

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0155

Land Use Amendment (City Initiated) in Cornerstone (Ward 5) at 23 Cornerstone Circle NE, LOC2018-0259

EXECUTIVE SUMMARY

The application is an Administration-initiated housekeeping land use amendment to correct the boundary of the existing Special Purpose – School, Park and Community Reserve (S-SPR) District, so that it aligns with the approved outline plan and existing parcel boundary of the Municipal Reserve site.

This land use amendment was submitted by The City of Calgary on 2018 November 27. The application proposes to change the designation of a portion of this property from Residential – Low Density Mixed Housing (R-G) District to Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate an existing park.

The proposal conforms to the relevant policies of the *Municipal Development Plan* and the *Cornerstone Area Structure Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.29 hectares \pm (0.71 acres \pm) located at 23 Cornerstone Circle NE (Plan 1612130, Block 10, Lot 9MR) from Residential – Low Density Mixed Housing (R-G) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COMMITTEE DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted by the landowner, The City of Calgary, on 2018 November 27. As per the Applicant's Submission (Attachment 1), the application is for a housekeeping amendment to align the Special Purpose – School, Park and Community Reserve (S-SPR) District with the existing parcel boundary of the municipal reserve, as per the approved subdivision and outline plan.

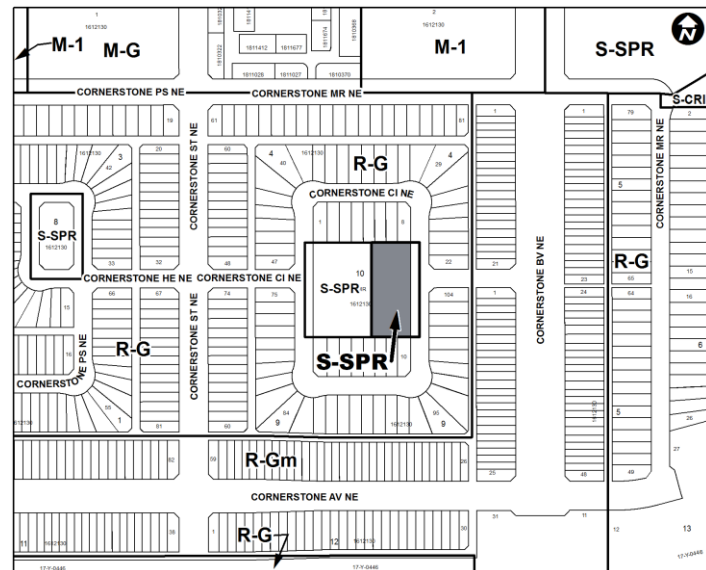
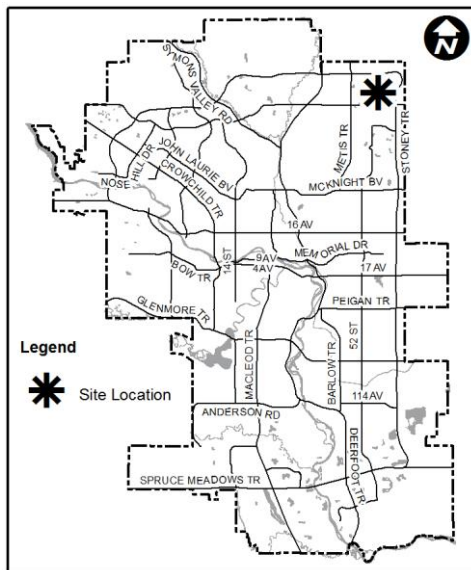
The outline plan and land use (LOC2014-0173) were approved in 2015. The subsequent subdivision (SB2014-0497) of the parcel aligned with the approved outline plan and dedicated the parcel as Municipal Reserve. It was later discovered that there was a discrepancy between the approved outline plan and the land use. A land use amendment is required to correct the mapping oversight, and align the land use district with the parcel boundary.

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Location Maps



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Site Context

The subject site is located in the community of Cornerstone on Cornerstone Circle NE, north of Cornerstone Avenue NE. Surrounding development is characterized by single detached homes. The predominant land uses in this area are Residential – Low Density Mixed Housing (R-G) (R-Gm) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The site is approximately 0.70 hectares in size with approximate dimensions of 82 metres by 85 metres. Approximately 0.41 hectares of the western portion of site is currently designated S-SPR, and the remaining 0.29 hectares of the eastern portion is designated R-G. The property is currently dedicated as Municipal Reserve and developed with a playground.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed housekeeping amendment to redesignate a portion of the subject site would allow for alignment with the approved outline plan, and for the appropriate land use of S-SPR to be applied to the entire area of the Municipal Reserve.

The proposed land use redesignation is in keeping with applicable provincial and municipal legislation as identified in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Low Density Mixed Housing (R-G) District that encompasses the eastern portion of the subject site is a residential designation in developing areas that is primarily for cottage housing clusters, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings.

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District that encompasses the western portion of the site, and that is proposed for the eastern portion, is a special purpose designation intended for schools, parks, open space and recreation facilities on lands dedicated as certain types of reserve, including Municipal Reserve.

Development and Site Design

The subject site is currently developed with a playground. No additional plans have been identified for this site at this time.

Environmental

There are no environmental concerns associated with the site or this proposal.

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Transportation

Pedestrian and vehicular access to the site is available from Cornerstone Circle NE. The area is not yet served by Calgary Transit, with the closest bus service stop located in the adjacent community of Skyview Ranch, approximately one kilometre walking distance on Skyview Ranch Boulevard NE. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site, if required.

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.

Administration received 12 letters from nearby residents stating they would like the park space to remain.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage the provision of quality parks and open space for all Calgarians, including neighbourhood parks within a five-minute walk of all residents, a hierarchy of interconnected public spaces, and parks designed to be compatible with nearby uses.

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Cornerstone Area Structure Plan (Statutory – 2014)

The subject parcel is located within the Neighbourhood Area as identified on Map 3: Land Use Concept in the *Cornerstone Area Structure Plan* (ASP). The Neighbourhood Area is intended to accommodate predominately residential uses, with the inclusion of other compatible uses.

Social, Environmental, Economic (External)

The proposed land use allows for the continued provision of park space supporting local recreation opportunities and works towards the policy goal of creating great and complete communities.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

This housekeeping amendment aligns with the approved subdivision and outline plan for the area, and is in conformance with applicable policies of the *Municipal Development Plan* and the *Cornerstone Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission