

12 Thousand Acres Plan

Stakeholder Report Back: What we Heard
January 2018



Project Overview

On March 22, 2012, the Province of Alberta approved the annexation of approximately 12,640 acres of land from the County of Rocky View to the City of Airdrie. The land provides the City of Airdrie with a 50-year land supply that will see development of services, amenities and housing over that 50-year horizon.

The 12 Thousand Acres Plan will lay the groundwork for how this development will happen. The goals of the project are to:

1. Outline future Community Area Structure Plan (CASP) boundaries.
2. Determine the sequencing for when new development areas can come online.
3. Provide a general land use plan for the annexed area.
4. Outline what will be allowed for interim land uses before new areas are developed.

The City currently is developing plans and is referencing existing plans to address what will be done with the land:

- AirdrieONE set objectives for how the City will grow respecting principles of sustainable development (e.g., promoting smart growth, less sprawl, and green development).
- The Airdrie City Plan outlined more specific policies for how the city will develop out to a population of approx. 100,000.
- The Transportation Master Plan and Utility Master Plan provide technical background on road networks and servicing to 110,000 population.
- Three Community Area Structure Plans (CASPs) are being developed for parts of the city within the 12 Thousand Acres project area.

Engagement Overview

The engagement for the 12 Thousand Acres Plan includes three main phases:

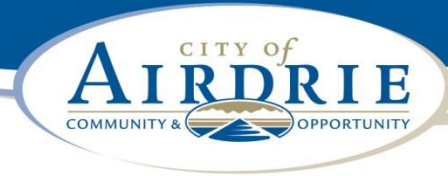
- Phase 1 – Public Engagement – October 2017
- Phase 2 – Stakeholder Meetings/Discussions – October to December 2017
- Phase 3 – Public Engagement for draft plan – February/March 2018

The purpose of Phases 1 and 2 of the engagement, is to inform residents and stakeholders of the project, answer questions about how the 12 Thousand Acres Plan relates to other City plans and projects, to gather general input regarding the annexed area that can be considered while drafting the plan (e.g., features of the project area, historic land use, landowner aspirations, etc.), and to seek specific input from residents and stakeholders on the project goals identified above.

The intention is to have a draft plan to review and discuss by February 2018. Phase 3 of the engagement is intended to gather feedback on the draft plan for additional considerations, corrections, revisions and/or refinement as may be necessary. The City's goal is to have a complete draft that is to bring forward to Council in June 2018.

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What We Asked

Open House

The Project team invited Airdrie residents and stakeholders to an open house on October 4, 2017 to meet the project team and learn about the 12 Thousand Acres Plan including the project objectives, timeline, background information, and considerations that were identified for the project area through the City's initial background research.

Land Use Mapping Exercise

The Project team invited Airdrie residents and stakeholders to workshops on October 17 and 18, 2017, to participate in a design charrette – an intensive planning session where citizens, designers and others collaborated on mapping exercises for the 12 Thousand Acres Plan area. Participants were asked for input on a planning considerations map (opportunities and constraints) and worked in groups to outline general land use designations for the project area.

Stakeholder Meetings and Discussions

Members from the Project team had meetings and discussions with directly impacted stakeholders including individual residents, land developers, and area businesses from October to December 2017. These discussions were specific to the questions and concerns of each stakeholder and were at the request of the stakeholder.

What We Heard

Below are the major themes from the sessions. For a detailed summary of the input that was provided, please see the Summary of Input section.

Employment Land

One of the major items the project team wanted input on was the allocation of employment/ commercial areas within the plan. The majority participants ask that the City look at continuing to provide employment areas along the Highway 2 corridor and the east side, to connect with and continue the existing development pattern.

Participants also identified opportunities for new employment nodes for development in other areas of the city, the need for commercial areas to be strategically located, and the sequencing of the plan to ensure that employment areas do not limit or roadblock future residential development.

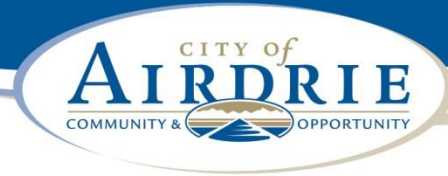
Residential Development

The majority of feedback on the location of future residential areas favoured continuing the City's current development patterns, and expanding next to Lanark/ Ravenswood, along West side of City (between 24 Street and 40 Street) and in the NE quadrant of the plan area.

Residents within the plan area were interested in learning more about how the 12 Thousand Acres Plan will impact them, the details around the timing for new plan areas to build out, and any buffering policies to protect country residential/ estate areas from adjacent development. There were also questions about further subdivision in estate areas and timing of services.

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Some input suggested that the plan look at the expansion of estate lots and the development of new country residential subdivisions near the three existing communities.

Information about the Development Process and Considerations

Many participants in the engagement sessions were looking for information about the project and how 12 Thousand Acres Plan fits into the overall process for land use planning and development, and the impacts of the other City plans in the area. Participants want information about the three Community Area Structure Plans (CASPs) that are being developed, the servicing plans and timelines for the area, the process and timing following the 12 Thousand Acres Plan, and other CASPs before any physical development begins. Participants were also interested in learning about what their opportunities are to provide feedback and input throughout the process.

Participants also asked questions about development considerations such as setbacks, and how spaces between developments, active and abandoned wells, pipelines, the railway, the airport, and other features will be treated.

Greenspace and Environmental Features

Another theme that emerged from the engagement sessions was the need to protect natural areas and add green space for the city. Discussion included the natural corridors that were identified on the 'planning considerations' maps, specific environmental features in the area, and opportunities to add greenspace or open space areas in specific locations.

Discussion also included the use of open space for specific purposes, such as transitions between residential and non-residential developments, pathways and green corridors connecting different areas of the city, and greenspaces as additional community amenities where residential development backs onto these areas.

Community Facilities

Participants wanted to see a variety of community facilities included in the development plan, such as recreation and fitness centres, a hospital or health care centre, and facilities for the performing arts.

Water Management

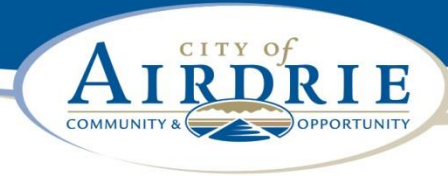
Participants discussed how stormwater management is reviewed during the development process, and the engineering requirements for stormwater management ponds. Participants highlighted areas within the project that may need to be looked at in more detail and suggested that the City develop policies regarding development in flood fringe areas.

Transportation and Connectivity

Another theme that emerged from the engagement sessions was the importance of the transportation network and how it relates to land use planning. Participants discussed the importance of development along the highway 2 corridor, the need for access to future residential and commercial areas, how the city's transportation network connects outside of our borders to the Calgary region, connectivity between the east and west of the city across highway 2 and whether services needed to be split across both sides of the city to reduce the need to travel across the highway.

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Participants also had questions about the road network maps from the Transportation Master Plan and other background documents and wanted to know how this information will be reflected or revisited in the 12 Thousand Acres Plan and future CASPs.

Next steps

The input provided from these sessions will be used to develop a draft document for the 12 Thousand Acres Plan. This plan will be brought back to stakeholders for further input and discussion in February/March 2018. The Project team will also be asking for future direction on country residential/estate areas from residents. The plan will be updated based on this feedback and will be finalized for Council's review in June 2018.

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Summary of Input

Open House – October 4

Questions from participants

- What is the timeline for the big picture (of the project)?
- If someone wanted to develop, what is the process?
- What is being planned for the area?
- Questions on the AirPark.
- Yankee Valley Estates & Country Residential Area to the West:
 - Country Residential – is it untouchable?
 - What is the plan for the Country Residential areas?
 - 20 acre or larger lots that are adjacent to Yankee Valley Estates – would like to redevelop but the City has indicated no process for this yet.
 - The City doesn't understand Country Residential.
 - There are rumors that a road is going through Yankee Valley Estates. Is the City going to expropriate these properties? Should owners sell these properties now? What are the impacts of the road?
- Buffalo Rub:
 - What will happen to the land to the north? It should be a park space.
- East Points Industrial CASP:
 - What are the buffers (transitional areas) that will be provided for the Industrial CASP?
 - Industrial impact on land values?
 - Is Propak moving to adjacent to Yankee Valley Estates?
 - Devaluing of properties adjacent to industrial.
 - What is the timing of the East Points Industrial CASP?
- What is the traffic plan?
- What is the servicing plan?
- There is disturbance (moving of dirt) by the Davy Creek CASP lands. What is happening here?
- What will happen to abandoned gas wells?
- Lands north of Buffalo Rub – 5 quarter sections. Owners would like this to be a residential land use. What is the process to have this designation?

Land Use Mapping Exercise – October 17/18

Summary of Land Use Maps

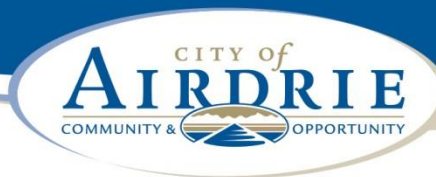
Employment Lands

- Most plans showed employment areas continuing to be concentrated on East Side of Hwy2 and NE of the city (extending from East Points and straddling Highway 2).
- Other employment nodes were identified by groups in the following locations:
 - Airpark lands (every group) included the 4 quarter-sections of the Airpark, 7 other groups included some of the surrounding areas further west/north.

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- SW quadrant incorporating some areas along 40th, 24th, Yankee Valley BV, and Highway 2 corridor (specific locations and the amount of land varied between groups – from a thin strip along corridors to some that included 4-5 quarter-sections of employment land).
- Possible major urban centre/hub identified by one table for the area around Section 27-26-1 W5M to take advantage of the 40th/24th ST connection from Calgary (and possible transit node?)

Residential

- Most workshop maps identified residential areas next to Lanark/Ravenswood, along West side of city (between 24th ST and 40th ST) and in NE quadrant of the plan area.
- 2-3 groups identified some possible expansion of estate lots and country residential development patterns east of Yankee Valley Estates.
- Possible residential infill identified along the west side of Yankee Valley Estates, moving west to east over time.
- Some groups proposed south 2 quarter-sections of East Points to change to residential/neighbourhood development; other groups identified the need for transition areas in the same location.

Environmental Areas/Open Space

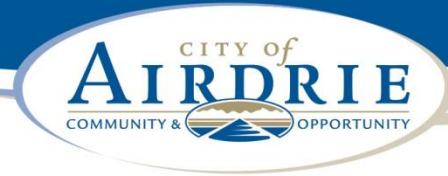
- Most land use maps followed the greenspace/natural corridors identified by the Planning Considerations map (from O2 study) or appeared to assume that this would be the default option and focused instead on what land uses would be developed around them.
- Some interesting environmental features/open space nodes were not a part of the Planning Considerations and identified by individual groups/tables:
 - Node in N½15 and S½22-27-1 W5M
 - Node along RR13 on SW¼34-26-1 W5M
 - Ridge/high point identified along Section 23-27-29 W4M
 - Node/regional park north of Croxford Estates
 - Regional park identified in special study area west of RR13

Comments noted during Mapping Exercise

- Buffers needed at south boundary between Airdrie and RVC.
- Need transition area from Hillcrest/South Windsong to commercial uses.
- Preserve mountain views along east side of city.
- Consider even and/or proportionate allocation of residential vs. non-residential lands on both East and West sides of the city.
- Ensure that future employment areas are located strategically or remain flexible so that they don't limit [residential] development within the city.
- Land Use Plan should be based off major highways and transportation corridors.
- Development sequencing should generally start at south and proceed north
- CASP boundaries should be identified through servicing catchment areas.
- Need a balance of residential and non-residential in most areas so that residential development can drive funding for major infrastructure.
- Connectivity between Highway 2, Veterans/567, and Range Road 292 is desirable for commercial/industrial development (gives options and alternate routes).

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- Need a recreation centre on the west side of the city?
- Consider how development along the highway 2 corridor at South and North ends of the city serve as gateways to Airdrie: what is this interface and how does it improve the city?
- Stop putting residential development along the Rail corridor.
- Don't want Airdrie to be a bedroom community or an industrial wasteland.

Comments about Specific Land Uses

- Hospital identified in several land use concepts along north of the city. Locations included East Points, North of Davy Creek, and South of 567 beside Buffalo Rub.
- Consider incorporating more recreation and civic-oriented land uses as Airdrie develops into the 12k Acres Plan area... (examples)
 - *Campground*
 - *Seniors Homes*
 - *Health Care/Campus*
 - *Hospital*
 - *Music/Arts*
 - *Recreation Centre*

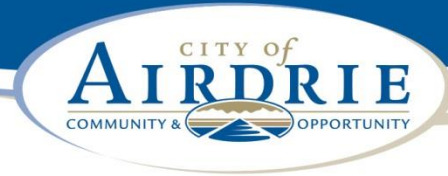
(Expand on Theatre)

Planning Considerations Map Exercise

- Need better buffers between estate/country residential and employment areas.
- Allow for fitness and recreation centres in industrial areas.
- Keep the grid road system (along Alberta Township System grid lines?)
- Develop flood fringe policies.
- Take advantage of backing development onto greenspaces and water bodies.
- Allow for more estate type housing (½ acre lots).
- Show context between Airdrie and RVC/Calgary:
 - Road network connections
 - Approved ASPs
- Country residential areas don't want services until they sell.
- City of Airdrie has no business tax but does have expensive utility fees.
- Look at sequencing development north-south first, then expand east-west.
- Croxford estates has a high-water table.
- Very wet in NE environmental corridors, floods every spring, road (TWP RD 274?) has been flooded out several times.
- Need better storm water management pond designs for the annexed areas/future CASPs within the 12k Acres Plan.
- Subdivision lines in north quarter-section of West Hills CASP are incorrect.
- Coulee along YVB (west side of city) does not cross 24th – has been channelized.
- Need to identify well-water locations around Yankee Valley Estates (and other rural areas?) and factor these into planning considerations.
- Area around East boundary (and nose creek tributary) will be difficult to develop but could be brought high enough with appropriate measures.
- Show servicing catchment areas as part of Planning Considerations – will likely drive a good part of the future CASP boundaries.

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- Check alignment of future 40th/24th ST skeletal connection. How does this align with future plans and when/where will it cross over from 40th ST to 24th?
- Road alignments of 40th AV East and RR292 (East Skeletal) seemed off – had a few comments asking for clarification for how these areas are going to be developed.
- A supportive road network is required before development and that should be what determines the phasing of future areas: Prioritize areas with existing road capacity.

General/Strategic Questions

- How does the 12k Acres Plan fit in the broader context within the Calgary Region?
- What are the costs and what is the current demand for industrial or other non-residential land uses? What types of industrial development are needed or wanted?
- What long-range community facilities might be needed (e.g., Hospital)?
- Need better clarification on how justification reports will work for future CASPs.
- Is the City of Airdrie open to moving or sharing density allocated in certain development areas? Airdrie City Plan alludes to this in principle RE intensifying along corridors and in major nodes, but how would this work and can it be used to support/allow an ASP under 8-10 UPA?
- Large ASP boundaries are problematic in developer-driven model for future CASPs. What does a proponent do if a landowner or group of owners refuse to participate?
- How will Airdrie address truck traffic that currently goes through the city?
(Need a vehicle inspection station?)

Individual Discussions

The Project team was directly contacted by stakeholders for discussions about the plan, including developers, land owners, and residents who contacted the City between October and December 2017. These conversations were requested by the individual stakeholders and the details of the discussions were specific to each person or group. All input received by the project team will be taken into consideration as part of the draft plan.