

# **BYLAW NO. B-32/2022 LAND USE BYLAW AMENDMENT**

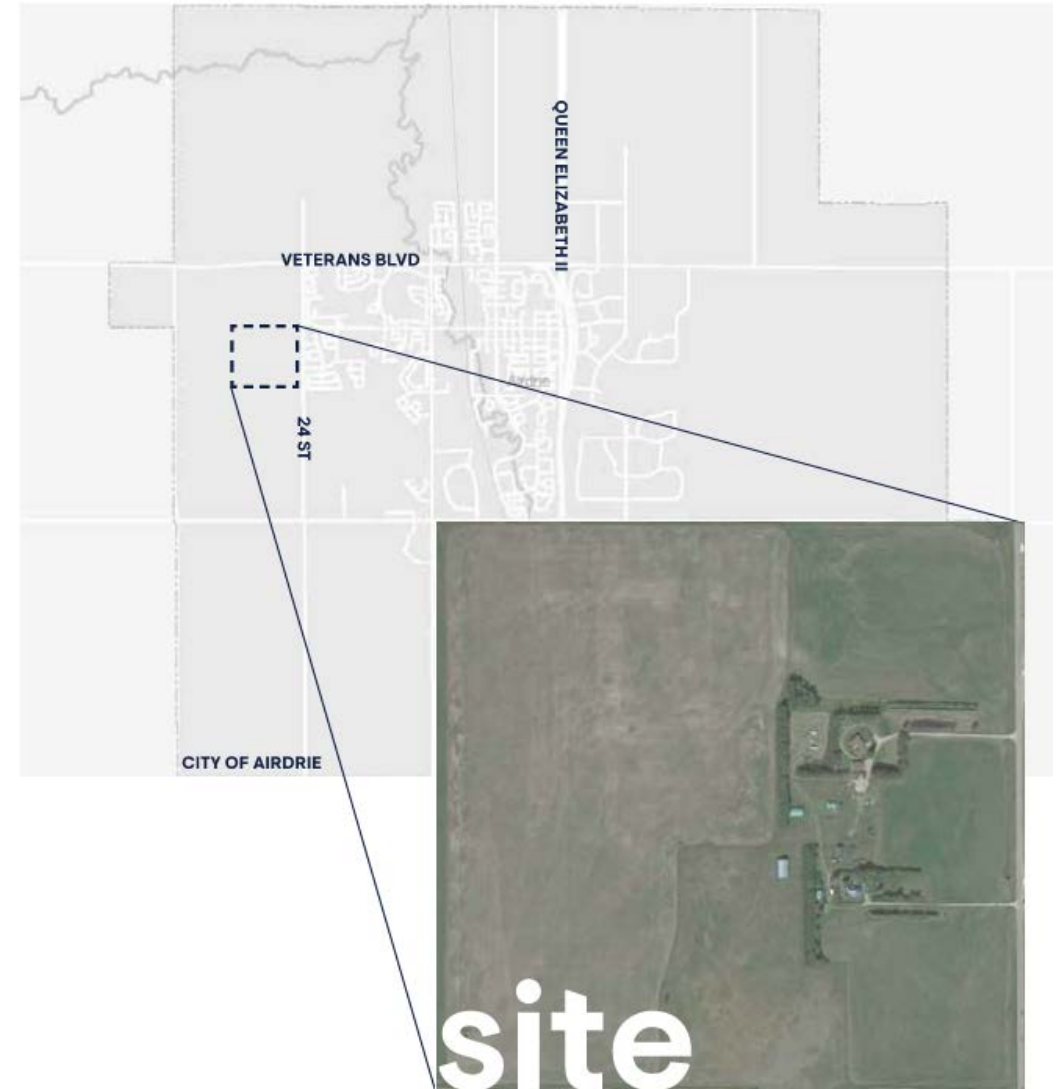
MUNICIPAL COUNCIL

City of Airdrie

September 19, 2022

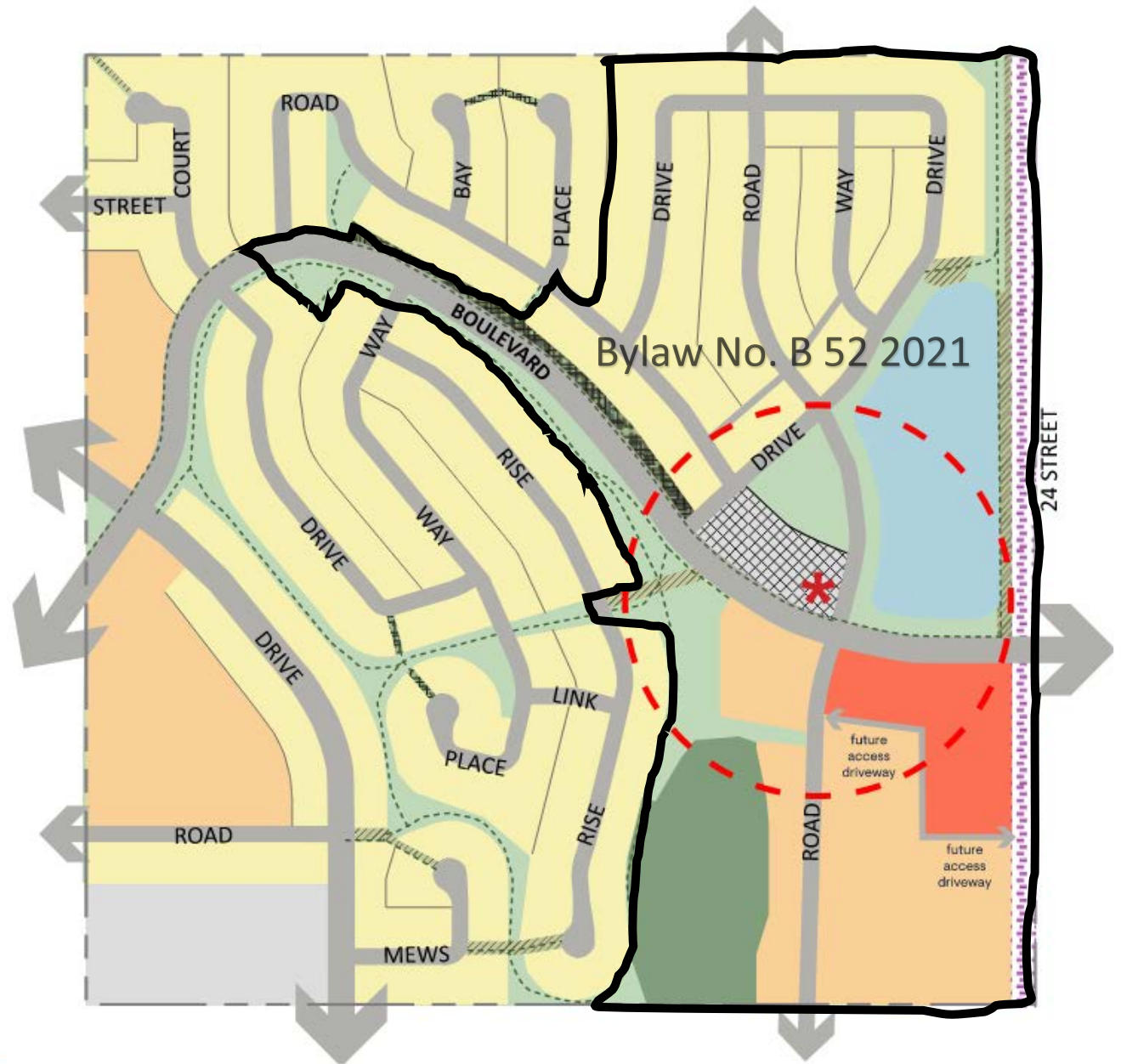
# Application Summary

- **Applicant:** Freedom Planning
- **Landowners:** Minto Communities Inc.
- **Address and Legal Land:** SE 10-27-1-W5M
- **Relevant Planning:**
  - West Hills CASP
  - Wildflower NSP
- **Purpose:**
  - Redistrict the subject lands to reflect the land uses in keeping with the Wildflower Neighbourhood Structure Plan (NSP)

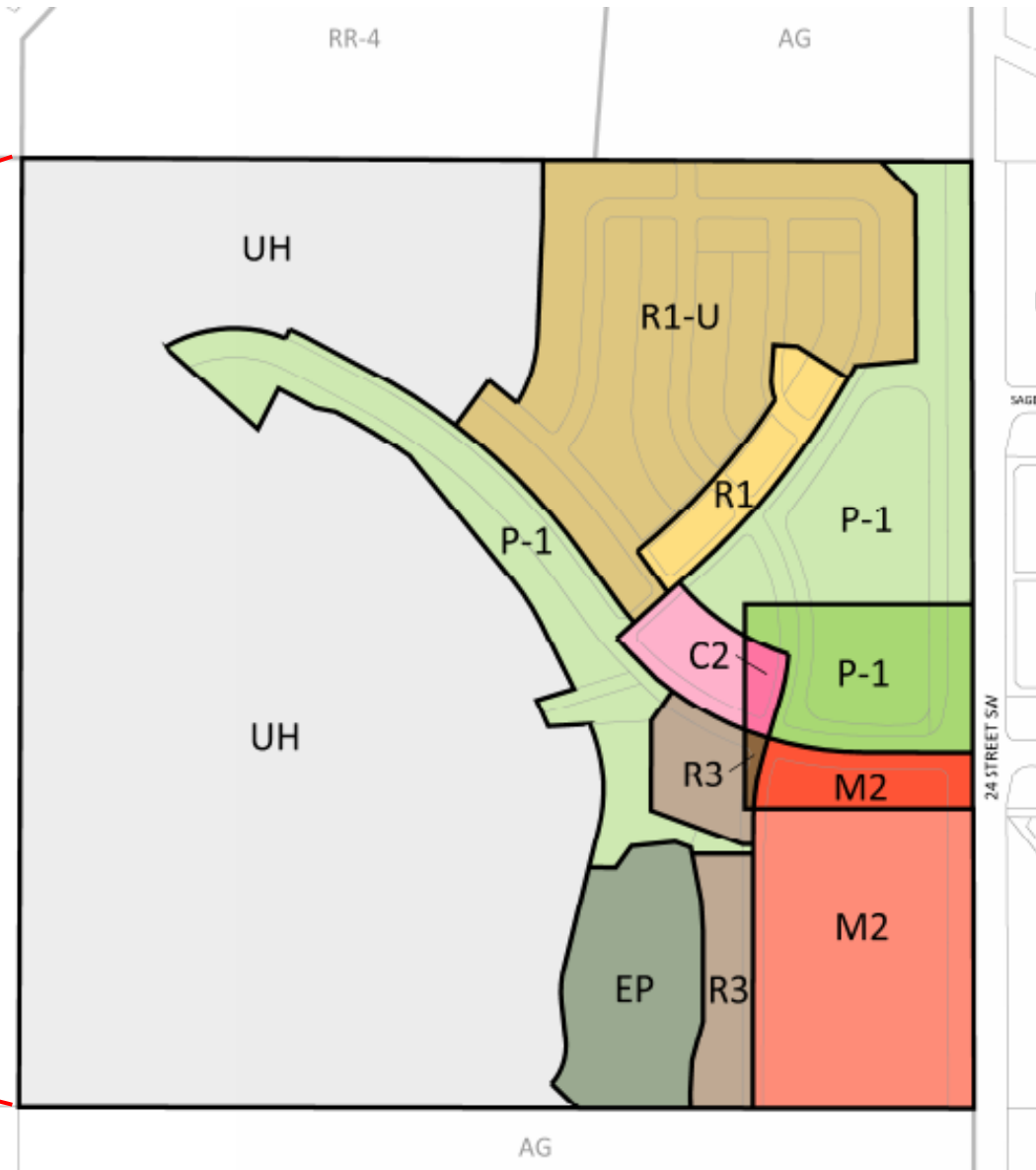
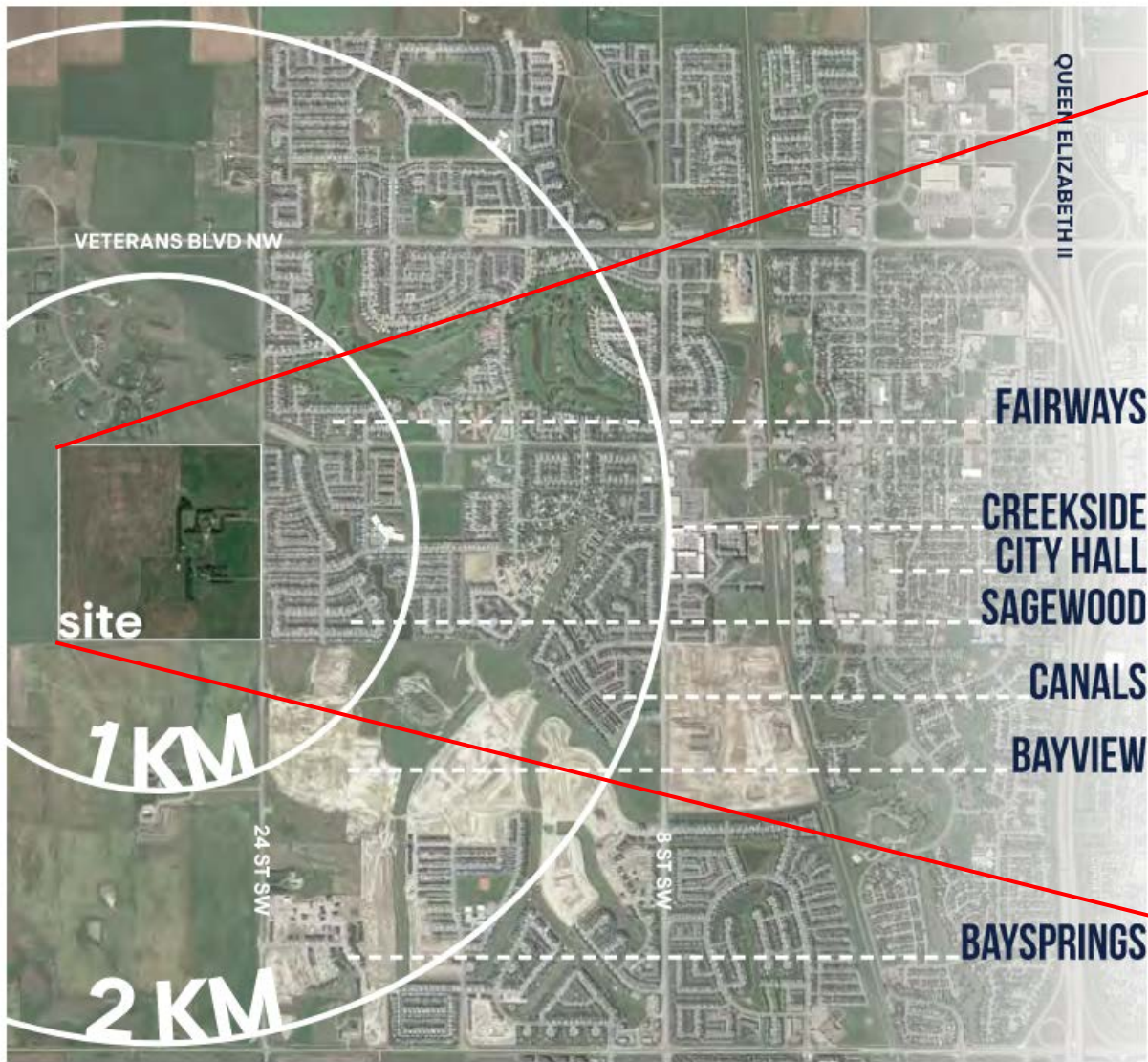


# Background

- West Hills CASP adopted December 2019, amended August 16, 2021
- Wildflower NSP Bylaw No. B-52 2021 (Stage 1) adopted August 16, 2021
- Stage 1 Land Use Amendment Bylaw adopted August 16, 2021



# CONTEXT MAP

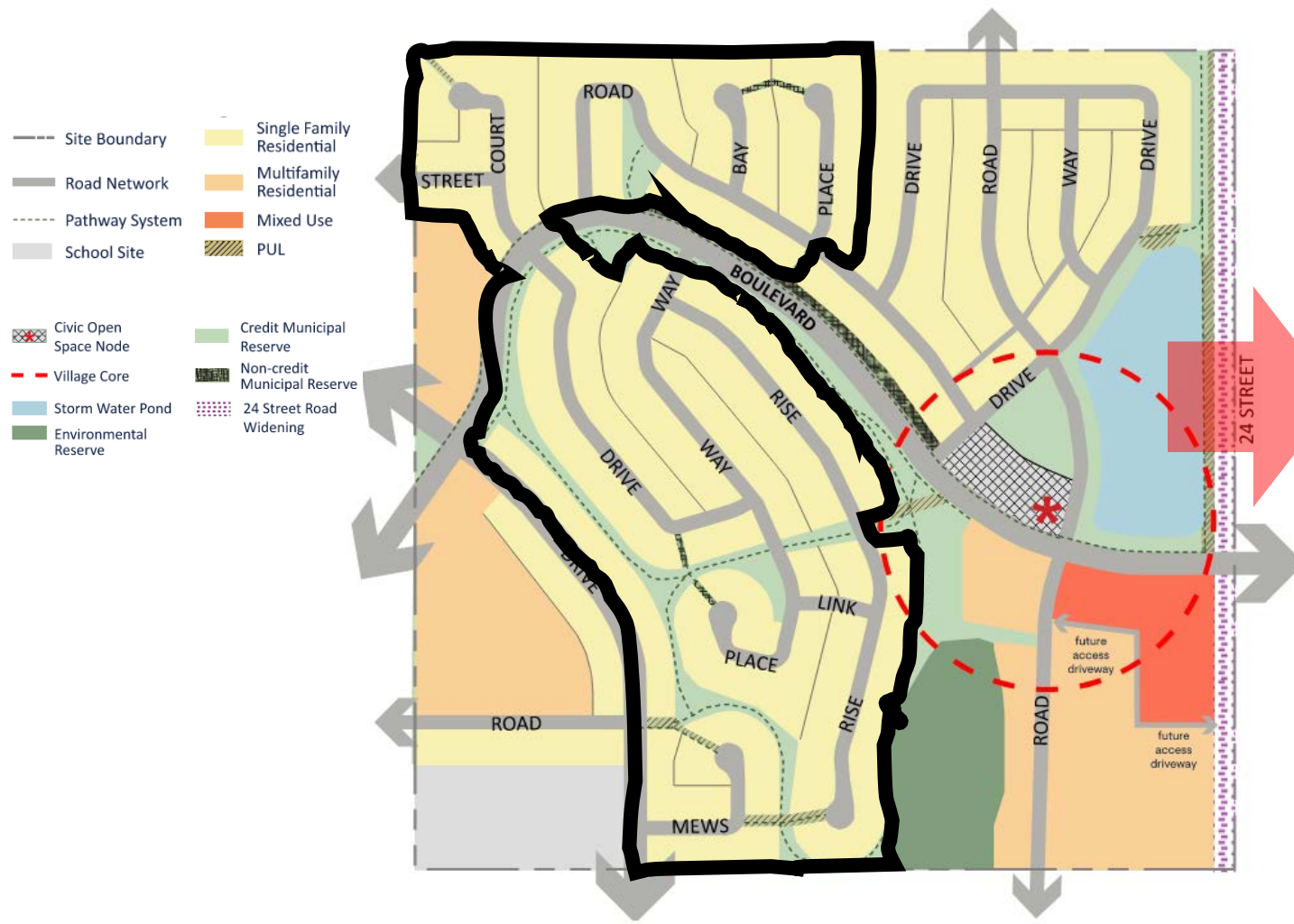


Wildflower NSP area Existing Districting



# PROPOSED DISTRICTING & NSP ALIGNMENT

Wildflower NSP Land Use Concept



Bylaw No. B-32/2022 - Proposed Redistricting (Stage 2)



# PROPOSED DISTRICTING



Bylaw No. B-32/2022 – Stage 2 LUA

## EXISTING LAND USE STATISTICS

	ha	ac
GROSS AREA	26.00	64.25
UH - Urban Holdings	26.00	64.25

## PROPOSED LAND USE AMENDMENT STATISTICS

	ha	ac
<b>GROSS AREA</b>	<b>26.00</b>	<b>64.25</b>
UH to (R1-U) Urban Standard Residential District	23.18	57.28
UH to (P-1) Public Open Space District	2.82	6.97

# PROPOSED DISTRICTING



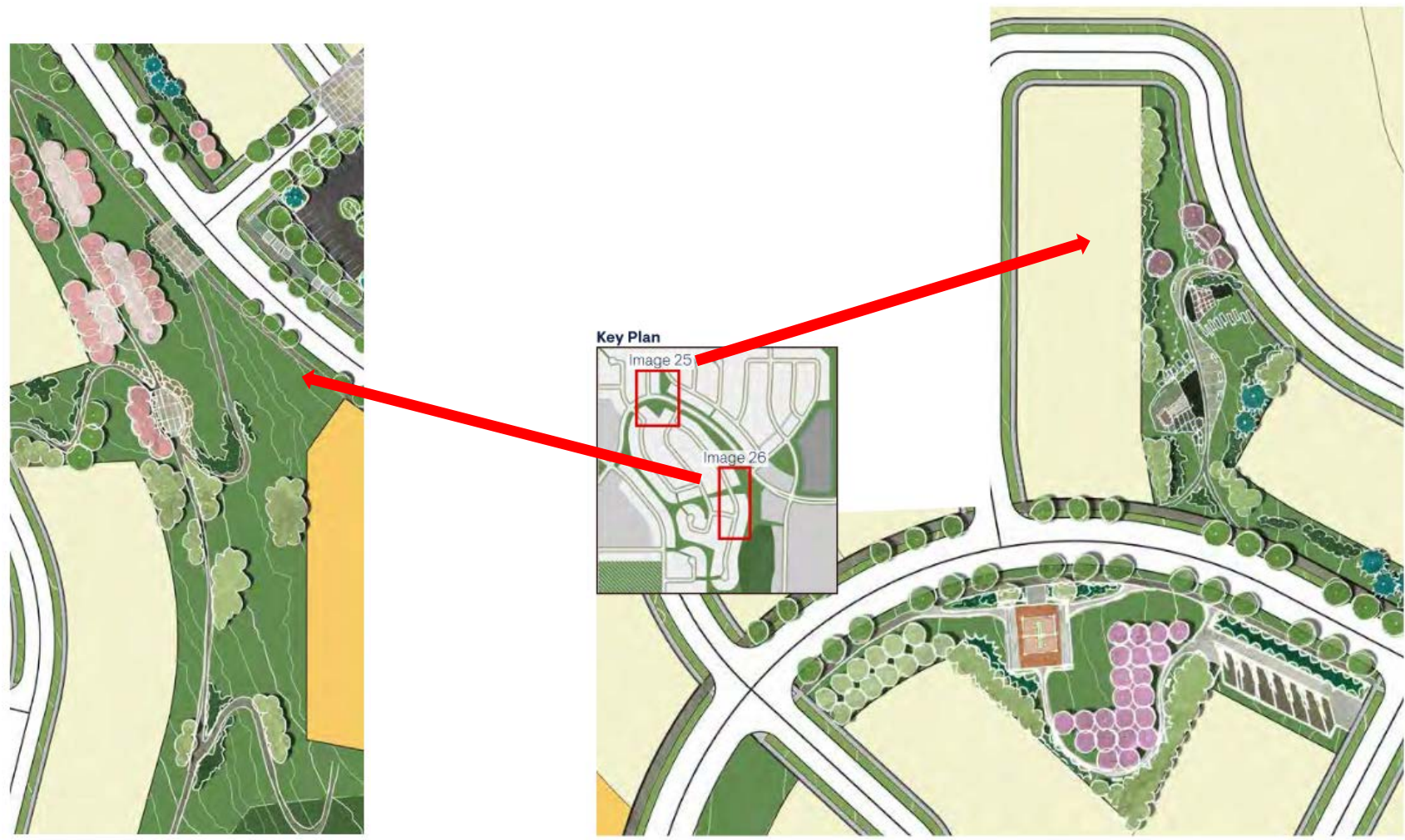
- ☐ Residential Uses
  - ✓ 23.18 Hectares (57.28 acres) Single Family districting (laneless)
- ☐ Public Open Space 2.82 Hectares (6.97 acres)
  - ✓ Includes PUL and MR



# OPEN SPACE

Cartwheel Park

- ❑ Public Open Space 2.82 Hectares (6.97 acres)
  - ✓ Includes PUL and MR





# **POLICY ALIGNMENT**

Proposed Bylaw No. B-32/2022 aligns with the City planning policies.

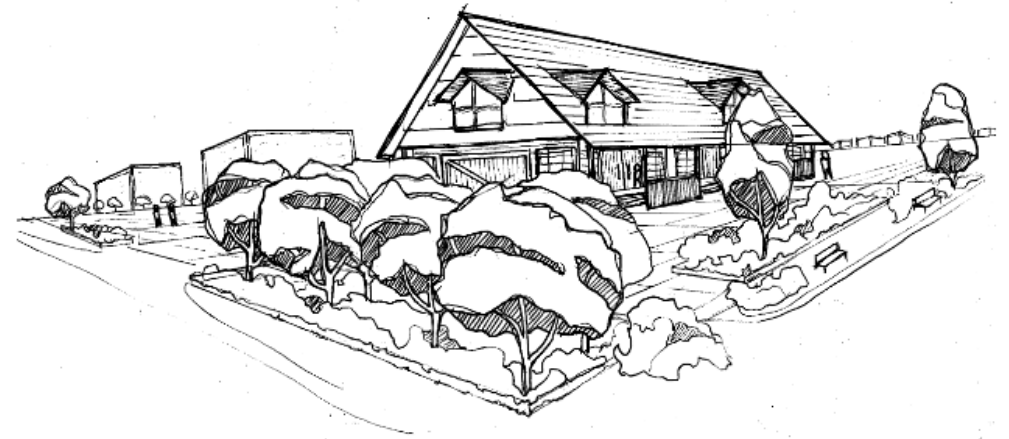
- ☐ Airdrie City Plan
- ☐ AirdrieOne
- ☐ West Hills CASP
- ☐ Wildflower NSP



# **ALIGNMENT WITH AIRDRIEONE**

Key elements of the NSP that achieves Airdrie's sustainability objectives include:

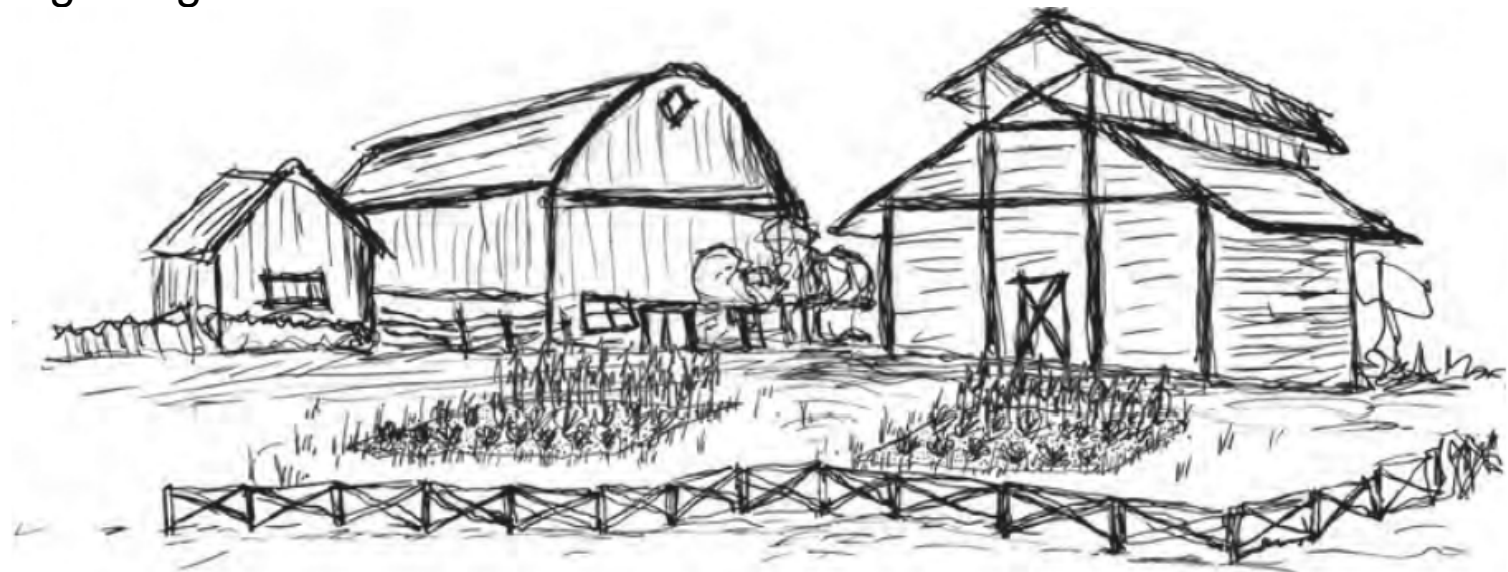
- ❑ Creation of a neighbourhood with continuous pathways and open spaces. The pathway system is enhanced with edible landscaping.
- ❑ The Plan's open space system facilitates healthy living through food, activity, and social Connections.
- ❑ Slope adaptive development to preserve the existing topography and minimize the amount of grading needed.
- ❑ A neighbourhood with a unique sense of identity with the open space system, slope adaptive development and a suitable mix of housing product.



# ALIGNMENT WITH SSRP

The NSP is in alignment with strategic direction of the SSRP:

- ☐ Efficient use of land at the regional level.
- ☐ Directs population growth into urban centres (nodal growth) and developing at higher densities.





# MUNICIPAL PLANNING COMMISSION

- ❑ Proposed Bylaw No. B-32/2022 presented at August 18th, 2022 meeting
  - 1. MPC inquired about the density of the entire NSP and of the first Stage. Staff confirmed responded that the NSP anticipates a density of approximately 8 units per acre (upa). The applicant informed that the first phase is about 4 – 6 upa but contains the storm pond. The multifamily districts are in later phases. The applicant confirmed that the development is on track for meeting the target density.
- ❑ MPC voted 6-0 to recommend that Council adopts the proposed bylaw as presented.



# PUBLIC HEARING

BYLAW NO. B-32/2022

September 19, 2022

Land Use Bylaw Map Amendment  
(Wildflower NSP Land Use Districting)

# **ALTERNATIVES**

- 1) Council adopts proposed Bylaw No. B-32/2022 as presented.
- 2) Council tables proposed Bylaw No. B-32/2022.
- 3) Council defeats proposed Bylaw No. B-32/2022.

## **Administration Recommendation**

**Staff recommends Alternative #1**, that Council endorse the recommendation of Municipal Planning Commission and give three readings to proposed Bylaw No. B-32/2022, being a bylaw to amend Section 8.1 (3) (Land Use Map) of Land Use Bylaw No. B-01/2016, by redistricting lands legally described as portions of Section 10, Township 27, Range 1 West of the 5th Meridian to reflect Stage 2 of the land uses in keeping with the Wildflower Neighbourhood Structure Plan (NSP).



**THANK YOU**

**QUESTIONS?**

