Hills Boulevard NE is more than adequately accommodated by the future Cornerstone Drive NE road alignment. Moreover, east-west connection is also adequately covered by the future Cornerstone Way NE connecting his lands to 60 Street NE. This application does not propose changes to the road network, as approved in the Cornerstone Area Outline Plan, and Administration concluded that access to the property in question will be adequately provided.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. Commission's recommendation and the Public Hearing date for this application will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. The subject site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies including the Land Use Patterns strategies (subsection 8.14) within the implementation Plan part of the document.

Municipal Development Plan (Statutory, 2009)

The subject lands are identified as Planned Greenfield with Area Structure Plan (ASP) as per the *Municipal Development Plan*, Map 1 Urban Structure. This proposal meets the Municipal Development Plan's more specific policy direction, including the provision of housing choice and higher density residential close to transit; providing access to public spaces, parks and recreational space; and ensuring appropriate transition between different residential densities.

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Northeast Regional Policy Plan (Non-statutory, 2006)

The subject lands are identified as 'Residential', with a 'Comprehensive Planning Area' surrounding the proposed LRT Station at 60 Street NE and Country Hills Boulevard NE. This proposal meets the *Northeast Regional Policy Plan's* (NRPP) policy direction by providing mainly residential uses and a diversity of housing types within the residential area.

Cornerstone Area Structure Plan (Statutory, 2014)

The subject lands are identified as Neighbourhood Area', with portions shown as 'Transit Station Planning Area' and 'Environmental Open Space Study Area' within the *Cornerstone Area Structure Plan*. Consistent with the land use redesignation proposal, one of several Neighbourhood Activities Centres is located within the subject area, as is a high school site.

The *Cornerstone Area Structure Plan* defines these areas as follows:

- The 'Neighbourhood Area' surrounds a central Neighbourhood Activity Centre and provides an appropriate mix of residential and non-residential uses.
- The 'Transit Station Planning Area' features a high intensity of land uses including multi-residential, retail and office. It will transition to lower-intensity development at its outer edge to create an appropriately scaled transition to the surrounding neighbourhoods.
- Neighbourhood Activity Centre's are located in each neighbourhood. They are the focal points of neighbourhoods and will feature multi-residential housing, open space and non-residential uses.

The proposal meets the area structure plan policy direction by providing land use designations generally consistent with the outline plan and area structure plan policies and approximate density targets. There is no growth management overlay for this area, and no amendments are required to the *Cornerstone Area Structure Plan* to align with the *Municipal Development Plan*.

Social, Environmental, Economic (External)

The proposed land use redesignation allows for a range of housing choices, a grid based complete street pattern in the subdivision design, protects and integrates significant elements of the ecological network into the design, and meets or exceeds the policies of the *Municipal Development Plan* and *Cornerstone Area Structure Plan*.

Financial Capacity

Current and Future Operating Budget:

There is no impact to the current operating budget. As development proceeds, the provision of City services, such as roads, parks and waste and recycling will have an operating budget impact. The projected operating costs for this development have been included in the One Calgary service plan and budget.

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Current and Future Capital Budget:

There is no impact to the current capital budget as a result of this proposal.

On 2015 June 15, Council adopted Bylaw 15P2015 to amend the *Cornerstone Area Structure Plan* to lift the Growth Management Overlay for the area after funding for leading infrastructure was provided by The City of Calgary through Action Plan 2015 - 2018. The leading infrastructure includes investments for fire, sanitary, storm, and transportation.

Additional investment is required by the City to accommodate full development of Cornerstone, including investment in transit, active modes, and roadway Infrastructure. Several of these projects are not funded within the 10-year capital plan. These will be assessed in conjunction with the review of future Outline Plan/Land Use Amendment applications.

Risk Assessment

There are no risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed redesignation is generally consistent with the approved Cornerstone Outline Plan and achieves the development vision for the community in accordance with the *Municipal Development Plan*, *Northeast Regional Policy Plan* and the *Cornerstone Area Structure Plan*. Specifically, the proposal provides inclusion of an activity centre within the neighbourhood; a range of housing choices; a grid based complete street pattern in the subdivision design; protects and integrates significant elements of the ecological network into the design; and meets or exceeds the policies of the *Cornerstone Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Land Use Concept
3. Cornerstone Outline Plan (LOC2014-0173OP)