

COUNCIL – AGENDA REPORT

Meeting Date: 19 September 2022

Subject: Wildflower Stage 2 Land Use Amendment

Boards Routed Through: Municipal Planning Commission

Date: 18 August 2022

Issue:

Council is being asked to give three readings to 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.

Background:

The Wildflower Neighbourhood Structure Plan (NSP) (Bylaw No. B-21/2021) covers ± 65 ha (160 ac) of lands described as SE1/4 Section 10, TWP 27, R1, W5M and is located on the west side of Airdrie, half a mile south of Veterans Boulevard and bounded by 24th Street to the east. The plan area is within the approved West Hills Community Area Structure Plan (CASP) and will be comprised of a residential neighbourhood. The first stage of development was redistricted in August 2021 under Bylaw No. B-52/2021, where development is currently underway.

Bylaw No. B-32/2022 intends to redistrict 26 Hectares (64.25 acres) within the plan area to align with the proposed uses in the NSP. The portion of lands being redistricted are located in the central area of the plan area and include residential use and open spaces.



It is important to note that the land use amendment (redistricting) application is a separate process from the stripping and grading development permit application. The stripping and grading development permit is typically submitted after the land has been redistricted. It is also important to note that redistricted land in its entirety does not have to be stripped and graded. The stripping and grading proposal may be limited to only a couple of phases within the larger redistricted area. An applicant may choose to redistrict a larger area to avoid multiple land use amendment applications and to provide flexibility.

A summary of the proposed land uses is identified in Table 1 below:

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
GROSS AREA	26.00	64.25
 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 Land Use Districts

The proposed land use districts allow for the effective implementation of the Wildflower NSP. Below is a brief description of the land use districting that will be applied through the adoption of proposed Bylaw No. B-32/2022.

Residential Uses

The proposed NSP provides for a mix of residential uses through the plan area. Approximately 23.18 Hectares (57.28 acres) of the lands within this stage will be districted to single family lane less 'R1-U Urban Standard Residential District'.

Public Open Space

The public open spaces include municipal reserve (and some public utility lots) in the form of park space and linear connected pathways. The Park space north of Wildflower Rise was referred to as Cartwheel Park in previous park concepts. The park spaces and pathways will be redistricted to 'P1 – Public Open Space'. The lands being districted as P1 will be dedicated to the City as Municipal Reserve (MR).

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

Bylaw No. B-32/2022 has the intent of implementing the approved Wildflower NSP and will maintain the current alignment of the NSP with both the South Saskatchewan Regional Plan and AirdrieONE.

Alignment with South Saskatchewan Regional Plan (SSRP)

The NSP is in alignment with strategic direction of the South Saskatchewan Regional Plan for efficient use of land at the regional level. This includes directing population growth into urban centres (nodal growth) and developing at higher densities.

Alignment with AirdrieONE

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

1. The extensive pathway systems that provide connectivity throughout the community. This pathway system is enhanced with edible landscaping, meeting the intent of the Sustainable Natural Environment goal of AirdrieONE.
2. Achieves AirdrieONE Built Environment goal by creating a neighbourhood with a unique sense of identity through the open space system, slope adaptive development and by providing a suitable mix of housing product.
3. Achieves AirdrieONE Socially Sustainable Communities goal by creating a neighbourhood with continuous pathways and open spaces. The Civic Node and agricultural theme fosters a sense of belonging and creates opportunities for community building.
4. The Plan's open space system facilitates healthy living through food, activity, and social Connections.
5. The effort to integrate slope adaptive development to preserve the existing topography and minimize the amount of grading needed achieves the AirdrieONE Sustainable Natural Environment goals.
6. Achieves AirdrieONE goal of Economic Prosperity (page 9-10) by adding to the housing product choice in Airdrie and to the assessment base. Moreover, this development will further extend the servicing infrastructure network to this area of the City in a contiguous pattern in accordance with the 12 Thousand Acres Plan.

Boards Routed Through:

The application was presented to the Municipal Planning Commission (MPC) at the August 18, 2022 meeting. MPC had the following question:

- Density
What is the density of the entire NSP and what is the density of the first Stage that has already been redistricted? Is the development on track to meet the anticipated density?
 - Planning replied that the NSP anticipates a density of approximately 8 units per acre (upa). The applicant answered that the first phase is about 4 to 6 upa but it contains the storm pond. The multifamily district is in the later phases. The applicant confirmed that the development is on track for meeting the target density.

Ultimately MPC voted 6 to 0 to recommend that Council adopts the proposed bylaw as presented.

Alternatives/Implications:

Council has three alternatives with respect to Bylaw No. B-32/2022:

1. Council could choose to endorse the recommendation of the Municipal Planning Commission and give three readings to 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 SE 1/4 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.

Choosing this alternative will allow the subject lands to be redistricted as described in Schedule “A” of Bylaw No. B-32/2022. The adoption of Bylaw No. B-32/2022 will allow for the next stages of development of the Wildflower NSP lands.

2. Council could choose to table Bylaw No. B-32/2022.

By choosing this alternative, the application would be tabled and Council could request further information or that the Bylaw be amended as desired.

3. Council could choose to defeat Bylaw No. B-32/2022.

By choosing this alternative, the subject lands would remain as currently districted.

Public Engagement and Communications Plan:

In keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw, Administration provided notification of the Public Hearing via the “City Connection” section of the local newspaper for three consecutive weeks and the City’s website 21 days prior to the public hearing. Pursuant to sections 2.2.7(3)(a) and 2.2.7(2) of the Land Use Bylaw adjacent landowners will be notified by direct mail and signage erected on the property 14 days prior to the public hearing. .

Recommendation:

That Council endorses the recommendation of the Municipal Planning Commission and gives three readings to Bylaw No. B-32/2022, being a bylaw to amend Section 8.1 (3) of Land Use Bylaw No. B-01/2016, by redistricting 26 ha (64.25 ac) of lands legally described as portions of Section 10, Township 27, Range 1 West of the 5th Meridian from UH Urban Holdings District to R1-U Urban Standard Residential District and P-1 Public Open Space District as outlined and illustrated in the attached Schedule “A”.

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Reviewed by:	Gail Gibeau, Team Lead, Planning & Development & Jamal Ramjohn, Manager, Community Growth
Attachments:	#1 Bylaw No. B-32/2022
Appointment:	N/A