

## 12 Thousand Acres Plan

Stakeholder Report Back: What we Heard  
May 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 the next several decades. The 12 Thousand Acres Plan aligns with the AirdrieONE, the Airdrie City Plan, and the three Community Area Structure Plans (CASPs) that 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 Open House for draft plan – February/March 2018

The purpose of this engagement is to determine the general land use (i.e., neighbourhoods, employment areas, natural areas), set boundaries for future CASPs in the project area, and determine the order in which those CASPs will be developed.

### What we asked

#### Open House

The City hosted an open house on March 28 and April 4 to gather input on the draft 12 thousand acres plan. The Airdrie residents, including those living in the county residential areas, and land developers were invited to attend and provide their input.

#### Stakeholder Meetings/Discussions

Members from the Project team had meetings and discussions with directly impacted stakeholders including individual residents and land developers from March to April 2018. 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.

#### Sequencing

Several comments from stakeholder related to the sequencing of areas for development. This included comments specific to areas in the plan related to growth, employment and residential land designations, and servicing. These comments will be used to address sequencing.

There were also comments regarding the three CASP that are underway, with the response that these CASPs are being allowed to proceed as they were granted justification prior to the 12 Thousand Acre

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Plan project. Additional phases will need to be looked at in the context of phase 1 and the guidelines set out in the 12 Thousand Acre Plan.

Comments also included the potential for the City to look at reducing the size of CASPs in certain areas, where it makes sense, to still meet the Plan's objectives.

### **Plan Guidance**

Stakeholders asked about how the 12 Thousand Acres Plan relates to CASPs. The 12 Thousand Acres Plan will provide guidance and broad direction for the City's long-term growth and approved CASPs will take precedence once adopted. However, any details that vary from the direction and/or sequencing of the 12 Thousand Acre Plan will need to be justified and proven out prior to adoption of those plans.

Stakeholder also has some comments and questions regarding specific areas within the 12 thousand acres and future development. These comments are too detailed for the 12 Thousand Acres Plan and will be addressed at the CASP level.

### **Water Conservation**

A few stakeholders have some ideas with regards to water conservation and sewer capacity. There is policy relating to water conservation and environmental stewardship in the Municipal Development Plan and can be reflected in the 12 Thousand Acres Plan. Planning for necessary infrastructure is part of the engineering review on CASP justification reports.

### **Levies**

A few stakeholders suggested an Offsite Levy Bylaw be prepared to support the development plan shown in 12 thousand acres. An Offsite Levy Bylaw is currently being drafted.

### **Greenspace and Environmental Features**

Some stakeholders commented about greenspace in the 12 thousand acres. The team will better identify natural features and significant/sensitive areas in the background section of the plan. The 12 thousand acres plan does not designate additional areas for conservation on the land use map but supports conservation/preservation initiatives within the guidelines of the plan.

### **Next steps**

The input provided will be used to finalize the plan for the 12 thousand acres. The plan will be updated based on this feedback and will be finalized for Council's review on June 17, 2018.