

COUNCIL – AGENDA REPORT

Meeting Date: 20 April 2020

Subject: Bylaw No. B-10/2020: Chinook Gate
Neighbourhood Structure Plan Amendment

Boards Routed Through: Municipal Planning Commission

Date: 5 March 2020

Issue:

Council is being asked to give First and Second Reading to Bylaw No. B-10/2020, being a bylaw to amend the Chinook Gate Neighbourhood Structure Plan.

Background:

The Chinook Gate Neighbourhood Structure Plan (NSP) was adopted by Council in 2016 by Bylaw No. B-03/2015. The approved NSP comprises 45.3 hectares (113.3 acres) owned by Denaby Equities Ltd, in partnership with Brookfield Residential. An 8.21 hectare (20.30 acres) parcel forming the southwest corner of the NSP area was originally excluded from the Chinook Gate NSP as it was held by an independent landowner. This parcel was referred to as the 'Bell Property' in the approved NSP, which included a shadow plan showing how the lands could be incorporated in the future. Road connections were provided for future development of the shadow plan area, at which time an NSP amendment would be required.

This amendment is a boundary expansion on behalf of the Bell Property landowners Bearberry Ventures Inc. and the Bell family to incorporate the parcel into Chinook Gate. The concept plan proposed for the parcel is based on the Bell Property shadow plan included in the approved NSP. The amended Chinook Gate NSP lands will total approximately 54.06 hectares (133.60 acres), comprising 45.3 hectares (113.3 acres) of the original approved NSP and 8.21 hectares (20.30 acres) Bell Property lands. The subject lands are located south of Yankee Valley Boulevard, east of 24th Street and west of Chinook Winds Park as indicated in Attachment 2.

Stantec, on behalf of the Bell Property landowners, have worked with Administration on site plan concepts. The final proposed amended Chinook Gate NSP site plan concept is shown in Attachment 2.

Future Studies Required:

Since the Bell Property was not originally included in the Chinook Gate NSP, many of the supporting studies did not refer to the area specifically. In review of the supporting studies, the infrastructure and transportation network did anticipate the future development of the Bell Property and assumptions were made to support the full build of the quarter section. As agreed upon with the City of Airdrie, a geotechnical evaluation, environmental site assessment and biophysical assessment limited to the 8.21 hectare (20.30 acres) Bell Property portion, are required to be submitted by the proponent prior to subdivision approval.

Plan Features

Housing and Density:

The projected number of housing units within the Chinook Gate NSP plan area is approximately 1081 and the density for the project is 8.3 units per acre. Based on Airdrie's average persons per household rate, the population of Chinook Gate is anticipated to be around 2900. There are four main housing typologies in Chinook Gate: single-family, semi-detached, townhomes and mid-rise multi-family apartment. The single-family homes consist of laned and front drive product and are closely distributed in quantity (roughly 280-300 units each). Of the single-family front driveway homes, a maximum of 35% of these can be narrow lots (having lot widths under 34 feet (10.4 metres)). Semi-detached dwellings account for approximately 8% of total housing and are mostly concentrated in the northern portion of the plan. Townhomes (including live/work towns) are situated on city blocks rather than on condominium parcels. Townhomes comprise 160 units within the plan area. Mid-rise multifamily apartments located northwest in the Bell Property area comprise 129 units accounting for 12% of total housing. A statistical summary for Chinook Gate is provided below.

Residential Land Use	Amended NSP # of Units	(Bell Property # of Units)	%
Single Detached Residential	698	(118)	65%
Attached Residential	383	(135)	35%
Low density attached (typically semi-detached)	88	-	8%
Medium density attached (typically townhouse)	127	(6)	12%
Medium density live-work (typically townhouse)	39	-	4%
Medium density mid-rise multi-family (typically apartment)	129	(129)	12%
TOTAL UNITS	1,081	(253)	100%

LAND USE	AREA OF LAND USE		%	DENSITY
	Hectares	Acres		Units
Gross Area	54.06	133.58		
Yankee Valley Blvd Road Purchase Area	0.76	1.88		
24th Street Road Purchase Area	0.89	2.19		
Net Developable Area	52.41	129.51	100%	
Municipal Reserve	5.50	13.58	10.5%	
Non-Credit Municipal Reserve	0.23	0.58	0.4%	
Stormwater Pond	1.79	4.42	3.4%	
Internal Roadways	14.52	35.88	27.7%	
Net Residential Area	30.38	75.06	58.0%	
Single Dwelling	23.59	58.29	45.0%	698
Attached Dwelling	6.78	16.76	12.9%	383
Total Units				1,081

OVERALL DENSITY	
Units per hectare	20.6
Units per acre	8.3

Built Form:

The built form of Chinook Gate primarily consists of a modified grid-pattern that conforms to the irregularly shaped western edge of Chinook Winds Park. The highest housing density, consisting of mid-rise multi-family apartments, is located in the northwest corner of the Bell Property area. Medium-density housing (townhomes) line the major corridors in the northern half of the plan area. In general, the higher density housing in the northern portion transitions to almost exclusively single-family housing in the southern portion. Where possible, homes will front onto park space and roads will terminate onto park vistas.

Circulation:

The street pattern is an efficient modified grid having a main central north-south “spine” road. Chinook Gate Drive and Chinook Winds Drive are east-west collector roads that intersect the spine road, providing external access to the surrounding arterial roads (Yankee Valley Boulevard and 24th Street). Three access points are planned to extend into the Cobblestone Creek NSP area to the south.

The Bell Property area will have three accesses consisting of a collector roadway and two local roadways. The primary access is located via Chinook Gate Drive at the north end of the Bell Property. A second access will be located along the east boundary and a third access will

be provided for additional connectivity to the south neighbourhood of Cobblestone Creek. Access from the medium / high density apartment building site will be limited to internal local roadways.

A Transportation Impact Assessment (TIA) update was completed in May 2019 to review the forecasted traffic volumes and proposed cross sections for Chinook Gate NSP area. This updated model included the future traffic generated from the Bell Property which is consistent with the ultimate buildout and proposed densities identified in the NSP amendment. The report illustrates that the collector road system will have adequate capacity to accommodate the Bell Property which will include single family housing and medium / high density apartment buildings.

Parks and Open Space:

Chinook Gate has approximately 5.67 ha (14 acres) of greenspace and the credited Municipal Reserve (MR) areas account for over 10% of the net developable area. The largest MR area is the 7.8-acre school site, which belongs to the Calgary Catholic School Division and is anticipated to accommodate up to 900 students. The school site is advantageously positioned directly adjacent to Chinook Winds Park to allow for student utilization of park facilities. In addition to Chinook Gate enjoying the close proximity of a major regional park, there are three small neighbourhood parks, with the largest of these located within the Bell Property area of the NSP. There is also an MR greenbelt surrounding the Prairie Springs storm pond which contains pathway and seating areas. The balance of the MR is in the form of additional greenspace to Chinook Winds Park along Chinook Winds Drive.

Pedestrian Connectivity:

In addition to the sidewalk system, a regional pathway network extends the length of the main north-south collector spine along Chinook Gate Boulevard, connecting Yankee Valley Boulevard to Cobblestone Creek community to the south. From 24th Street, the east-west arm of the regional pathway runs along Chinook Gate Drive through the community to connect the school with the Chinook Winds Park trail system. The regional pathway system will join with regional pathways throughout the City, providing connection to transit bus stops, residential areas and open spaces.

Stormwater Management:

The Chinook Gate NSP provides for a stormwater pond expansion, which is sized in accordance with the Chinook Winds CASP. The pond expansion was sized in order to control runoff discharge from Chinook Gate, Cobblestone Creek and a couple of small parcels that are not being developed at this time. Stormwater drainage from the entire quarter section, including the Bell Property, will ultimately discharge into Nose Creek via the Baysprings canal system. As outlined in the NSP and *Chinook Gate Staged Master Drainage Plan*, a storm pond expansion occurred in the northeast corner of the quarter section to control post development stormwater runoff discharge. This pond expansion has been sized to include post development flows from the entire quarter section including the Bell Property.

Planning Rationale

For Administration to reach an approval for the Chinook Gate NSP amendment, the following items were considered:

1. This amendment enables the integration of the previous shadow plan Bell Property area into the overall Chinook Gate NSP and completes planning for the quarter section.
2. The plan has an appropriate balance of housing and the multi-family (townhomes) are well integrated with other housing types in the community, including mid-rise multi-family apartments in the Bell Property area.
3. The concept plan conforms to the direction provided in the amended Chinook Winds Community Area Structure Plan (CASP).
4. The amendment provides medium density medium-rise multifamily apartments within the Bell Property area of the NSP resulting in density increase from 7.5 to 8.3 upa.
5. The addition of a Neighbourhood Park 3 in the southeast corner of the NSP (within the Bell Property area) will enhance open space quality. This will be the largest of the three parks with an area of 0.78 hectares (1.93 acres).

Stakeholder Engagement

In accordance with the *Municipal Government Act* (MGA) Council will be required to forward the Chinook Gate NSP amendment to the Calgary Metropolitan Regional Board (CMRB) between first and third reading of proposed Bylaw No. B-10/2020 for approval.

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

The proposed amendments will retain the alignment of the Chinook Gate Neighbourhood Structure Plan with both AirdrieONE and the South Saskatchewan Regional Plan.

Boards Routed Through:

Municipal Planning Commission

The Municipal Planning Commission (MPC) reviewed the proposed bylaw at the March 5, 2020 meeting. MPC had the following concerns/questions:

1. Missing Study Reports

MPC was concerned that the geotechnical, environmental site assessment and biophysical site assessment reports were not provided for the Bell Property area. In response, Administration explained that technical studies were completed for the approved NSP area. The parcel being added is substantially smaller and to a large extent similar to the approved area. All the required studies will be submitted prior to the subdivision stage.

2. Red-line NSP Copy

MPC noted that the review was very onerous and in future, a true red-line version would be helpful.

3. *Multi-family Residential and Phasing*

MPC raised concern over phasing since multi-family parcels tend to languish vacant in Airdrie. Administration advised that the phasing plan is typically discussed with the Engineering Department. The developer will do market research and it will be market driven as to when the multi-family units are constructed.

MPC ultimately decided by a vote of five to one to recommend that Council adopt Bylaw No. B-10/2020 as presented, with the typographical corrections noted.

Alternatives/Implications:

Council has the following three alternatives with respect to the proposed amendments:

Alternative One: Council can choose to give First and Second Reading to Bylaw No. B-10/2020 as presented.

If given second reading, this NSP amendment will be brought forward to the Calgary Metropolitan Region Board (CMRB) for review and comment prior to returning to Council for third reading.

Alternative Two: Council can choose to table Bylaw No. B-10/2020.

Choosing this option means that Council believes more information should be provided or that certain modifications to the NSP amendment should be made prior to Council giving readings of the Bylaw.

Alternative Three: Council can choose to defeat Bylaw No. B-10/2020.

Choosing this option means that Council is not supportive of the Bylaw as presented.

Communications Plan:

Pursuant to the requirements of the *Municipal Government Act* and the City of Airdrie Advertising Bylaw, Administration provided notification of the Public Hearing via the "City Connection" section of the local newspaper for three consecutive weeks and information on the public hearing uploaded to the City's website 21 days prior to the public hearing.

Recommendation:

Alternative One: Council give First and Second Reading to Bylaw No. B-10/2020 as presented.

Felix Ochieng
Planner II

Presenter: Felix Ochieng
Department: Planning & Development
Reviewed by: Jamal Ramjohn, Team Lead, Planning and Development
Attachments: Attachment #1: Bylaw No. B-10/2020
Attachment #2: Maps
Attachment #3: Chinook Gate NSP Amendments red- line
copy
Appointment: N/A