

# West Hills CASP Amendment & Key Ranch NSP

Council – April 19th, 2022

Planning & Development

# Application Summary

- **Applicant:** Urban Systems
- **Landowners:** Lamont Land & Kenneth & Theresa Reid (40 ac).
- **Address and Legal Land:** NE 3-27-1-W5M
- **Land Use District:** General Agricultural District (AG)
- **Anticipated Land Use Districts:** Residential, Public Open Space, Environmental Protection District, Public Facilities, Urban Holding.



# VISION

*Located on lands rising steeply west of Airdrie, Key Ranch will elevate the concept of community.*

## GUIDING PRINCIPLE #1

Ensure that development is guided by the **natural landform and topography**.

## GUIDING PRINCIPLE #2

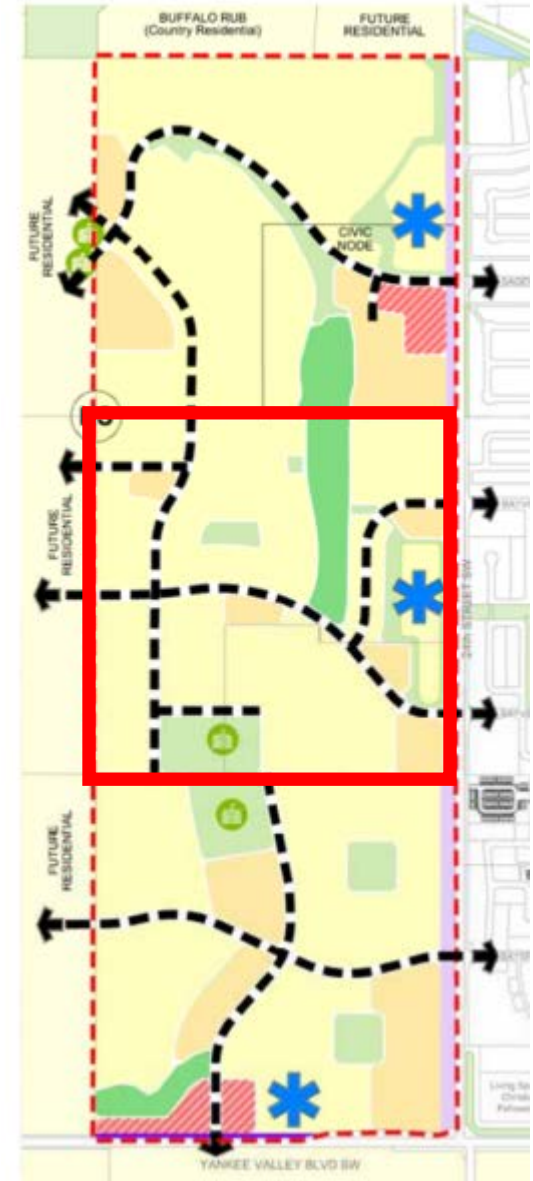
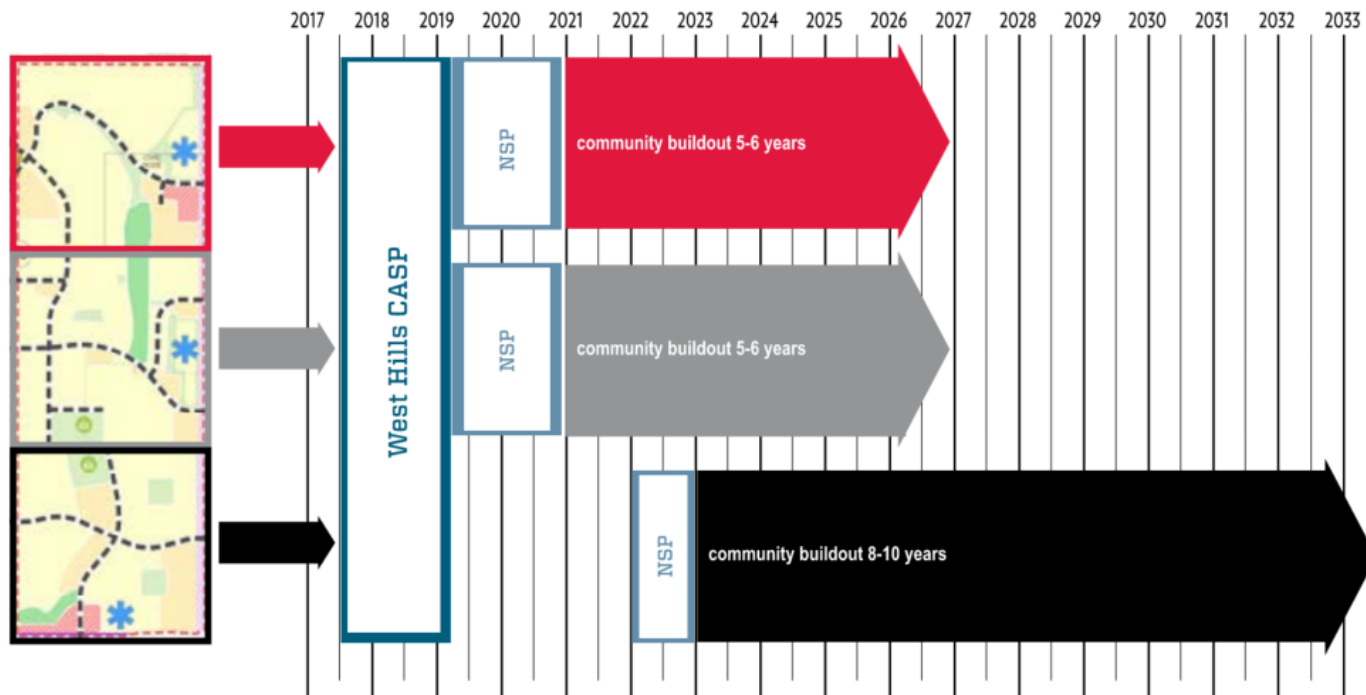
Foster a **neighbourhood identity** that prioritizes a sense of belonging and neighbourliness.

## GUIDING PRINCIPLE #3

Contribute to the **sustainable growth and development** of the City of Airdrie.

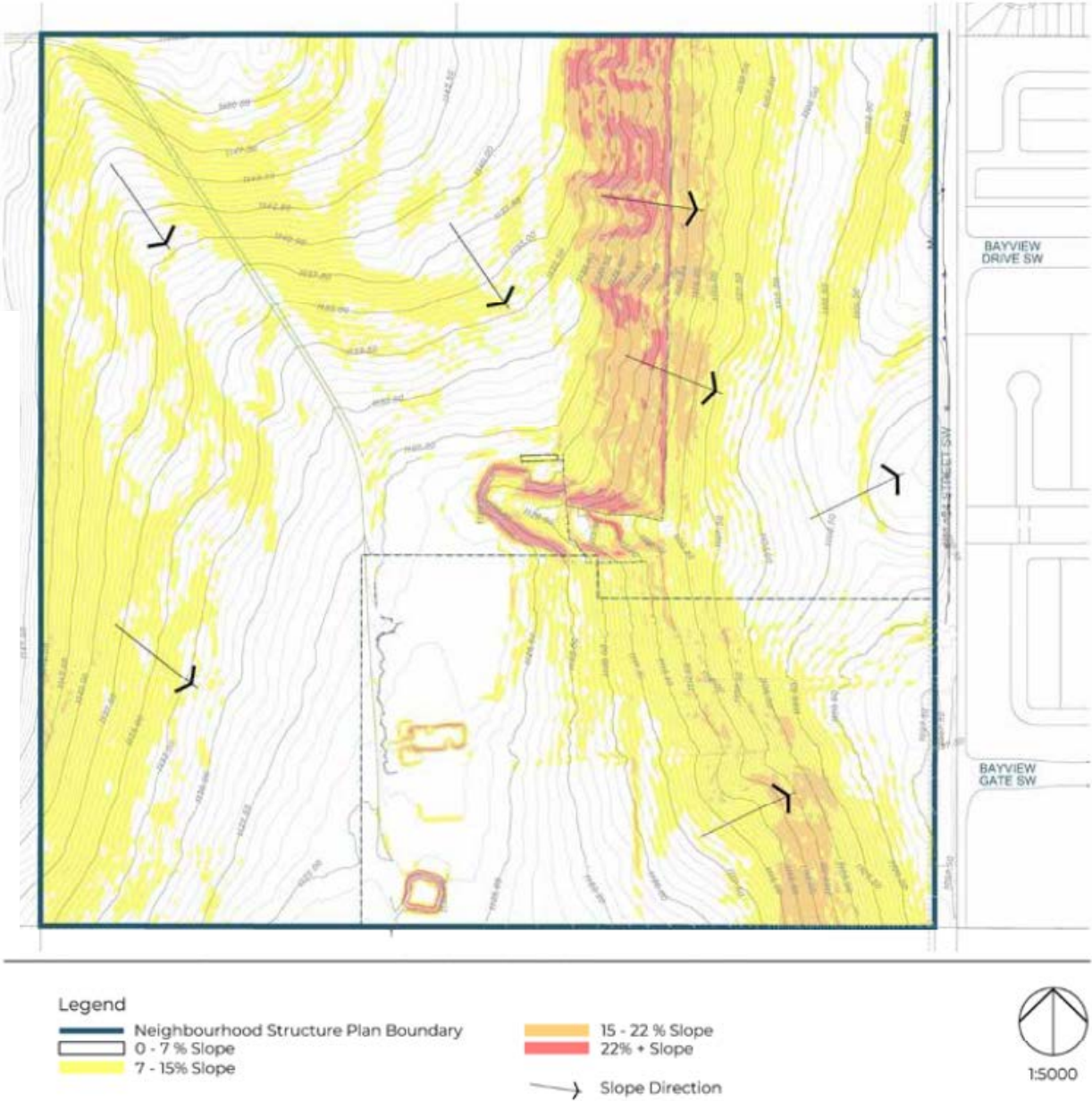
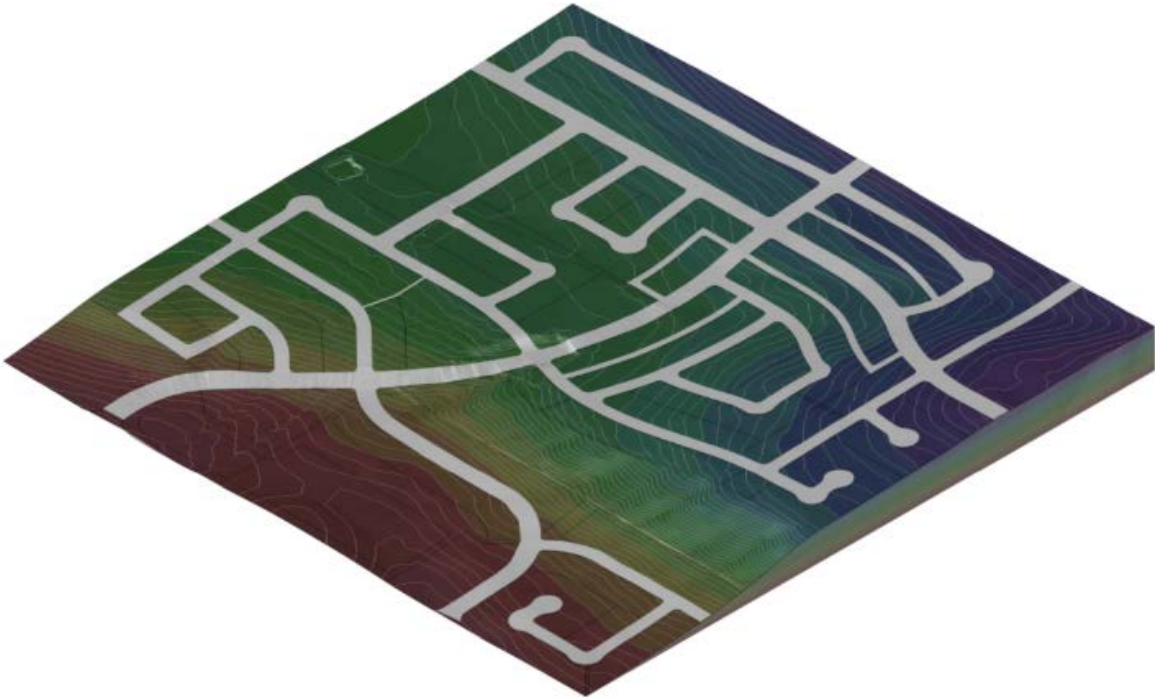
# Policy Context

- West Hills Community Area Structure Plan





# Topography



Legend

- Neighbourhood Structure Plan Boundary
- 0 - 7 % Slope
- 7 - 15% Slope

15 - 22 % Slope  
22% + Slope

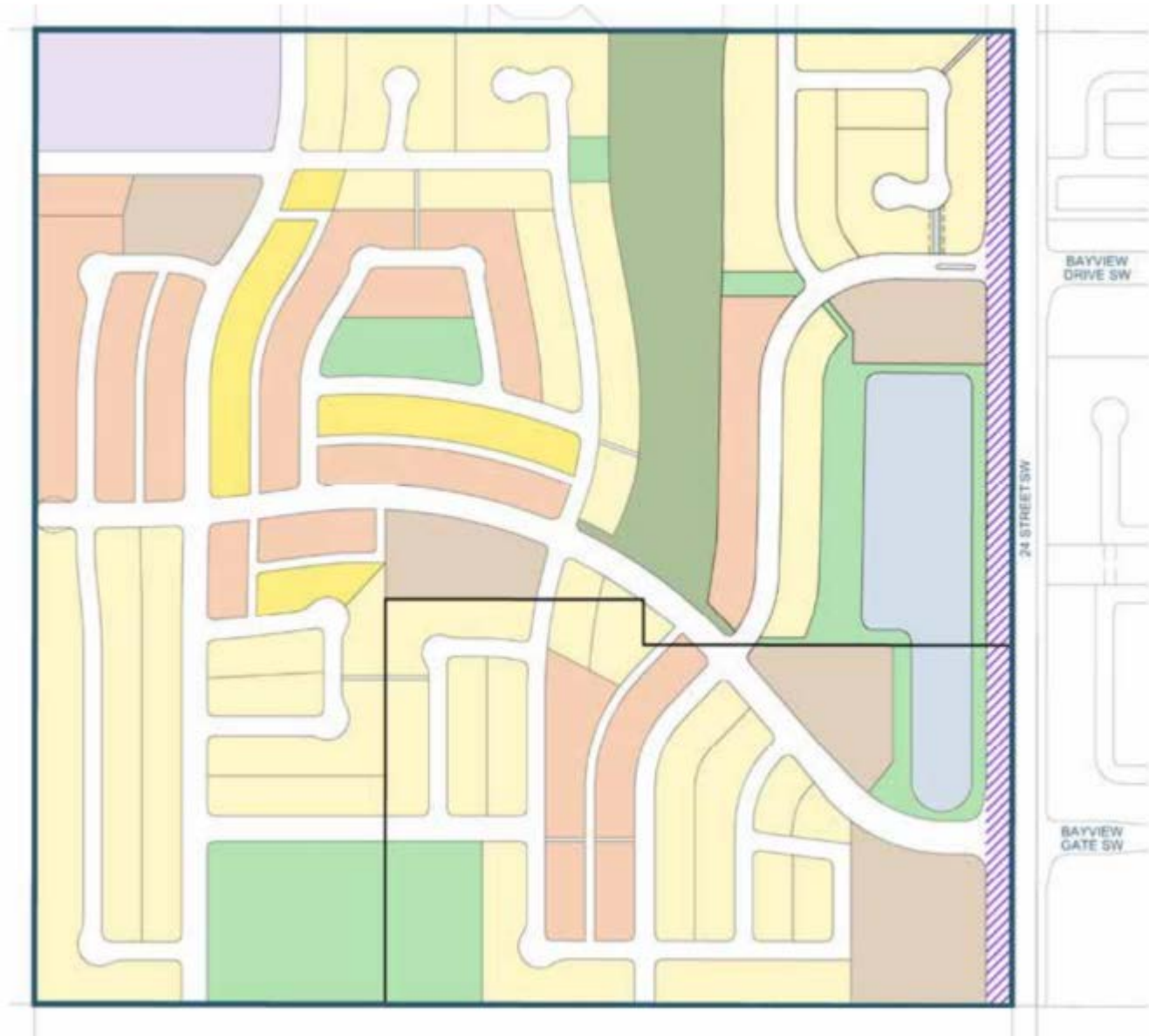
Slope Direction



# Land Use Concept

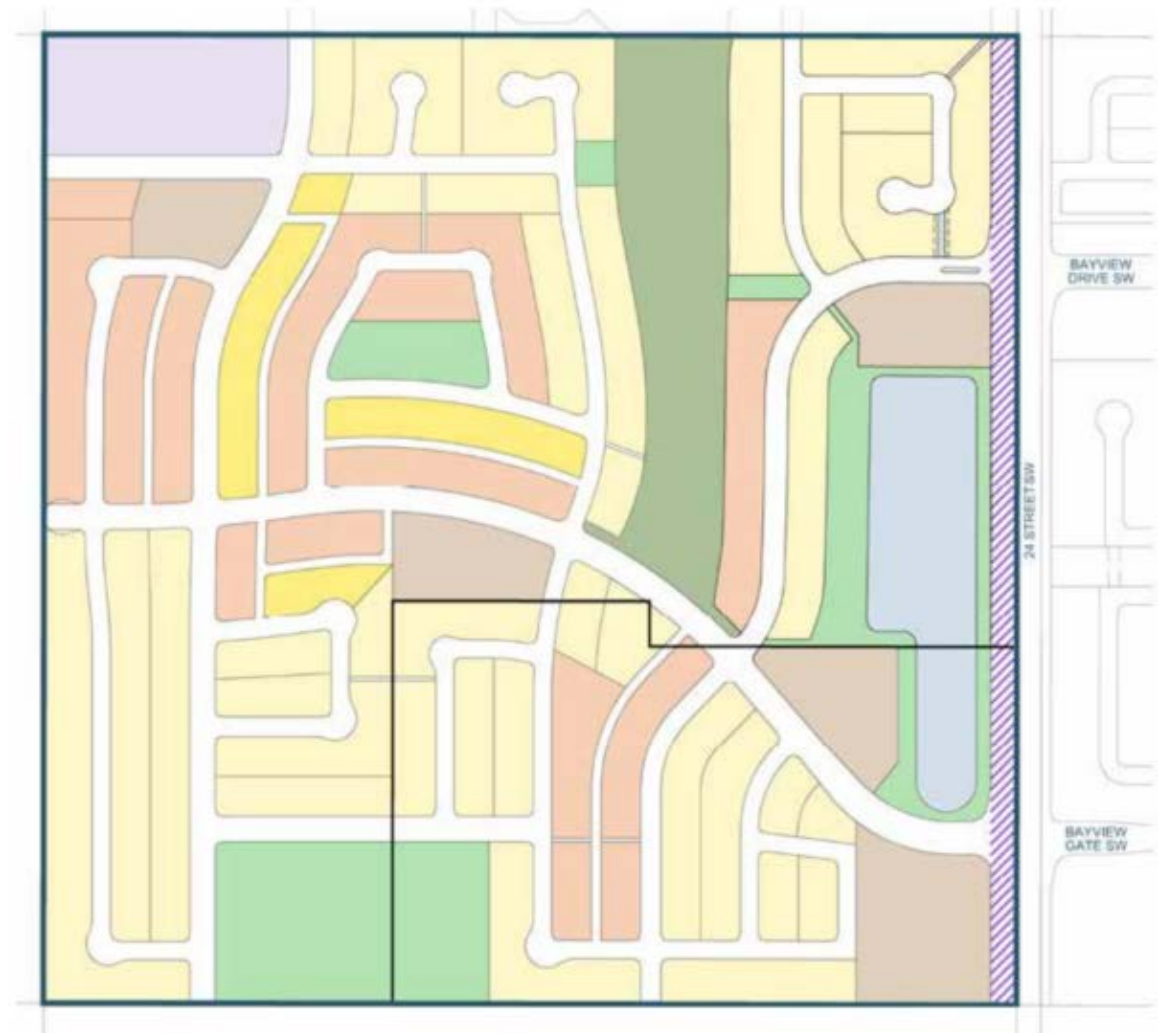
## Legend

-  Neighbourhood Structure Plan Boundary
-  (SD) Single Dwelling /
-  (SDNL) Single Dwelling Narrow Lot
-  (SDLL) Single Dwelling Narrow Lot Laned
-  (R2) Two Dwelling/Townhome
-  (MFMD) Multi-Family Medium Residential
-  (OS) Open Space Credit
-  (HS) High School Site
-  (OS) Environmental Protection
-  (PUL) Lands Containing Utilities
-  24 Street Road Widening



# Housing Form

	Average lot width	unit per ac	# units	uph	upa	%
(SD) Single Dwelling (*lot widths greater than 10.36m)	11.6		238			20
(SDNL) Single Dwelling Narrow Lot	9.75		291			24
(SDLL) Single Dwelling Laned Lot	8.50		90			8
(R2) Two Dwelling/Townhome	6.70		358			48
(MFMD) Multi-Family Medium Densit		18.00	210			
<b>Total</b>			<b>1186</b>	<b>20.6</b>	<b>8.3</b>	<b>100</b>



## Legend

— Neighbourhood Structure Plan Boundary  
 (SD) Single Dwelling /  
 (SDNL) Single Dwelling Narrow Lot  
 (SDLL) Single Dwelling Narrow Lot Laned  
 (R2) Two Dwelling/Townhome  
 (MFMD) Multi-Family Medium Residential

(OS) Open Space Credit  
 (HS) High School Site  
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 24 Street Road Widening





# Open Space Plan – Pathways

## Legend

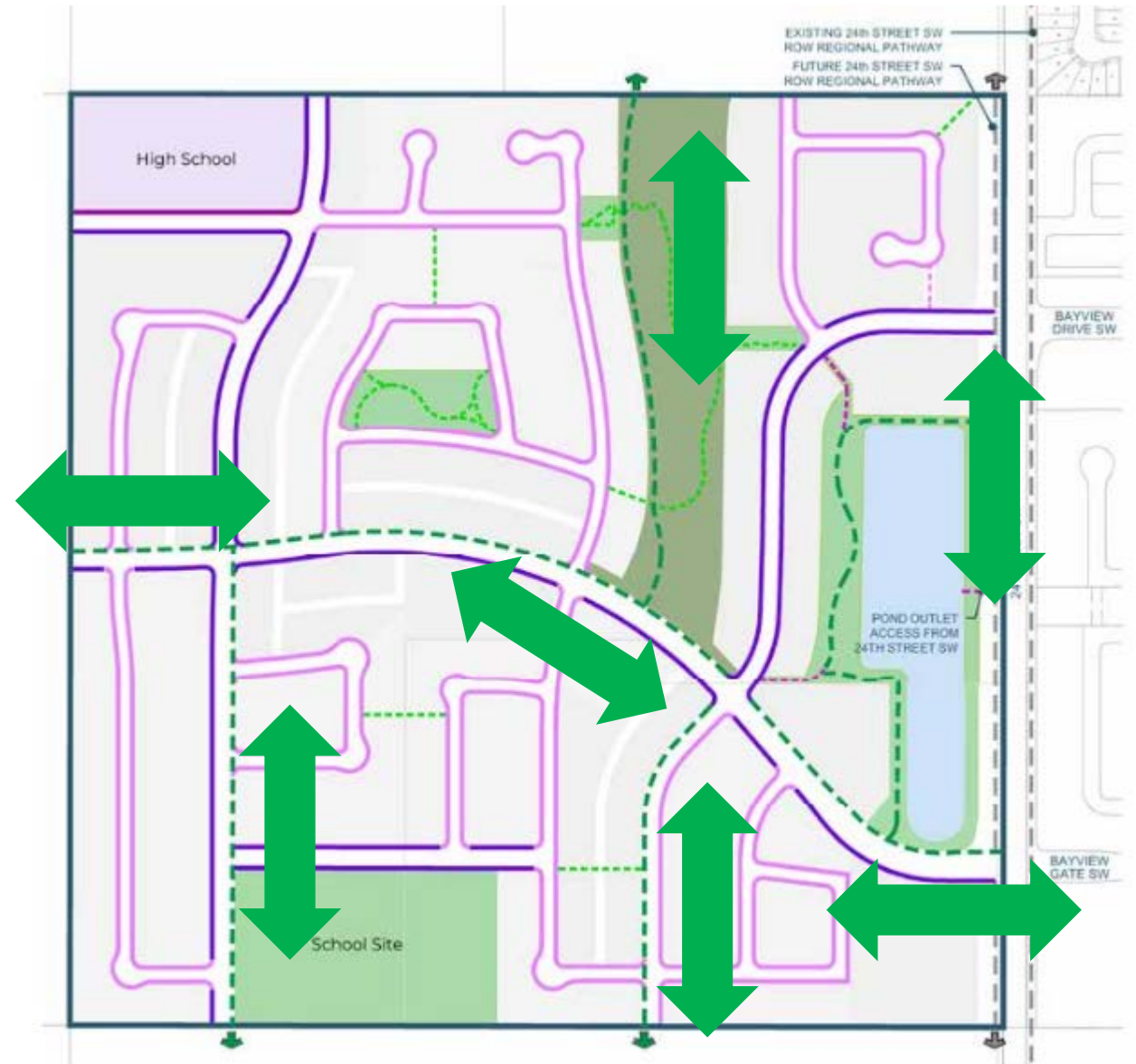
- Neighbourhood Structure Plan Boundary
- Pedestrian Access Route (1.1m Monowalk)
- Pedestrian Access Route (2.0m Monowalk)
- Pedestrian Access Route (1.4m Sep. Sidewalk)
- 2.0m Local Pathway
- 2.5m Regional Pathway
- 3.5m Pathway (Maintenance Access)
- 6.0m Paved Emergency Access





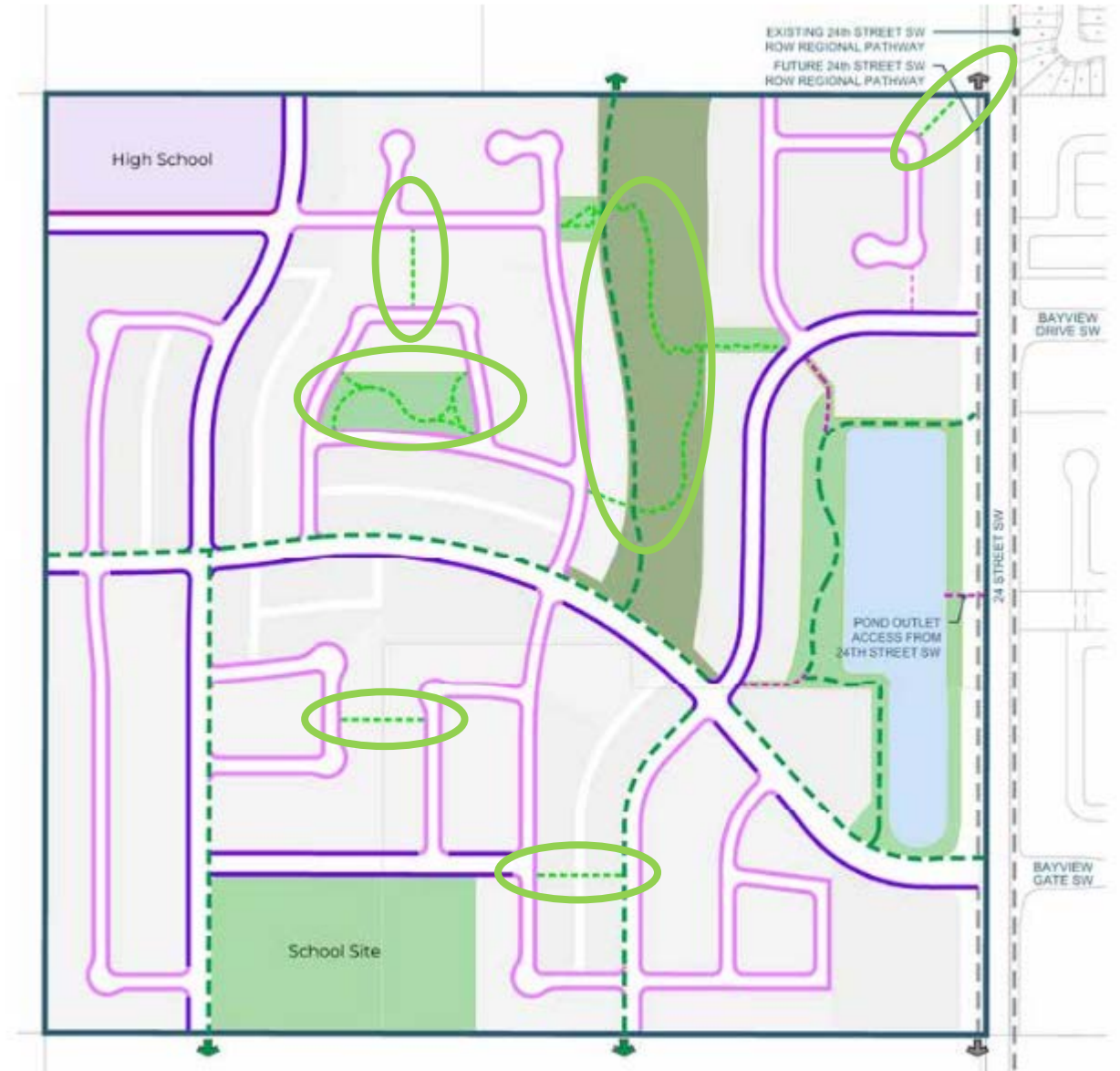
# Regional Pathway Connectivity

--- 2.5m Regional Pathway



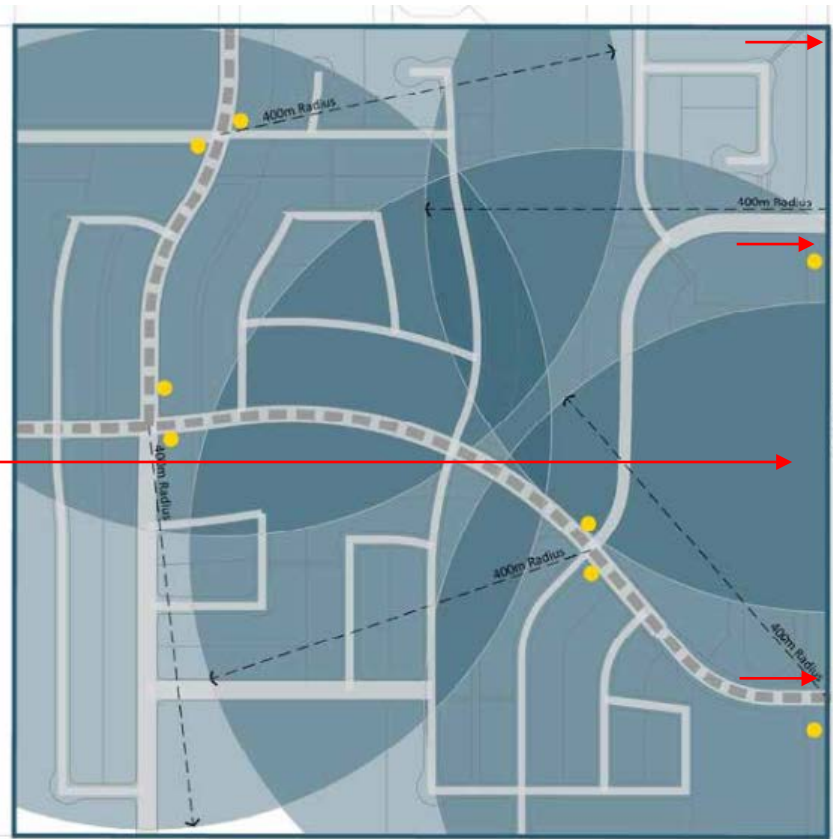
# Local Pathway Connectivity

..... 2.0m Local Pathway



# Transit and Connectivity

## Future High Order Transit Stop



400 m radius

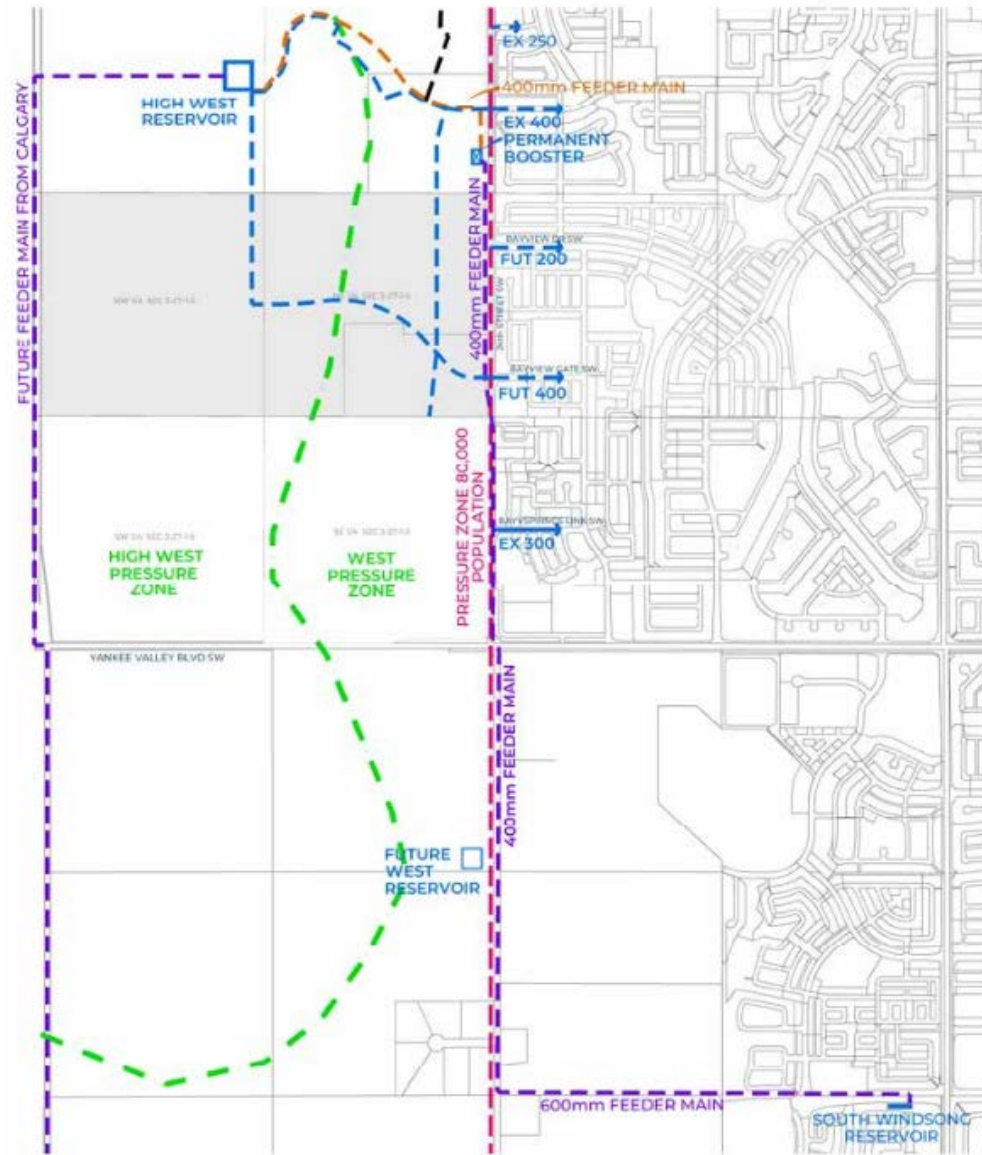
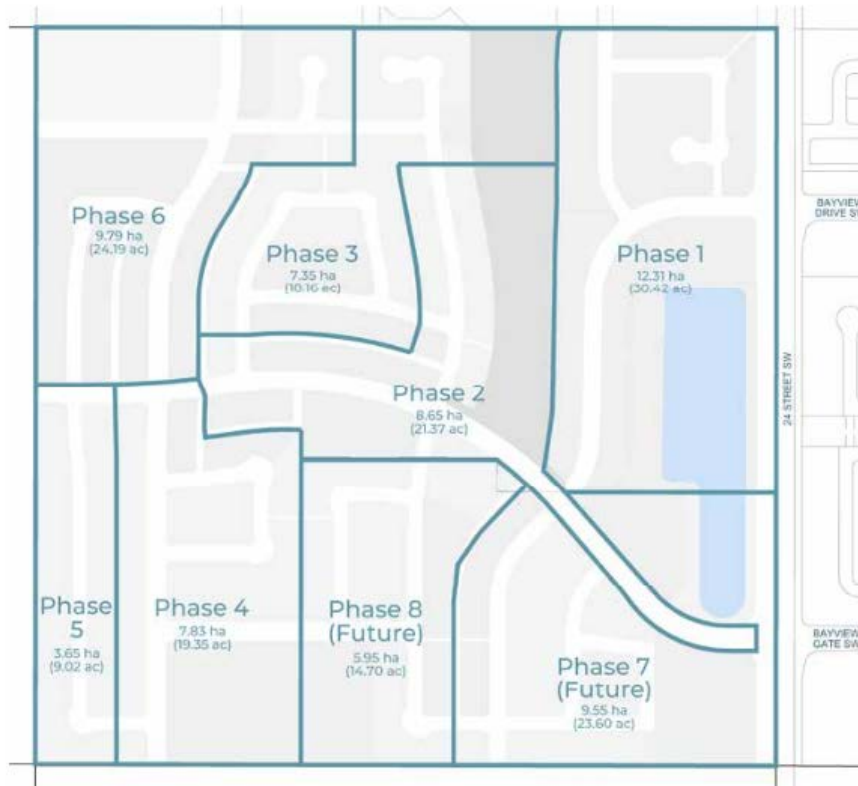


250 m radius



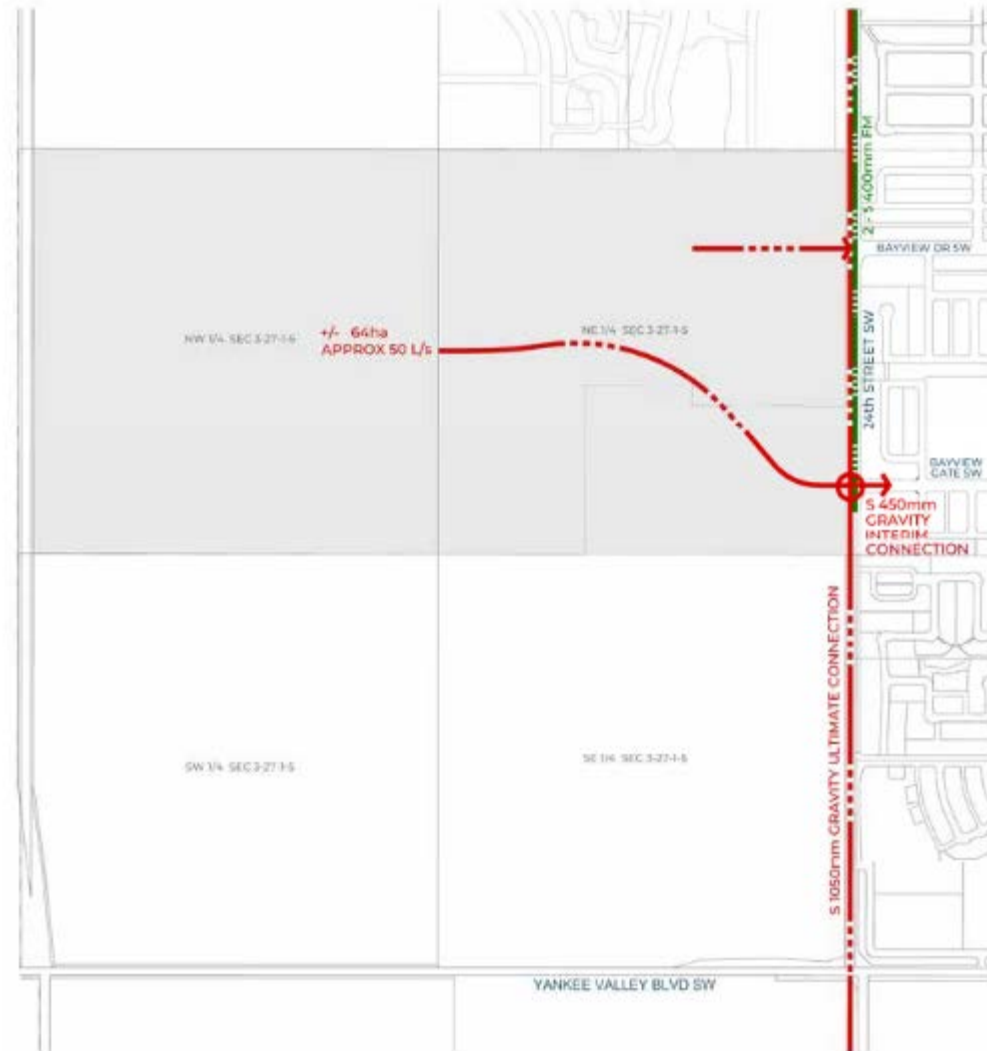
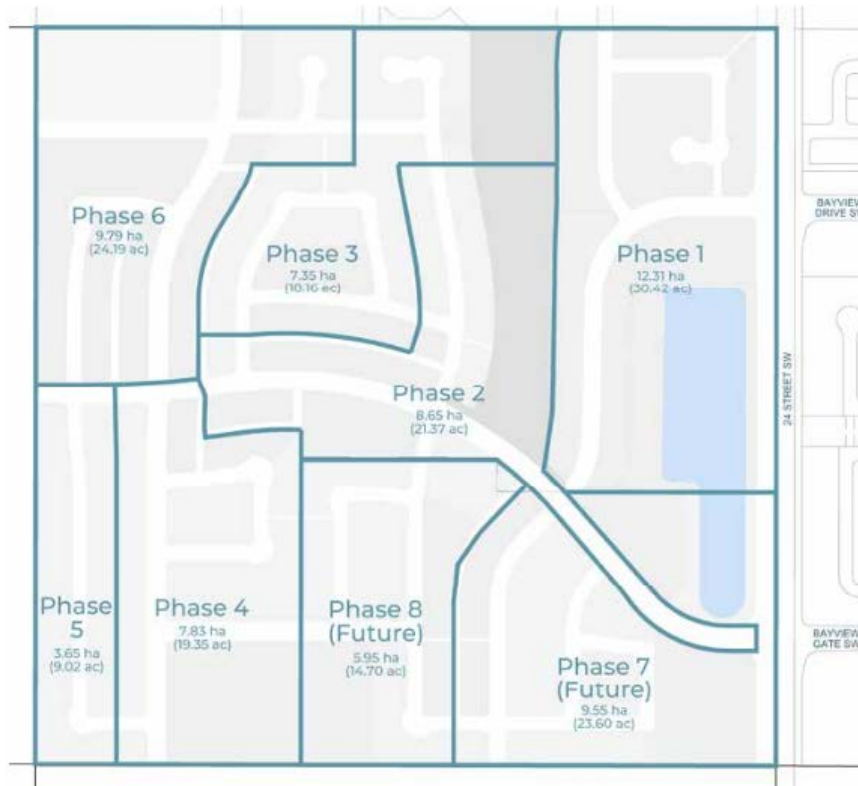
# Servicing

- Water pressure zone



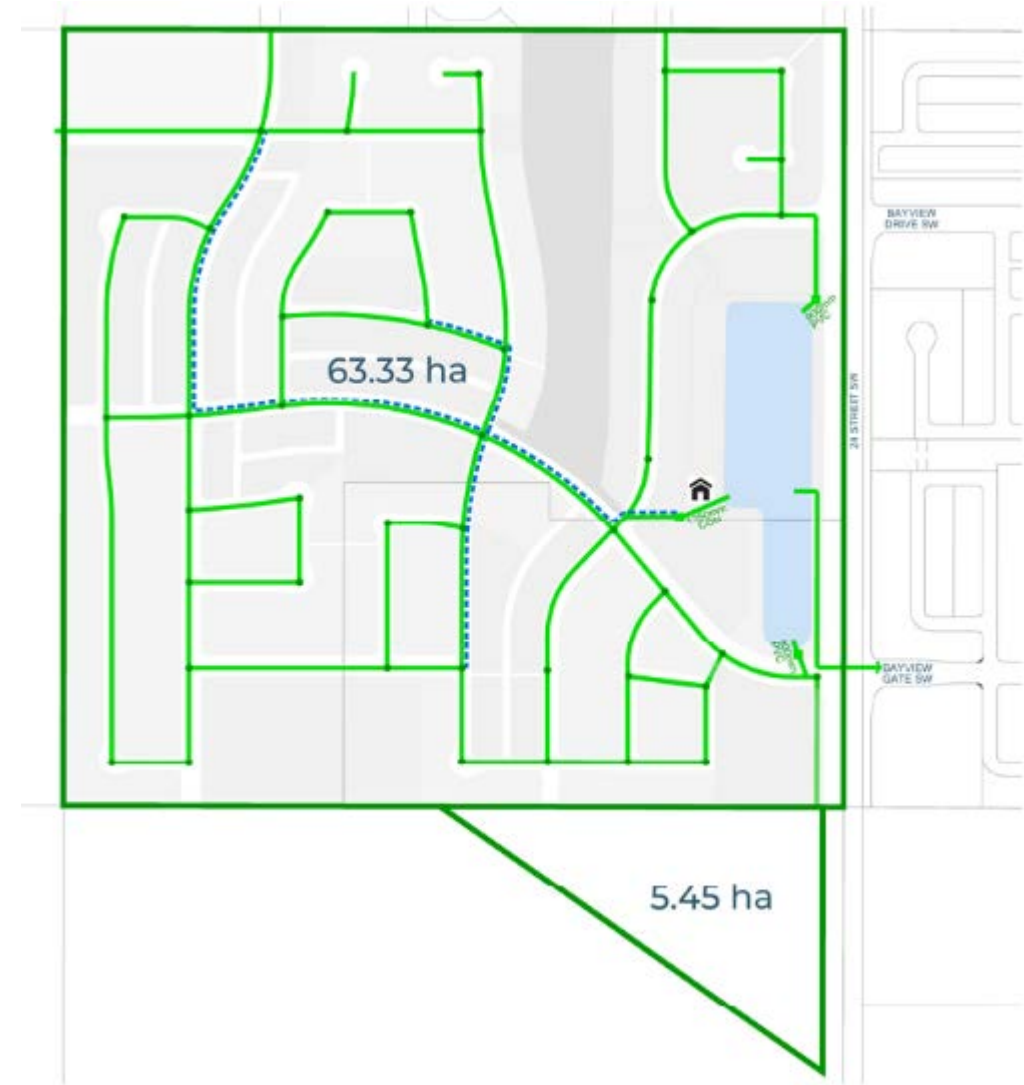
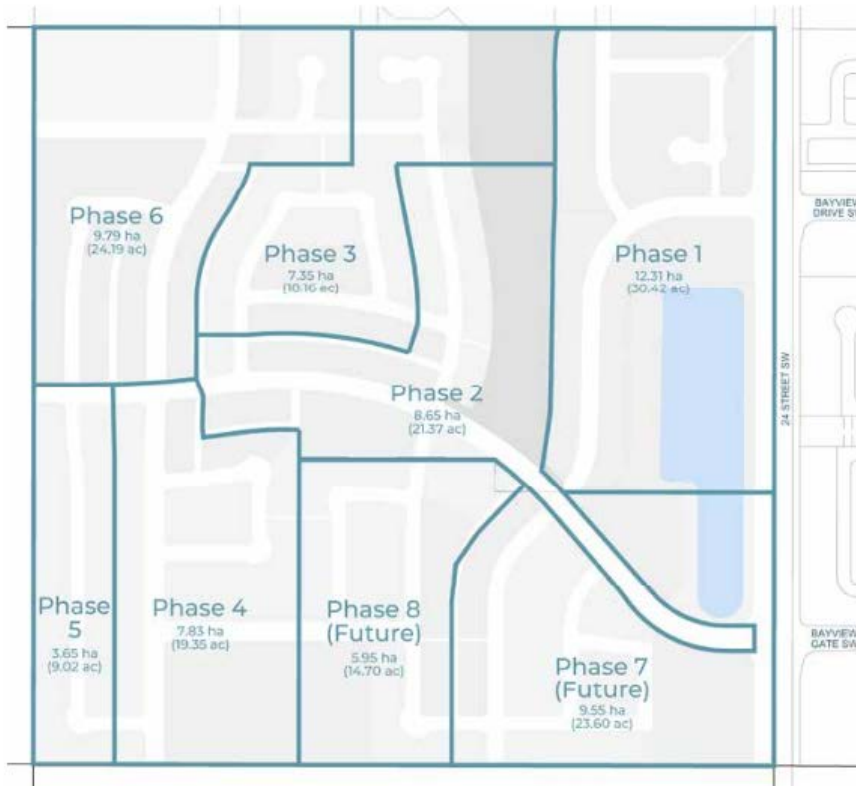
# Sanitary

- Gravity



# Stormwater

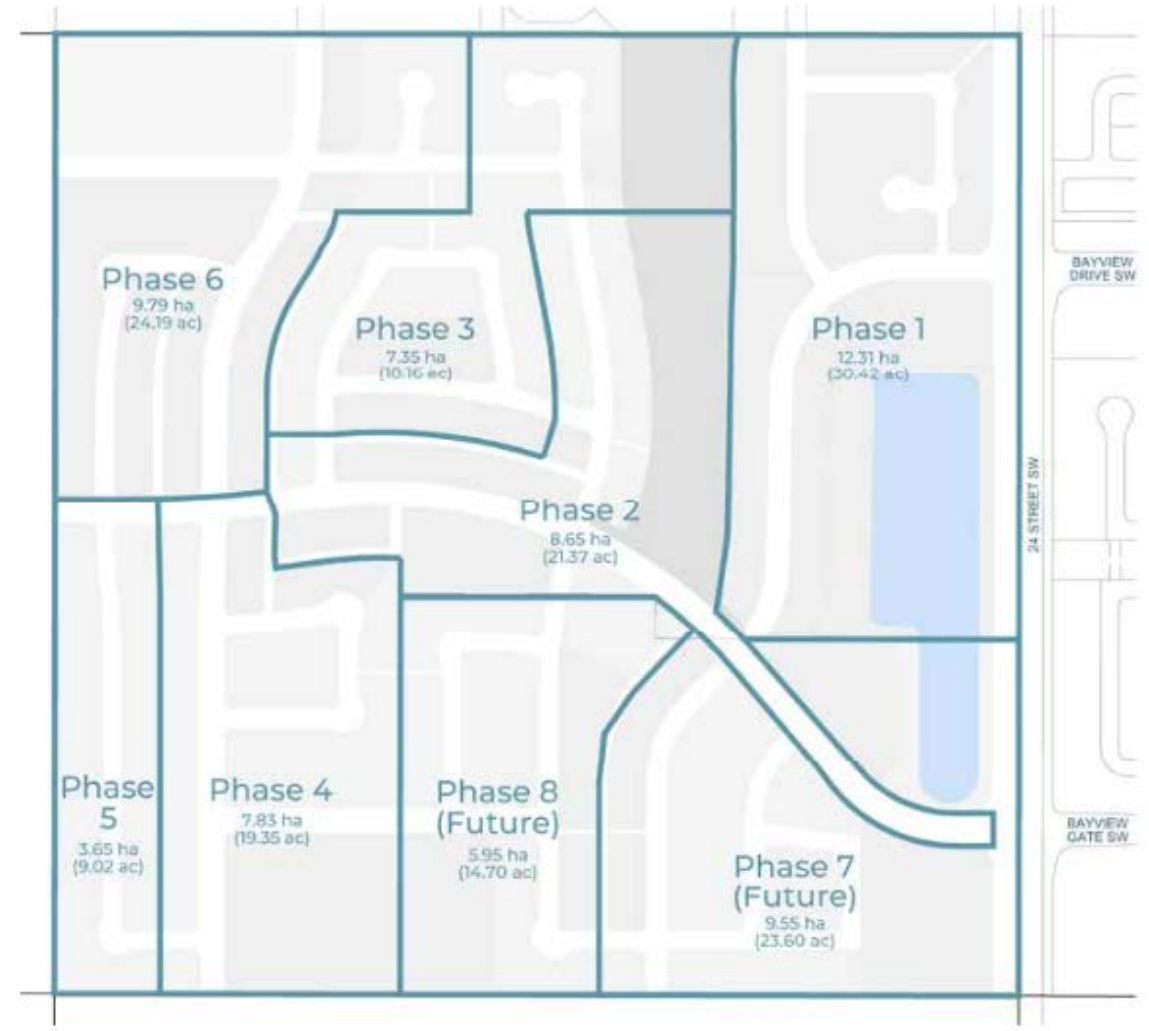
- **Piped System & Irrigation**





# Phasing and Buildout

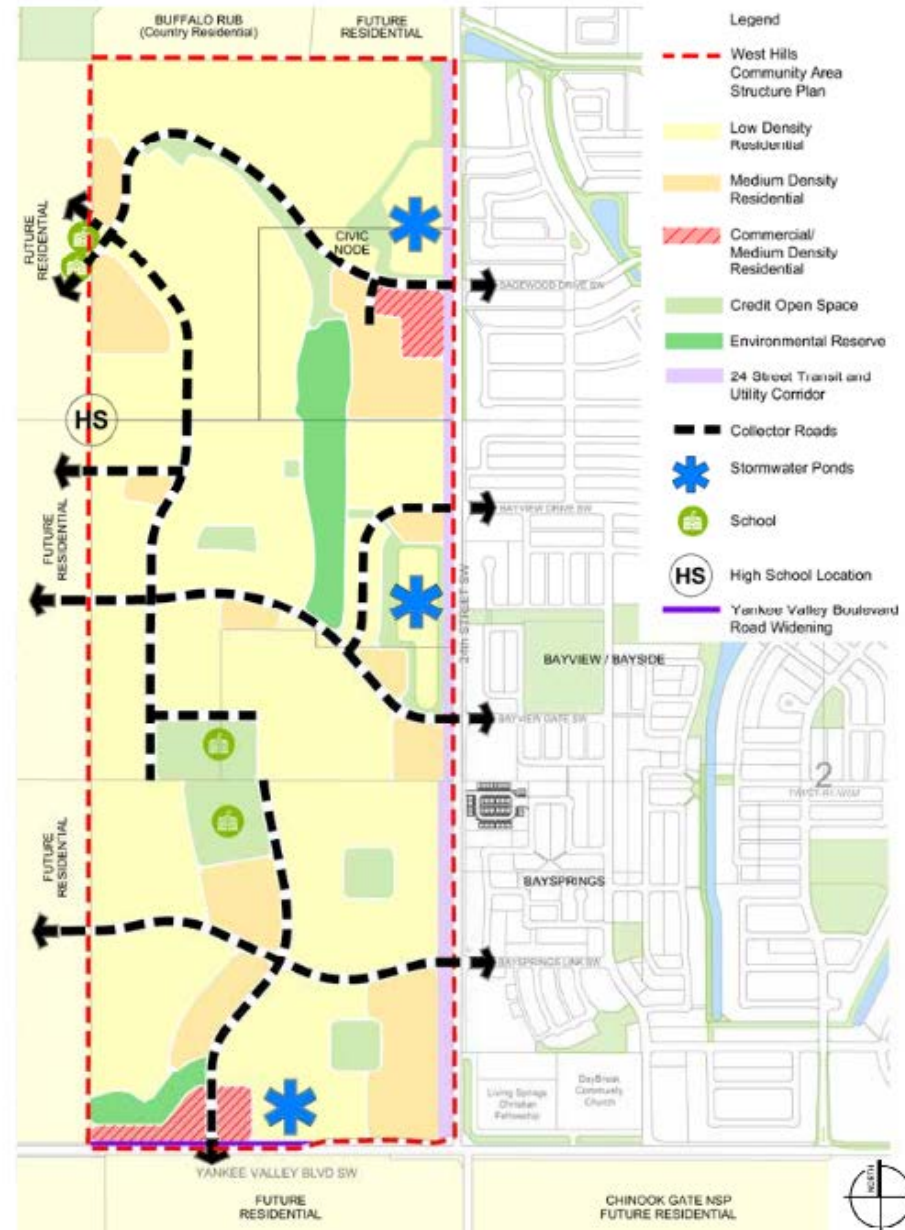
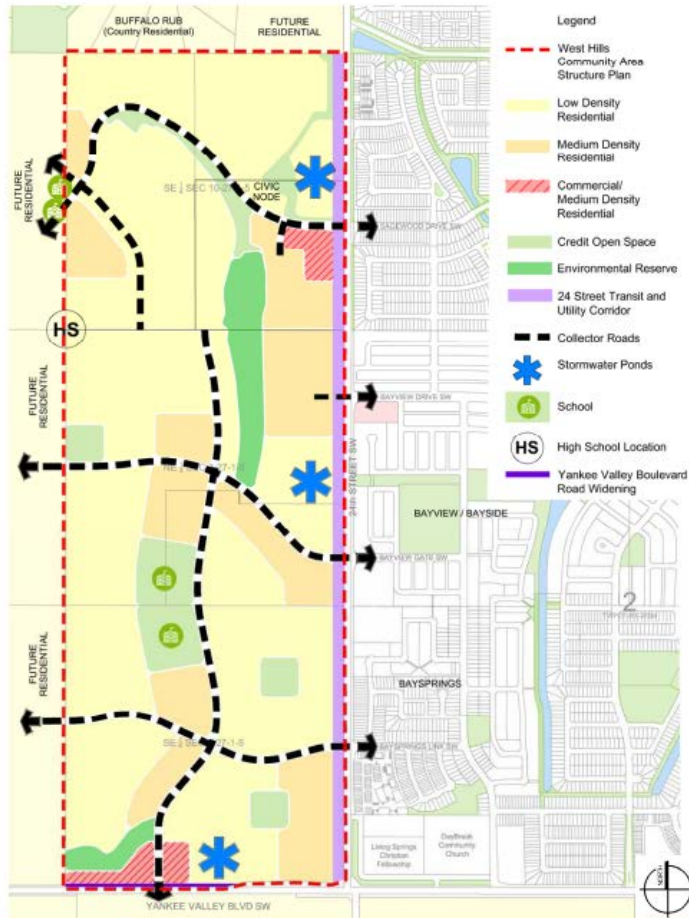
- Funding and Finance Agreement



# School Site



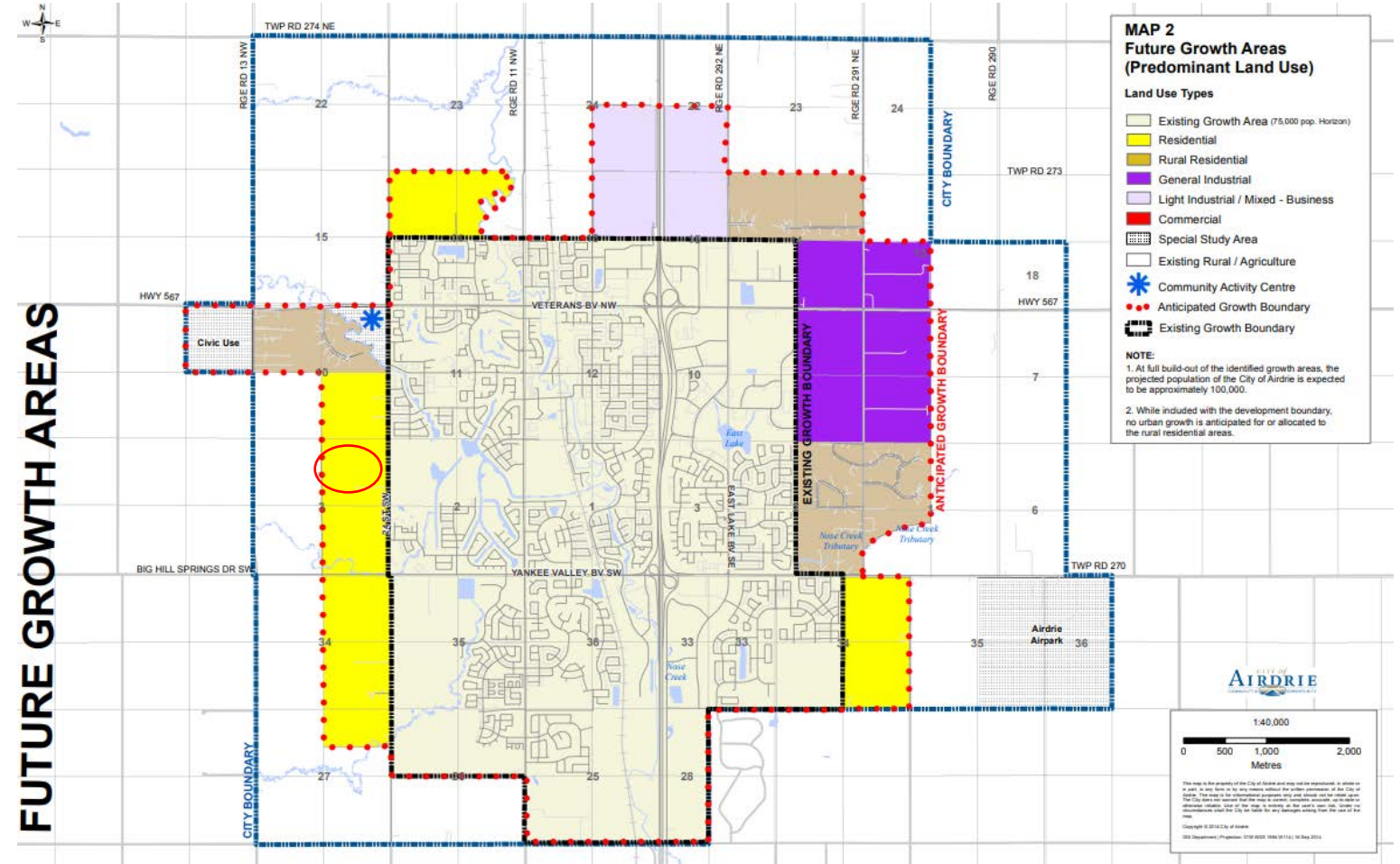
# CASP Amendment





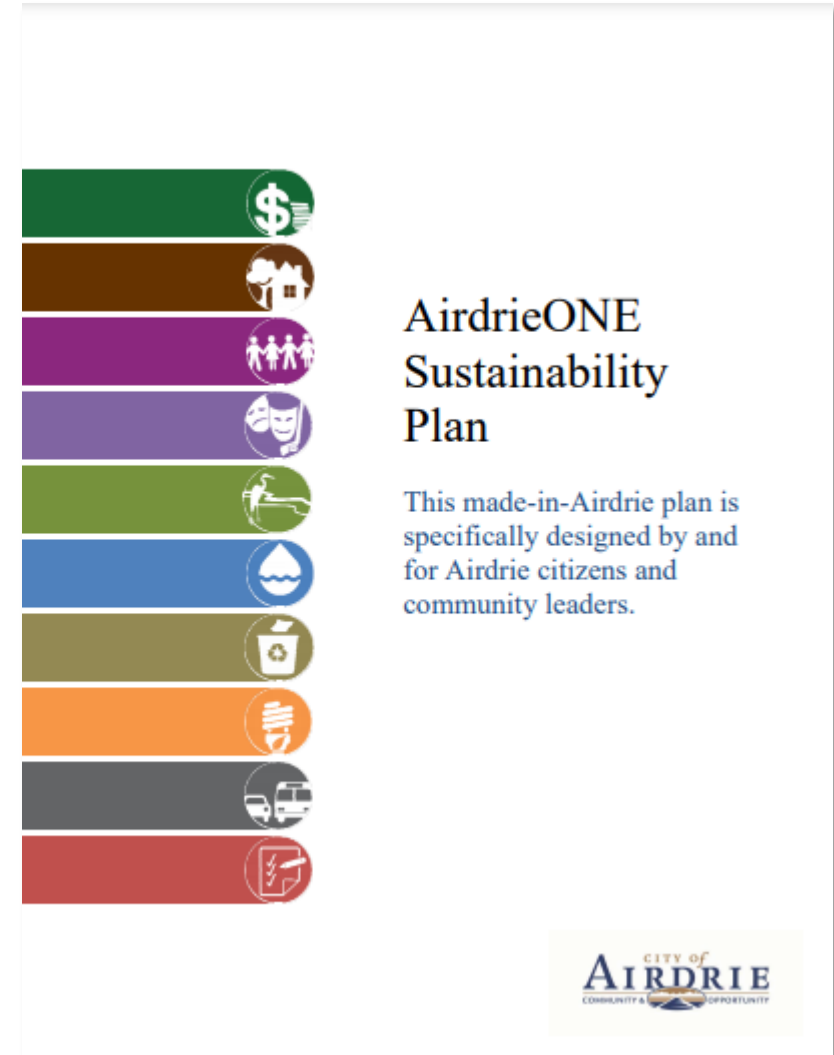
# Policy Conformance

- City Plan (Statutory)
- AirdrieONE
- West Hills CASP
- Next step is land use amendment



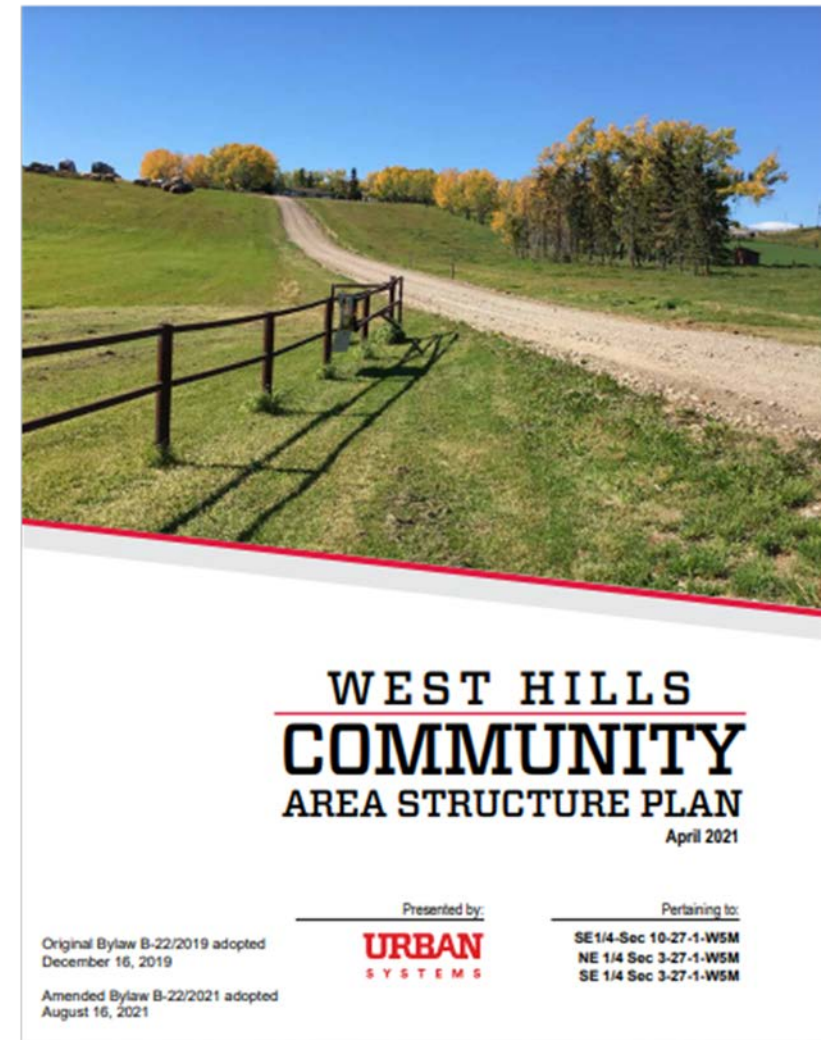
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# What We Heard Report

- Project Website and contact information
- Survey
- November 2, 2021, Virtual Open House



# **REQUIRED AMENDMENT TO BYLAW NO. B-17/2022 – NSP:**

**WHICH BYLAW:** **BYLAW NO. B-17/2022** being a bylaw to adopt the Key Ranch Neighbourhood Structure Plan, as written and illustrated in the attached Schedule ‘A.’

**WHY:** Renumbering of references to Figures in text.

**WHAT NEEDS TO CHANGE:** (Text only in body of report )

Page 44 – Figure 20 changes to Figure 21

Page 48 – Figure 21 changes to Figure 22 and Figure 22 changes to Figure 23

Page 51 – Figure 23 changes to Figure 24 and Figure 24 changes to Figure 25

Page 54 – Figure 25 changes to Figure 26, Figure 26 changes to Figure 27, Figure 27 changes to Figure 28, Figure 28 changes to Figure 29, Figure 29 changes to Figure 30

Page 55 – Figures 25 changes to Figure 26 and Figure 26 changes to Figure 27

Page 58 – Figure 27 changes to Figure 28 and Figure 28 changes to Figure 29

Page 61 – Figure 29 changes to Figure 30

Page 65 – Figure 30 changes to Figure 31

# Council Alternatives/Options - Bylaw No. B-16/2022

- ***Alternative One:*** Council could choose to give first and second reading to proposed Bylaw No. B-16/2022 as presented.
- ***Alternative Two:*** Council could choose to table proposed Bylaw No. B-16/2022 to allow Administration to provide additional information required for a decision or to follow direction from Council.
- ***Alternative Three:*** Council could choose to defeat proposed Bylaw No. B-16/2022.



# Council Alternatives/Options - Bylaw No. B-17/2022

- ***Alternative One:*** Council could choose to give first and second reading to proposed Bylaw No. B-17/2022 **with requested amendment.**
- ***Alternative Two:*** Council could choose to table proposed Bylaw No. B-17/2022 **with requested amendment** to allow Administration to provide additional information required for a decision or to follow direction from Council.
- ***Alternative Three:*** Council could choose to defeat proposed Bylaw No. B-17/2022.

# Administration's Recommendation

## *Alternative One:*

1. That Council gives first and second reading to proposed Bylaw No. B-16/2022 being a bylaw to amend the West Hills Community Area Structure Plan; and
2. That Council gives first and second reading to proposed Bylaw No. B-17/2022 being a bylaw to adopt the Key Ranch Neighbourhood Structure Plan **with requested amendment.**

# Questions

- Applicants are present to answer questions:
  - Jane Power, Urban Systems
  - Lamont Land