



COUNCIL – AGENDA REPORT

Meeting Date:	20 April 2020
Subject:	Bylaw No. B-13/ 2020: Chinook Gate NSP Amendment Bylaw No. B-14 / 2020: Land Use Application
Boards Routed Through:	N/A
Date:	N/A

Issue:

Council is being asked to give three readings to Bylaw B-13 /2020, being a bylaw to amend the Chinook Gate Neighbourhood Structure Plan (NSP); and Bylaw No. B-14 /2020, being a bylaw to amend Land Use Bylaw No. B-01 /2016, by re-designating 46.08 acres of land within the Chinook Gate neighbourhood.

Background:

The Chinook Gate NSP is located in the northwest corner of the Chinook Winds Community Area Structure Plan (CASP). The NSP area consists of lands that border Yankee Valley Boulevard to the north, 24th Street to the west, Cobblestone Creek to the south and Chinook Winds Park to the east.

The proposed amendments contemplate:

- 1) amending the NSP Land Use Concept Plan to align with the proposed re-designations (see below);
- 2) amending two roadway collector road classifications in the NSP (removing medians with non-median roadways and narrowing the roadway); and
- 3) amending the Land Use Map of Land Use Bylaw No. B-01 /2016 by re-designating approximately 3.31 ac (1.34 ha) of land from Townhouse District (R2-T) to Low Density Residential District (R2) and approximately 42.77 ac (17.31 ha) of land from Urban Holding District (UH), to Narrow Lot Laned Residential District (R1-L), Urban Standard Residential District (R1-U), Low Density Residential District (R2) and Public Open Space District (P1).

The majority of land uses within the Chinook Gate NSP include residential and open space uses. The NSP is a mix of Urban Standard Residential District (R1-U) and Narrow Lot Laned

Residential Districts (R1-L). The overall proposed land use concept is attached to Bylaw B-14 /2020 as Schedule 'A'.

The application proposes to amend two blocks currently designated as Townhouse Districts (R2-T) to Low Density Residential Districts (R2). The application also proposes to re-designate the remainder of the lands being Urban Holding Districts (UH) within the Chinook Gate NSP to Urban Standard Residential Districts (R1-U), Narrow Lot Laned Residential Districts (R1-L), Low Density Residential Districts (R2) and Public Open Space Districts (P1). The proposed uses align with the vision presented in the Chinook Gate NSP. In addition, some of the Narrow Lot Laned Residential (R1-L) and Urban Standard Residential (R1-U) Districts have been proposed to become Low Density Residential (R2) Districts.

The Existing and Proposed Land Use:

Stage one (Land Use Amendment)		ac	ha
Townhouse (R2 – T)	Low Density Residential (R2)	3.31	1.34
Total Area		3.31	1.34

Stage two (Land Use Amendment)			acres	ha
Urban Holding (UH)	to	Narrow Lot Laned Residential (R1-L)	13.37	5.41
Urban Holding (UH)	to	Urban Standard Residential (R1-U)	13.99	5.66
Urban Holding (UH)	to	Low Density Residential (R2)	13.74	5.56
Urban Holding (UH)	to	Public Open Space (P-1)	1.68	0.68
Total Area			42.77	17.31

Housing Types

Urban Standard Residential District (R1-U), Narrow Lot Laned Residential District (R1-L), contribute to the majority of the residential designations throughout the proposed NSP. An increase from 70% to 73% in Urban Standard Residential Districts (R1-U), Narrow Lot Laned Residential Districts (R1-L) is presented in the proposed NSP.

All housing types, other than Urban Standard Residential Districts (R1-U), Narrow Lot Laned Residential Districts (R1-L) contributes to the remainder of approximately 27% - including Low Density Residential Districts (R2), Townhouse Districts (R2-T), Community Mixed Use Districts (M2) and Multi-Family Residential (either Low – Rise (R3) or Mid – Rise (R4)) Districts.

The proposed NSP will provide approximately 130 unit apartment (Multi-Family Residential (either Low – Rise (R3) or Mid – Rise (R4) Districts in the northwest corner of the Bell property. With the addition of the Multi-Family Residential District, there has been a steady decrease in the amount of Townhouse Districts (R2-T) presented in the NSP Land Use Concept. The 2014 NSP includes Townhouse Districts (R2-T) adjacent the school site and along Chinook Gate Drive SW. Planning and Development has stressed to the Developer to keep these Townhouse Districts (R2-T) and continue to offer the variety of housing types which the 2014 NSP offers. The Developer proposes Urban Standard Residential Districts (R1-U), Narrow Lot Laned Residential Districts (R1-L) and Low Density Residential Districts (R2) to replace the Townhouses Districts (R2-T) adjacent to the school and along Chinook Gate Drive SW.

Planning and Development further requested the Developer reconsider and keep the Townhouse Districts (R2-T) adjacent to the school site to allow a variety of housing types. The proposed NSP presents Low Density Residential Districts (R2) adjacent to the school site.

Please note there is an increase in the number of Low Density Residential Districts (R2) while a decrease in the number of Townhouses Districts (R2-T) between the existing (2014) NSP and proposed (2020) NSP.

	Housing Mix 2014	Housing Mix 2020	difference
Residential	209 units	180 units	
Low Density (R2)	88 units	140 units	37% increase
Townhouses Districts (R2-T)	121 units	40 units	70% decrease

Site Context

Municipal Reserve (Park)

The amended Plan includes one additional park within the southwest corner of the Plan Area that will provide active and passive uses for nearby residents. The park includes a large space in the north transitioning to a linear shaped space to the south. This park space is 1.92 acres (0.78 ha) in size. The total reserve dedication (MR) provided within the amended NSP is 13.66 acres (5.53 ha) which equates to 10.5% whereas the *Municipal Government Act* (MGA) only requires 10%.

Transportation

In May of 2019, Bunt and Associates completed a Transportation Impact Assessment (TIA) update to review the forecasted traffic volumes and proposed cross sections for Chinook Gate. This updated model included the future traffic generated from the Bell property, which is consistent with the ultimate buildout and proposed densities as identified in the 2020 NSP amendment. The report illustrates that the collector roadway system will have adequate capacity to accommodate the Bell property which will include single-detached housing and medium/high density apartment building(s).

Servicing Concept

In May of 2019, Bunt also looked at the storm water management, water and sanitary services to ensure the entire NSP has the capacity for the additional parcel in the southwest corner of the 2020 NSP amendment.

Stormwater – A storm pond expansion occurred in the northeast corner of the NSP. This pond has been sized to include post development flows from the entire quarter section including the Bell property.

Water Services – The Bell property pipe system will connect to a water main at Chinook Gate Drive and Chinook Winds Circle. The Bell property will be on the same pressure zone as the Chinook Gate development.

Sanitary – All wastewater generated in the Bell property will be collected by a gravity sanitary sewer pipe system. This pipe system connects to the overall sanitary pipe system at Chinook Gate Drive and another connection at Chinook Winds Circle.

Transportation Impact Assessment

In 2014, a TIA was completed by Bunt & Associates Engineering Ltd. An update to the 2014 TIA was submitted by Bunt to consider the additional traffic volumes created by the Bell property. Bunt also proposed two new collector road classifications. The new road classification includes narrower roads than the current City of Airdrie road classification. These new road standards would remove the medians from the roads within the proposed NSP.

Phasing and Sequence

The Phasing Map is created to ensure that development within the plan occurs in a flexible but logical sequence making best use of the existing servicing. The 2020 NSP amendment proposes minor changes to the original NSP Phasing Map, while the timing is conceptual and remains the same by developing from the north to the south. The school continues to be aligned with Phase 3 as well as the proposed timing to construct Chinook Gate Drive SW and 24th Street intersection. The Bell property has been added as an additional and separate future phase (Phase 10).

Alignment with South Saskatchewan Regional Plan:

The proposed amendments will retain the alignment of the Chinook Gate Neighbourhood Structure Plan with the South Saskatchewan Regional Plan, more specifically the amendments will stimulate and promote a healthy and stable economy.

Alignment with AirdrieONE:

The NSP aligns with AirdrieONE. The proposed amendment preserves this alignment by:

1. Contributing to economic sustainability by providing a broad range of housing opportunities
2. Enhancing the environmental sustainability by promoting smart growth, less sprawl and green development
3. Enhancing social sustainability by creating a healthy community through improved access to sidewalks and open spaces
4. Encouraging economic prosperity for entrepreneurs through (onsite) employment

Alignment with Airdrie City Plan:

The Municipal Development Plan / Airdrie City Plan is the policy that guides land use planning for the City of Airdrie. It reinforces the principles of the AirdrieONE Plan through its policies by encouraging sound and sustainable community design that provides for a variety of housing types, appropriate green spaces, walkable environments, and attractive neighborhoods.

The Chinook Gate NSP meets the intent of the Plan's guiding policies:

- Complete community design through strategic placement of land use, open space and amenities,
- creating a walkable community,
- well planned open spaces strategically located for balanced enjoyment,
- orienting higher densities to defined corridors, and
- meeting the need of the market with a variety of housing options

Analysis and Recommendations

There are two fundamental issues presented in the proposed NSP:

- 1) To meet the broad range of housing needs, the Airdrie City Plan indicates at least 30% of housing within a neighborhood structure plan should be comprised of housing which includes *mix of duplex, semi-detached, townhouse and apartment and other attached housing styles - City Plan Housing Mix – Section 6.15.*

In this case, the applicant states 27% would be obtainable with the current market, which proposed amendment fails to meet the minimum 30%.

- 2) Section 3.6 (Housing Type) of the proposed NSP articulates that the Single Detached Dwelling ratio may be reduced by 10% within Low Density Residential Districts (R2). The Land Use Bylaw allows (as a permitted use) up to 50% Single Detached Dwelling within Low Density Districts (R2). In other words, Planning and Development does not have the authority to allow only 10% Single Detached Dwellings, instead Planning and

Development will allow what the Land Use Bylaw permits which is 50% Single Detached Dwelling within the Low Density Residential Districts (R2)

In this case, there is the potential to see significantly more Single Detached Dwelling at the expense of less Semi-Detached Dwellings within Chinook Gate NSP.

Planning and Development sees the market challenges Brookfield is facing. The proposed land use amendment will help the developer add housing while reducing the number of proposed Townhouse Districts (R2-T) in an over-saturated market. As mentioned earlier, a Multifamily Residential District has been added to the proposed amendments offering an additional housing type previously not offered within the NSP; keeping the housing unit/acre aligned with the existing NSP.

Notwithstanding the challenges presented herein, Planning and Development recommends support to Council for the presented applications.

Boards Routed Through:

N/A

Alternatives/Implications:

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

Alternative One: Council can choose to give three readings to Bylaw No. B-13 /2020 and / or Bylaw No. B-14 /2020 if Council agrees with the proposed amendments.

Approval of these bylaws would amend the Chinook Gate NSP and the Land Use Map of Land Use Bylaw No. B-01 /2016 in the manner provided for in the attached bylaws (Attachments 1 and 3 respectfully).

Alternative Two: Council could choose to table Bylaw No. B-13 /2020 and / or Bylaw No. B-14 /2020.

Tabling Bylaw No. B-13 /2020 and / or Bylaw No. B-14 /2020 would allow Council to direct Administration to prepare any additional information deemed necessary to make a decision on these bylaws.

Alternative Three: Council could choose to defeat Bylaw No. B-13 /2020 and / or Bylaw No. B-14 /2020

Defeating Bylaw No. B-13 /2020 and / or Bylaw No. B-14 /2020 would mean Council is not supportive of the amendments. As a result, Council would be left with a plan that could not be implemented.

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. Also, information on the public hearing was posted to the City's website 21 days prior to the public hearing.

Recommendation:

That Council:

1. gives three readings to Bylaw No. B-13 /2020 being the bylaw to amend the Chinook Gate Neighborhood Structure Plan; and
2. gives three readings to Bylaw No. B-14 /2020 to the Land Use Map of Land Use Bylaw No. B-01 /2016.

Matthew Konowalchuk
Planner II

Presenter:	Matthew Konowalchuk
Department:	Planning & Development
Reviewed by:	Jamal Ramjohn, Team Lead, Planning & Development
Attachments:	1) Bylaw No. B-13/ 2020 Chinook Gate NSP & Schedule 'A' 2) Chinook Gate NSP - red line copy 3) Bylaw B-14/ 2020 – LUB Amendment
Appointment:	N/A