

COUNCIL – AGENDA REPORT

Meeting Date: 8 September 2020

Subject: Bylaw No. B 23/2019 East Points Community Area Structure Plan

Boards Routed Through: Municipal Planning Commission

Date: 19 September 2019

Issue:

Council is being asked to give First and Second Reading to Bylaw No. B-23/2019, being the East Points Community Area Structure Plan (CASP).

Background:

At its meeting of January 20, 2020, Council adjourned the public hearing for Bylaw No. B-23/2019, the East Points Community Area Structure Plan and directed staff to report back to Council with further information on the following items:

1. the potential stormwater facility outside the CASP area;
2. the impact of the mineral rights being owned privately and investigate whether the Province had received an application from PrairieSky Royalty Ltd. to exercise their mineral rights;
3. the buffer zone in the north east;
4. supporting greater industrial development;
5. the impact on taxes of the proposed residential development versus the industrial area; and
6. respond to concerns raised in the correspondence received regarding Bylaw No. B-23/2019.

A copy of the staff report prepared for Council and presented at the public hearing is provided as Attachment 1.

This report outlines the revisions made to the proposed East Points CASP in keeping with Council's directive. Attachment 2 contains a copy of proposed Bylaw No. B-23/2019, being the East Points Community Area Structure Plan (CASP) with the revisions discussed below.

Stormwater facility located outside plan area

At the Public Hearing, Council heard from Dennis Inglis with Highfield Land Management (HLM) landowners for SW¼ Sec 12-27-29 W4M. HLM requested that consideration be given to locating the storm pond identified for their lands (SW¼ Sec 12-27-29 W4M) on the adjacent lands NE¼ Sec 1-27-29-4. Staff investigated the feasibility of this proposal and it has been determined to be feasible. Specific policy language has been inserted into the plan under section 8.4.2 that provides the landowners of SW¼ Sec 12-27-29 W4M with the opportunity to relocate that particular stormwater facility outside the plan area. The policy addresses what ancillary studies will be required to support such a proposal. The policy also speaks to staff working with the landowner on issues such as levy and density calculations at Neighbourhood Structure Plan (NSP) submission. The proposed policy language inserted into the CASP is also attached as Attachment 3.

PrairieSky Royalty mineral rights impact

In response to a written submission from PrairieSky Royalty Ltd. requesting consultation prior to the plan being adopted, Council instructed staff to investigate the impact of mineral rights holdings on the East Points CASP. In turn, Staff consulted legal counsel to understand the City's legal obligation with respect to PrairieSky's mineral rights. At the recommendation of legal counsel, staff has created additional policy that will facilitate the City pursuing urban development while still allowing for energy resource activity. The additional policy is incorporated into the plan under sections '1.3 Existing Conditions' and '9.2 Requirements for NSP'. The policies were crafted in a manner so as to not preclude PrairieSky from exercising their rights, while ensuring that the energy resource activity and methods do not hinder development. A key component to the policy language is the requirement for continued communication with the oil and gas industry through subsequent levels of planning. The proposed policy language inserted into the CASP is included as Attachment 4.

Buffering along north boundary of plan area

In response to the public hearing submissions of acreage owners in the Croxford Estate subdivision located north of the plan area, staff has created a 40m strip of greenspace that will serve as a buffer along the entire northern boundary of the plan area. The lands will be taken as Municipal Reserve.

Greater industrial development

With the goal of increasing opportunities for more industrial/non-residential type development within the plan area, staff has made a number of changes to the land use concept. These changes include:

- ✓ converting an institutional land use in the northern portion of the plan to light industrial;
- ✓ removing the regional park slated for SE¼ Sec 11-27-29 W4M west of Range Road 291 in favour of medium industrial;
- ✓ designating the residential uses slated for SE¼ Sec 11-27-29 W4M as light industrial, with an adjacent 40m buffer strip along the southwest boundary, anchored by a dog park; and

- ✓ shifting the alignment of the East Lake Hill extension slightly to the south, resulting in a reduction in the amount of residential for SW¼ Sec 12-27-29 W4M.

The revised land use concept provides for an increase of approximately 76ha (187 acres) of industrial/non-residential uses within the plan area. Administration has provided a breakdown of the net changes to acreage amounts for each of the allocated uses in Attachment 5.

Impact on taxes of the proposed residential development versus the industrial area

Assessment Services determined the total taxable assessment for the land use concept presented to Council in January to be \$1,229,478,380. This yields \$10,696,609 in annual tax revenues. Assessment Services estimated the total taxable assessment value of the revised East Points CASP at \$1,257,513,800, with a yield of \$11,842,276 in annual tax revenues. The table below shows the total taxable assessment and anticipated tax revenue for the land use concept presented in January and for the revised land use concept.

Fiscal Impact Calculator		
	<i>Land Use Concept (Jan 2020)</i>	<i>Land Use Concept (Sep. 2020)</i>
Land Use	Acres	Acres
Residential	136.33	65.26
Commercial	19.15	13.57
IB-1	257.36	348.20
IB-2	124.44	160.66
IB-3	248.65	256.65
No Tax Revenue	91.50	34.48
<i>Total Assessment</i>	<i>\$1,229,478,380</i>	<i>\$1,257,513,800</i>
<i>Total Taxes (Muni Only)</i>	<i>\$10,696,609</i>	<i>\$11,842,276</i>
Annual Impact		\$1,145,667

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

Overall, the CASP aligns with AirdrieONE by contributing to:

- **Balanced Growth** – The City of Airdrie includes a predominance of residential growth. Well managed growth requires a balance of residential and non-residential development.
- **Equitable Tax Base** - The creation of this plan will further Council’s strategic goal of advancing non-residential development in Airdrie to more equitably distribute the tax base.
- **Economic Growth** - The East Points CASP will facilitate the creation of much needed industrial lands by setting the framework for future industrial development on these lands. Increasing our industrial land supply will serve to improve the economic prosperity and resiliency of Airdrie by attracting and retaining a broad range of economic opportunities.

Boards Routed Through:

Municipal Planning Commission and the Land Allocation Committee reviewed the proposed East Points CASP. Commentary from these respective boards is provided in the original staff report provided as Attachment 1.

Alternatives/Implications:

Council has three alternatives with respect to the proposed bylaw:

1. Council could choose to give First and Second Reading to Bylaw No. B-23/2019 as presented.

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

2. Council could choose to table Bylaw No. B-23/2019 to allow Administration to provide additional information required for a decision or to follow direction from Council

Choosing this option means that Council believes more information should be provided or that certain modifications to the CASP should be made prior to Council giving any readings to the bylaw.

3. Council could choose to defeat Bylaw No. B-23/2019.

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

Communications Plan:

In keeping with the *Municipal Government Act* requirements and the City of Airdrie Advertising Bylaw, Administration provided notification of the Public Hearing via the "City Connection" section of the local newspaper and the City's website. In addition, Administration provided plan area landowners and adjacent landowners with direct notification of the Public Hearing via Canada Post. All project stakeholders also received a direct email updating them on the status of the project and notifying them the public hearing was being reconvened.

Recommendation:

That Council gives First and Second Reading to Bylaw No. B-23/2019, being the East Points Community Area Structure Plan.

Gail R. Gibeau
Senior Planner

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Reviewed by:	Jamal Ramjohn, Stephen Utz
Attachments:	#1: Staff Report East Points CASP – January 2020 #2: Bylaw NO. B-23/2019 #3: Oil and Gas Policies #4: Acreage Calculations Comparison #5: Storm Pond Relocation Policy
Appointment:	N/A