

## COUNCIL – AGENDA REPORT

<b>Meeting Date:</b>	21 June 2021
<b>Subject:</b>	Bylaw No. B-37/2021 Southwinds NSP Bylaw No. B-38/2021 Chinook Winds CASP Amendment Bylaw No. B-39/2021 Land Use Redistricting
<b>Boards Routed Through:</b>	Community Services Advisory Board and Municipal Planning Commission
<b>Date:</b>	8 March 2021 and 3 June 2021

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### **Issue:**

Council is being asked to give First and Second Reading to Bylaw No. B-37/2021, being a bylaw to adopt the Southwinds Neighbourhood Structure Plan; Bylaw No. B-38/2021, being a bylaw to amend the Chinook Winds CASP; and Bylaw No. B-39/2021, being a bylaw to redistrict the existing land use to ones proposed by the adoption of the Southwinds Neighbourhood Structure Plan.

### **Background:**

In January 2005, Council adopted the Chinook Winds Community Area Structure Plan (CASP) to provide an outline of preliminary land uses, estimated development timing, high-level road network and boundaries of future Neighbourhood Structure Plans.

On June 17, 2020, Mattamy (Westwinds) Limited submitted formal application of the Southwinds Neighbourhood Structure Plan (NSP) to develop the final ±62.49 hectares (±154.42 acres) of this CASP. Mattamy (Westwinds) Limited is the primary landowner of the NSP, with both the City of Airdrie and Rocky View School Division being owners of the joint recreation centre and high school sites.

### **Application and Location Summary**

Mattamy (Westwinds) Limited, on behalf of the ownership group, is applying to the City of Airdrie for the adoption of the proposed Southwinds NSP. The plan area is located in southwest Airdrie bounded by the residential community of South Windsong to the east, 24th Street SW to the west, the future residential community of Cobblestone to the north and agricultural land to the south. The Southwinds NSP lands are contained within the Chinook Winds Community Area Structure Plan (CASP). The proposed NSP comprises

154.42 acres (62.49 hectares) of land of which the developable area is 87 acres (35.21 hectares).

As mentioned, the landowner group also includes the City of Airdrie and the Rocky View School District. These landowners are collaborating with Mattamy on the planning and design of a regional recreation facility and a high school joint use site within the plan area. This land ownership is broken down as:

- Mattamy (Westwinds) Limited: **40.26 hectares** (99.48 acres)
- City of Airdrie: **16.66 hectares** (41.17 acres)
- Rocky View School Division: **5.57 hectares** (13.76 acres)

The recreational and high school joint use site will be in the southwest corner of the plan area covering 17.45 hectares (43.12 acres) and represents 28% of the total plan area. At the time of NSP submission, details regarding the location and site layout and have not been confirmed. A copy of the proposed Southwinds NSP is provided as Attachment #1.

An amendment to the Chinook Winds CASP will be required to reflect changes to the layout of the plan area necessitated by the location of the future recreation facility and a high school joint use site within the plan area. The amendments are included in Bylaw No. B-38/2021 and provided as Attachment #2. Additional details on the specific changes are provided under 'Chinook Winds CASP Amendment' below.

An application to redistrict the plan area from the existing 'UH, Urban Holding' district to the uses prescribed by the proposed Southwind NSP was also submitted. The specific land uses proposed within the Southwinds NSP are included in Bylaw No. B-39/2021 (see Attachment #3). Additional details on the redistricting of the lands are provided under 'Proposed Land Uses and Land Use Concept' below.

### **Natural Features**

The Southwinds NSP area has been traditionally used for agriculture purposes (tilled crops, grazing) and has some topographical features, including the dry creek running west to the northeast corner of the site. The low point of the area will be used for a stormwater management facility which will have an outlet to the creek. Historical investigations have identified four moderately significant archeological sites which are recommended for future investigation and avoidance. A 2017 Environmental Site Assessment did not find any sources of on-site (or off-site) contamination but noted a high-pressure natural gas line running north-south along the eastern boundary in the South Windsong NSP.

The Biophysical Impact Assessment prepared for the lands identified three wetlands in the subject area, with two of the wetlands considered 'moderate' in value and the third considered 'moderately low'. No Crown-claimed waterbodies are in the area and the Dry Creek has been classified as a 'transitional watercourse'. Twenty-seven wildlife species were found in their natural habitat, with three species of swallows classified as 'Sensitive in Alberta'. Wildlife is anticipated to move freely within the subject area utilizing the Dry Creek valley which provides some vegetative cover as a wildlife corridor.

## Proposed Land Uses and Land Use Concept

The Plan area is currently zoned **UH, Urban Holdings District**. The UH District is intended to maintain limited development until there is an adopted neighbourhood structure plan for the lands under consideration.

The Southwinds NSP is designed to have a variety of housing types, public land uses and a small centrally-located commercial node. Housing types anticipated within the NSP include single detached, laned townhouses, lane-less townhouses and live-work townhouses. A future recreation centre and high school site are in the southwest area of the Plan, which will see their final composition determined through further consultation and design. A key neighbourhood node will be at the intersection of Southwinds Boulevard and Osborne Drive where the recreation centre, neighbourhood commercial, live-work and residential townhomes converge. Housing styles within the NSP will be like those of the South Windsong NSP, also developed by Mattamy.

Note: all numbers are approximate  $\pm 10\%$  (exact counts/areas to be determined at subdivision stage)

PLAN STATISTICS	Hectares	Acres	%	Density (units)
<b>TOTAL GROSS AREA</b>	<b>62.49</b>	<b>154.41</b>		
Environmental Reserve (ER)	5.04	12.47	8.1%	
Major Roads (40th Avenue)	3.00	7.42	4.8%	
Boundary Roads (24th Street 2m widening)	0.13	0.33	0.2%	
<b>NET DEVELOPABLE AREA</b>	<b>54.31</b>	<b>134.20</b>		
Recreation Centre & High School	17.45	43.13	27.9%	
Internal Roadway (1/2 width) for Rec Centre & HS	1.12	2.76	1.8%	
<b>REMAINING DEVELOPABLE</b>	<b>35.74</b>	<b>88.30</b>		
<b>Required 10% Municipal Reserve</b>	3.57	8.83	10.0%	
<b>Municipal Reserve Provided</b>	3.59	8.87	10.0%	
JOINT USE SITE (JUS)				
(School Sites / Playfields)	0.83	2.05	2.3%	
Municipal Reserve (MR)	2.76	6.82	7.7%	
<b>Stormwater Pond</b>	2.28	5.63	6.4%	
<b>Boundary Road (24th Street)</b>	0.53	1.30	1.5%	
<b>Internal Roadways</b>	9.51	23.50	26.6%	
<b>Commercial</b>	0.86	2.13	2.4%	
<b>Public Service (NMR)</b>	0.04	0.09	0.1%	
<b>Residential Area</b>	17.42	43.06	48.8%	
Single Dwelling Residential	13.36	33.00	37.4%	411
Attached Dwelling Residential	4.07	10.05	11.4%	199
<b>Urban Holdings</b>	1.50	3.72	4.2%	
<b>Total Units</b>				<b>610</b>
Units per hectare				17.1
Unites per acre				6.9

A special study area is indicated for the northwest corner of the site which could function as either low-rise multi-family residential or a commercial use. The appropriate land use for this special study area is to be determined in the future and would require amendments to the NSP and Chinook Winds CASP. It should be noted that the remnant parcel adjacent to the special study area is intended to remain identified as commercial at the CASP level. This parcel cannot be development independently and future planning for the northwest area should be conducted holistically.

The land use concept map, found on page 27 of the NSP document, indicates low and medium density residential for which there will be a mix of housing styles. Laned townhomes are primarily located along the collector street network and front drive townhomes used as a transition between density and housing types. The Dry Creek area will be preserved and designated as Environmental Reserve and adjacent pathway areas as Municipal Reserve.

The Airdrie City Plan prescribes that every community should have a central node to function as a place of meeting and gathering. A neighbourhood node is envisioned for Southwinds through the incorporation of the recreation centre, commercial site, live-work and adjacent townhouse residential. This node is designed to be well-connected with the community and a key generator of pedestrian traffic within the NSP area.

### **Open Space Concept**

The Southwinds NSP proposes 8.64 hectares (21.4 acres) of open space within the Plan area. Open space network comprises Municipal Reserve and Environmental Reserve. Below is a breakdown of how the open space is distributed through *Airdrie City Plan* policy.

The proposed Southwinds neighbourhood is designed around a plentiful network of pathways that have a strong relationship with the landscaping.

The plan area consists of 'local' and 'regional' pathways. The local pathways are typically made of asphalt and are 2.0m wide, providing secondary routes within communities, linking residential areas to facilities such as neighbourhood parks, schools and other local community designations.

The regional pathway system is a city-wide linear network that facilitates non-motorized movements for recreational and transportation purposes. Regional pathways are typically made of asphalt, are 2.5m to 3.0m wide and used as multi-modal amenities.

Community trails are placed to enhance connectivity within the plan area and adjacent neighbourhoods. The pathways adjacent to the dry creek and along the existing pipeline public utility lands, are used for primary pathway connections. Noted in Section 4.5 of the NSP document, each resident is within at least 400m walking distance of an open space. The open space network map is found on page 34 of Attachment #1. The open space network consists of:

- **Five Neighbourhood Parks:** Five neighbourhood-level parks are proposed ranging from 0.10 acres to 2.05 acres in land area. These parks, to be designated as Municipal Reserve, include amenities like a bike skills pump track (Park #1), off-leash dog park (Park #2), seating areas, an observation tower with a slide (Park #4), basketball courts, a playground and a picnic area. Detailed information on the parks can be found beginning on page 36 of Attachment #1.
- **Stormwater Pond Open Space:** A proposed storm pond in the Plan's northeast will have a surrounding area used for passive and active recreation. A regional pathway will bound the east side of the pond. The storm pond will be naturalized and will have pathways and seating areas. In accordance with the City's Municipal Reserve Policy DEV-05-C, stormwater management facilities will be dedicated at

Public Utility Lots below the high-water line and Municipal Reserve above the high-water line. Please refer to page 78 of Attachment #1.

- **Joint Use Sites:** The *Great Places Plan* considers joint use sites as ‘Type D’, being used for a variety of organized and informal sports to a cross-section of ages and play levels. There are two Joint Use Sites (JUS) in the Southwinds NSP. The first JUS located along the east boundary is an elementary school site shared with the South Windsong community. The site’s 2.64 hectares (6.52 acres) is split between the two communities with 0.8 hectares (2.04 acres) in the Southwinds area primarily used for playfields.

The second JUS is one of the defining features of the Southwinds NSP. This area is to be a recreation facility and high school site concept. This JUS is still in the preliminary stages, with planning and design work to be completed by the City of Airdrie and Rocky View Schools. A design concept is not included as part of the NSP.

- **Connectivity:** Southwinds uses a modified grid design to facilitate movement for pedestrians, cyclists and vehicles. This ensures that every destination has multiple routes within the community and provides connections to the surrounding neighbourhoods. Pedestrian movement is achieved through multiple access points to the regional pathway network and separated sidewalks along collector-level roads. In addition, the main collector-level roads will have on-street bike lanes in both directions.

Walkability is further enhanced through tree-lined sidewalks on both sides of the streets. All pathways will lead to the primary destinations of the recreation centre and Dry Creek. The NSP’s *Transportation Impact Assessment* indicates that the connectivity indices for Streets and Active Modes are 1.4 (Streets) and 1.6 (Active Modes). Of note, is a potential grade-separated or other pedestrian crossing of 40th Avenue SW to “ensure connectivity with uninterrupted access along the regional pathway from 24th Street SW to the Chinook Winds Regional Park”.

The City of Airdrie utilizes two types of area structure plans (ASPs) to guide future development. A Community Area Structure Plan (CASP) is a high-level ASP that provides a broad-based planning framework for new community development. A Neighbourhood Structure Plan (NSP) is a detailed ASP that focuses on a smaller area within an approved CASP. The NSP addresses similar elements as the CASP but in greater detail. The NSP is a more descriptive and detailed plan showing local street networks, the exact location of schools, parks and pathways, the distribution of housing types and architectural themes.

The open space network which includes parks, trails, tot lots and active and passive recreation areas within the neighbourhood, is a critical component of any NSP. As part of the approval process for an NSP, the open space network must be reviewed by the Community Services Advisory Board and a recommendation provided to Council. An outline of those elements of the Southwinds NSP’s open space network is provided within the Southwinds NSP document (Attachment #1).

### *Environmental Reserve*

Environmental Reserve for the NSP is approximately **12.47 acres (5.04 hectares)** and is considered 'Type A' by the *Great Places Plan*. The intent of which is to protect sensitive, scenic, and/or natural features on public land from disturbance. The features and land are to be maintained in a natural state for use by the public for conservation, for nature appreciation, and for low-intensity recreation or education. Manmade features are limited to pathways, trails, boardwalks, interpretive facilities and bridges.

### *Municipal Reserve*

In accordance with the *Municipal Government Act*, a minimum of 10% of the net developable area will be dedicated as Municipal Reserve (MR). MR is calculated after Environmental Reserve (ER) is taken from the gross area of the Plan. As with ER, the final analysis of Municipal Reserve will be conducted as part of the subdivision process. The MR summary for the proposed Southwinds NSP is provided in the table below:

Municipal Reserve Dedication	Hectares	Acres	%
Net Developable Area	35.74	88.30	
<b>Municipal Reserve Owing</b>	<b>3.57</b>	<b>8.83</b>	<b>10.0%</b>
<b>Credit MR</b>	<b>3.59</b>	<b>8.88</b>	<b>10.1%</b>
Neighbourhood Park #1	0.83	2.05	2.3%
Neighbourhood Park #2	0.51	1.26	1.4%
Neighbourhood Park #3	0.04	0.10	0.1%
Neighbourhood Park #4	0.21	0.51	0.6%
Neighbourhood Park #5	0.37	0.91	1.0%
Neighbourhood Park #6	0.07	0.16	0.2%
Pond Open Space	0.74	1.84	2.1%
JUS School Site	0.83	2.05	2.3%
<b>Non-Credit MR</b>	<b>0.04</b>	<b>0.09</b>	
Pathway to JUS	0.01	0.03	
Two Pathways North of RC / HS	0.02	0.04	
Pathway Connection to 40th Ave	0.01	0.02	
<b>Total Municipal Reserve Provided</b>	<b>3.63</b>	<b>8.97</b>	

The total Municipal Reserve land dedication for the Southwinds NSP is **8.97 acres (3.63 hectares)**.

### **Intermunicipal Circulation**

The NSP was circulated to Rocky View County in accordance with the policies of the Intermunicipal Development Plan (IDP). No comments nor objections were received from the County.

### **Chinook Winds CASP Amendment**

The Chinook Winds CASP provides the specific high-level planning for this NSP. Through the preparation of the Southwinds NSP, several amendments to the CASP are required to ensure that the NSP can be developed efficiently to best meet the needs of future residents. These amendments, attached as Bylaw No. B-38/2021, include:

- The addition of a City recreation facility and Rocky View School Division high school site to the plan area;
- The relocation of the stormwater pond to the northeast portion of the NSP area; and
- The addition of a local commercial node in the south part of the NSP area, adjacent to the neighbourhood node.

### **Development Phasing**

The Chinook Winds CASP identifies the Southwinds NSP as being the third stage of its development. The development phasing within the NSP will occur north to south and then east to west based upon logical extensions of existing municipal servicing. Figure 33 on page 83 of the NSP document indicates nine phases of development. The first stage includes the required stormwater management pond and an extension of 40th Avenue SW. The final 9th stage, includes the recreation centre and high school site. The included NSP policies state that phases may be combined, divided, or applied for simultaneously at time of subdivision, depending upon market conditions and infrastructure requirements.

### **Servicing**

The Southwinds NSP will include servicing improvements for sanitary, potable water, stormwater and irrigation infrastructure. Two water mains will be extended from the South Windsong community and another water main from Cobblestone Creek. The sanitary network will be gravity-fed in a south-to-north direction, with sanitary flows directed to the Cobblestone Creek and Chinook Gate NSPs. Stormwater will be handled with the northeast storm pond, which will collect all 'non-dry creek' drainage. This stormwater will flow under 40th Avenue SW into the Dry Creek and, ultimately, into Nose Creek. Irrigation, primarily only for the recreation centre/high school sites and Neighbourhood Park MR #5, will come from existing capacity in the South Windsong pumphouse.

### **Transportation**

Section 6.0 of the Southwinds NSP speaks to the proposed transportation design. The transportation network is developed around multi-modal movement within the NSP and with surrounding neighbourhoods. A modified grid road network allows residents to move between destinations using a variety of routes and minimizes dead ending conditions. On- and off-street pedestrian pathways allow for connections throughout the plan, including the Dry Creek, stormwater pond and all neighbourhood parks.

The NSP area is bounded by two major roads: 40th Avenue SW to the north and 24th Street SW to the west. The design and alignment of 40th Avenue is determined through Airdrie's Transportation Master Plan and is identified as an arterial 4-laned road with a 40.0m road right-of-way. The arterial road, 24th Street, is also identified having a north-south alignment along the western boundary. This road is part of a functional planning process to provide future guidance on road design and future potential transit opportunities.

## **Stakeholder Engagement**

As part of the CASP review process, Administration circulated this application to external agencies for feedback which has been use in the final evolution of the NSP. Administration worked with the CASP proponents to review and address all comments received.

Prior to the public engagement virtual open house held on April 29, 2021, a webpage was created on the City's website providing residents with information on the development partners for this project and a link to the proposed Southwinds NSP. Area landowners and residents were invited to attend the open house and a copy of their feedback has been provided in the "What We Heard Report" (Attachment #4).

In accordance with the *Municipal Government Act*, Council will be required to forward the CASP to the Calgary Metropolitan Regional Board (CMRB) between First and Third Readings of the proposed Bylaw No. B-37/2021.

## **Alignment with South Saskatchewan Regional Plan and AirdrieONE:**

The proposed NSP aligns with these documents by:

- Sustainability Objective – Enhancing the health of communities through better design, improved access to services and improved access to walkways and open space.
- Sustainability Success – Natural areas and features are valued, preserved and sensitively integrated into the City's open space system.
- Protect Natural Assets – Create and protect connected greenspace network throughout the City by connecting environmentally significant areas, trails, pathways, parks and open space.
- Smart Growth Principle #6 – Preserve open space, farmland, natural beauty and critical environmental areas.
- Achieving the overarching vision to create a "vibrant, caring community rich in urban amenities and opportunities for everyone." The Southwinds NSP provides the AirdrieONE principles of whole communities, walkable neighbourhoods, well-managed growth, strong sense of place and environmental stewardship.

## **Boards Routed Through:**

### **Community Services Advisory Board**

As part of the review and approval process for Neighbourhood Structure Plans, the open space network was reviewed and accepted by the Community Services Advisory Board (CSAB) on March 8, 2021. Resolved comments and issues of the CSAB included:

- Ensuring regional pathway connectivity across the plan area;
- Safety concerns of the bike skills pump track in proximity to 40th Avenue SW; and
- Confirmation of transit stops within a 5-minute walking distance of homes and services.

The CSAB moved that the Southwinds NSP Open Space Concept be recommended to City Council.



## **Municipal Planning Commission**

On June 3, 2021, the NSP was presented to the Municipal Planning Commission (MPC). Items raised during the meeting included the location of the neighbourhood commercial node and the proximity to the future high school and recreation centre sites. Administration informed the MPC that this site is designed to serve as a function of the greater Neighbourhood Node and not as a mixed use development. The MPC also commented that the senior's housing should be considered for the Special Study Area, including 'at-grade' townhouses. The MPC recommended that Council adopt the CASP, as presented, with a vote of 5 in favour and 1 opposed.

### **Alternatives/Implications:**

City Council has three alternatives to consider with respect to the proposed Bylaws No. B-37/2021, No. B-38/2021, and No. B-39/2021:

1. Council can choose to give First and Second Reading to Bylaws No. B-37/2021, B-38/2021 and B-39/2021, as presented.

Choosing this option means that Council is supportive of the proposed bylaws as presented. The application will proceed to the CMRB for regional review.

2. Council can choose to table Bylaws No. B-37/2021, B-38/2021 and B-39/2021, as presented.

Choosing this option suggests that additional information is required before Council can decide on the proposed bylaws.

3. Council can choose to defeat Bylaws No. B-37/2021, B-38/2021 and B-39/2021.

Choosing this option means that Council does not agree with and/or is not supportive of the proposed bylaws.

### **Communications Plan:**

The NSP applicant conducted public outreach, including a virtual open house on April 29, 2021, prior to this Plan being brought forward to the Municipal Planning Commission. Prior to the Public Hearing, public notification will be required in keeping with established City policy and the *Municipal Government Act*.

## Recommendation:

That Council gives First and Second Reading to Bylaw No. B-37/2021, being a bylaw to adopt the Southwinds Neighbourhood Structure Plan; Bylaw No. B-38/2021, being a bylaw to amend the Chinook Winds CASP; and Bylaw No. B-39/2021, being a bylaw to redistrict the existing land use to ones proposed by the adoption of the Southwinds Neighbourhood Structure Plan, as presented.

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Jeff Brunen  
Planner II

Presenter:	Jeff Brunen
Department:	Planning & Development
Reviewed by:	Jamal Ramjohn RPP, MCIP, Team Leader, Planning & Development
Attachments:	#1 – Bylaw No. B-37/2021 Southwinds NSP #2 – Bylaw No. B-38/2021 CASP Amendment #3 – Bylaw No. B-39/2021 Land Use Redesignation #4 – What We Heard Report #5 – Chinook Winds CASP Redlined Amendments
Appointment:	N/A