



12K Plan Public Engagement Summary



12K Plan Public Engagement Summary

Over the timeline of developing the 12 Thousand Acres Plan, the project team had several engagements on the Plan to gather information and allow the community and stakeholders opportunities to provide their input and direction. The engagement for the 12 Thousand Acres Plan included two main phases:

1. A project kick-off, workshops, and meetings/discussions with individual stakeholders to clarify background information and assumptions and gather information that would be used in the creation of a draft plan. This took place from October to December 2017.
2. Public open houses and another round of individual meetings and discussions with stakeholders and residents in the project area to review the draft plan, capture input or concerns, and make changes to the draft for a final document. This took place during March-April 2018.

Summary of Phase 1

On October 4 2017, the City of Airdrie Planning and Development Department held an open house to introduce the project and provide information to residents and stakeholders about the 12 Thousand Acres Plan, the project goals, and timeline. The City received several questions about what was happening within the area, and how the 12 Thousand Acres Plan related to past strategic plans (AirdrieONE, the Transportation Master Plan) or current projects (such as East Points, or the Davy Creek and West Hills CASPs which were granted justification by Council in May 2017).

On October 17 and 18 2017, the Planning and Development Department held workshops on the 12 Thousand Acres Plan to gather input and allow the community to assist in drafting the first land use concepts for the project area. Attendees at the workshops worked together to create land use maps designating areas for future neighbourhood, employment, or environmental/open space. The project team took these maps and used them alongside information from background documents to create the land use concept in the final plan.

Following the October 2017 events, there were opportunities for members of the public and stakeholders to contact the project team to have further discussions and provide more focused input on individual aspirations and areas of concern. All input was recorded and taken into consideration as part of the draft plan, and a report on this and the October engagement events was provided back to the community in January 2018.

Below are the major themes from these initial sessions.

Employment Land

One of the major items the project team wanted input on was the allocation of employment/commercial areas within the plan. The majority participants ask that the City look at continuing to provide employment areas along the Highway 2 corridor and the east side, to connect with and continue the existing development pattern.

Participants also identified opportunities for new employment nodes for development in other areas of the city, the need for commercial areas to be strategically located, and the sequencing of the plan to ensure that employment areas do not limit or roadblock future residential development.



Residential Development

Most feedback on the location of future residential areas favoured continuing the City's current development patterns, and expanding next to Lanark/ Ravenswood, along West side of City (between 24 Street and 40 Street) and in the NE quadrant of the plan area.

Residents within the plan area were interested in learning more about how the 12 Thousand Acres Plan will impact them, the details around the timing for new plan areas to build out, and any buffering policies to protect country residential/ estate areas from adjacent development. There were also questions about further subdivision in estate areas and timing of services.

Some input suggested that the plan look at the expansion of estate lots and the development of new country residential subdivisions near the three existing communities.

Information about the Development Process and Considerations

Many participants in the engagement sessions were looking for information about the project and how 12 Thousand Acres Plan fits into the overall process for land use planning and development, and the impacts of the other City plans in the area. Participants want information about the three Community Area Structure Plans (CASPs) that are being developed, the servicing plans and timelines for the area, the process and timing following the 12 Thousand Acres Plan, and other CASPs before any physical development begins. Participants were also interested in learning about what their opportunities are to provide feedback and input throughout the process.

Participants also asked questions about development considerations such as setbacks, and how spaces between developments, active and abandoned wells, pipelines, the railway, the airport, and other features will be treated.

Greenspace and Environmental Features

Another theme that emerged from the engagement sessions was the need to protect natural areas and add green space for the city. Discussion included the natural corridors that were identified on the 'planning considerations' maps, specific environmental features in the area, and opportunities to add greenspace or open space areas in specific locations.

Discussion also included the use of open space for specific purposes, such as transitions between residential and non-residential developments, pathways and green corridors connecting different areas of the city, and greenspaces as additional community amenities where residential development backs onto these areas.

Community Facilities

Participants wanted to see a variety of community facilities included in the development plan, such as recreation and fitness centres, a hospital or health care centre, and facilities for the performing arts.

Water Management

Participants discussed how stormwater management is reviewed during the development process, and the engineering requirements for stormwater management ponds. Participants highlighted areas within the project that may need to be looked at in more detail and suggested that the City develop policies regarding development in flood fringe areas.

Transportation and Connectivity

Another theme that emerged from the engagement sessions was the importance of the transportation network and how it relates to land use planning. Participants discussed the importance of development along the highway 2 corridor, the need for access to future residential and commercial areas, how the city's transportation network connects outside of our borders to the Calgary region, connectivity between the east and west of the city across highway 2 and whether services needed to be split across both sides of the city to reduce the need to travel across the highway.

Participants also had questions about the road network maps from the Transportation Master Plan and other background documents and wanted to know how this information will be reflected or revisited in the 12 Thousand Acres Plan and future CASPs.



Detailed Input from Phase 1

Open House – October 4

Questions from participants

- What is the timeline for the big picture (of the project)?
- If someone wanted to develop, what is the process?
- What is being planned for the area?
- Questions on the AirPark.
- Yankee Valley Estates & Country Residential Area to the West:
 - o Country Residential – is it untouchable?
 - o What is the plan for the Country Residential areas?
 - o 20 acre or larger lots that are adjacent to Yankee Valley Estates – would like to redevelop but the City has indicated no process for this yet.
 - o The City doesn't understand Country Residential.
 - o There are rumors that a road is going through Yankee Valley Estates. Is the City going to expropriate these properties? Should owners sell these properties now? What are the impacts of the road?
- Buffalo Rub:
 - o What will happen to the land to the north? It should be a park space.

- East Points Industrial CASP:
 - o What are the buffers (transitional areas) that will be provided for the Industrial CASP?
 - o Industrial impact on land values?
 - o Is Propak moving to adjacent to Yankee Valley Estates?
 - o Devaluing of properties adjacent to industrial.
 - o What is the timing of the East Points Industrial CASP?
- What is the traffic plan?
- What is the servicing plan?
- There is disturbance (moving of dirt) by the Davy Creek CASP lands. What is happening here?
- What will happen to abandoned gas wells?
- Lands north of Buffalo Rub - 5 quarter sections. Owners would like this to be a residential land use. What is the process to have this designation?

Land Use Mapping Exercise – October 17/18

Summary of Land Use Maps

Employment Lands

- Most plans showed employment areas continuing to be concentrated on East Side of Hwy2 and NE of the city (extending from East Points and straddling Highway 2).

- Other employment nodes were identified by groups in the following locations:
 - o Airpark lands (every group) included the 4 quarter-sections of the Airpark, 7 other groups included some of the surrounding areas further west/north.
 - o SW quadrant incorporating some areas along 40th, 24th, Yankee Valley BV, and Highway 2 corridor (specific locations and the amount of land varied between groups – from a thin strip along corridors to some that included 4-5 quarter-sections of employment land).
 - o Possible major urban centre/hub identified by one table for the area around Section 27-26-1 W5M to take advantage of the 40th/24th ST connection from Calgary (and possible transit node?)

Residential

- Most workshop maps identified residential areas next to Lanark/Ravenswood, along West side of city (between 24th ST and 40th ST) and in NE quadrant of the plan area.
- 2-3 groups identified some possible expansion of estate lots and country residential development patterns east of Yankee Valley Estates.
- Possible residential infill identified along the west side of Yankee Valley Estates, moving west to east over time.
- Some groups proposed south 2 quarter-sections of East Points to change to residential/ neighbourhood development; other groups identified the need for transition areas in the same location.



Environmental Areas/Open Space

- Most land use maps followed the greenspace/natural corridors identified by the Planning Considerations map (from O2 study) or appeared to assume that this would be the default option and focused instead on what land uses would be developed around them.
- Some interesting environmental features/open space nodes were not a part of the Planning Considerations and identified by individual groups/tables:
 - o Node in N1½15 and S1½22-27-1 W5M
 - o Node along RR13 on SW¼434-26-1 W5M
 - o Ridge/high point identified along Section 23-27-29 W4M
 - o Node/regional park north of Croxford Estates
 - o Regional park identified in special study area west of RR13

Comments noted during Mapping Exercise

- Buffers needed at south boundary between Airdrie and RVC.
- Need transition area from Hillcrest/South Windsong to commercial uses.
- Preserve mountain views along east side of city.
- Consider even and/or proportionate allocation of residential vs. non-residential lands on both East and West sides of the city.
- Ensure that future employment areas are located strategically or remain flexible so that they don't limit [residential] development within the city.

- Land Use Plan should be based off major highways and transportation corridors.
- Development sequencing should generally start at south and proceed north
- CASP boundaries should be identified through servicing catchment areas.
- Need a balance of residential and non-residential in most areas so that residential development can drive funding for major infrastructure.
- Connectivity between Highway 2, Veterans/567, and Range Road 292 is desirable for commercial/industrial development (gives options and alternate routes).
- Need a recreation centre on the west side of the city?
- Consider how development along the highway 2 corridor at South and North ends of the city serve as gateways to Airdrie: what is this interface and how does it improve the city?
- Stop putting residential development along the Rail corridor.
- Don't want Airdrie to be a bedroom community or an industrial wasteland.

Comments about Specific Land Uses

- Hospital identified in several land use concepts along north of the city. Locations included East Points, North of Davy Creek, and South of 567 beside Buffalo Rub.
- Consider incorporating more recreation and civic-oriented land uses as Airdrie develops into the 12k Acres Plan area... (examples)
 - o Campground
 - o Seniors Homes
 - o Health Care/Campus
 - o Hospital
 - o Music/Arts (Expand on Theatre)
 - o Recreation Centre

Planning Considerations Map Exercise

- Need better buffers between estate/country residential and employment areas.
- Allow for fitness and recreation centres in industrial areas.
- Keep the grid road system (along Alberta Township System grid lines?)
- Develop flood fringe policies.
- Take advantage of backing development onto greenspaces and water bodies.
- Allow for more estate type housing (½ acre lots).
- Show context between Airdrie and RVC/Calgary:
 - o Road network connections
 - o Approved ASPs



- Country residential areas don't want services until they sell.
- City of Airdrie has no business tax but does have expensive utility fees.
- Look at sequencing development north-south first, then expand east-west.
- Croxford estates has a high-water table.
- Very wet in NE environmental corridors, floods every spring, road (TWP RD 274?) has been flooded out several times.
- Need better storm water management pond designs for the annexed areas/future CASPs within the 12k Acres Plan.
- Subdivision lines in north quarter-section of West Hills CASP are incorrect.
- Coulee along YVB (west side of city) does not cross 24th – has been channelized.
- Need to identify well-water locations around Yankee Valley Estates (and other rural areas?) and factor these into planning considerations.
- Area around East boundary (and nose creek tributary) will be difficult to develop but could be brought high enough with appropriate measures.
- Show servicing catchment areas as part of Planning Considerations – will likely drive a good part of the future CASP boundaries.
- Check alignment of future 40th/24th ST skeletal connection. How does this align with future plans and when/where will it cross over from 40th ST to 24th?

- Road alignments of 40th AV East and RR292 (East Skeletal) seemed off – had a few comments asking for clarification for how these areas are going to be developed.
- A supportive road network is required before development and that should be what determines the phasing of future areas: Prioritize areas with existing road capacity.

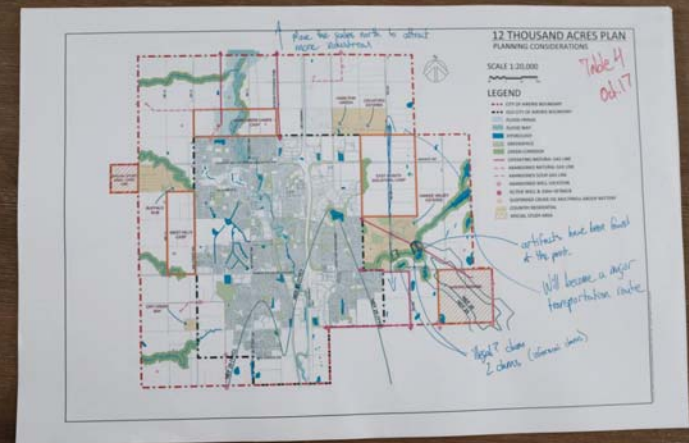
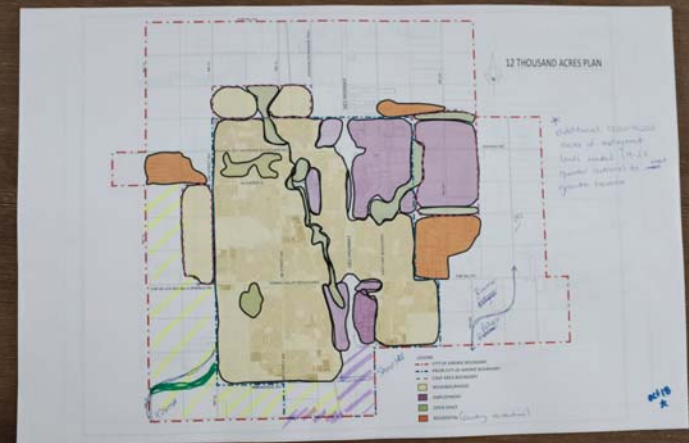
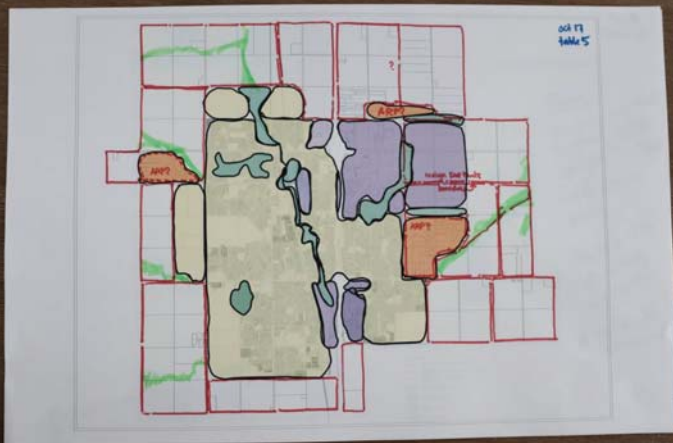
General/Strategic Questions

- How does the 12k Acres Plan fit in the broader context within the Calgary Region?
- What are the costs and what is the current demand for industrial or other non-residential land uses? What types of industrial development are needed or wanted?
- What long-range community facilities might be needed (e.g., Hospital)?
- Need better clarification on how justification reports will work for future CASPs.
- Is the City of Airdrie open to moving or sharing density allocated in certain development areas? Airdrie City Plan alludes to this in principle RE intensifying along corridors and in major nodes, but how would this work and can it be used to support/allow an ASP under 8-10 UPA?
- Large ASP boundaries are problematic in developer-driven model for future CASPs. What does a proponent do if a landowner or group of owners refuse to participate?
- How will Airdrie address truck traffic that currently goes through the city? (Need a vehicle inspection station?)

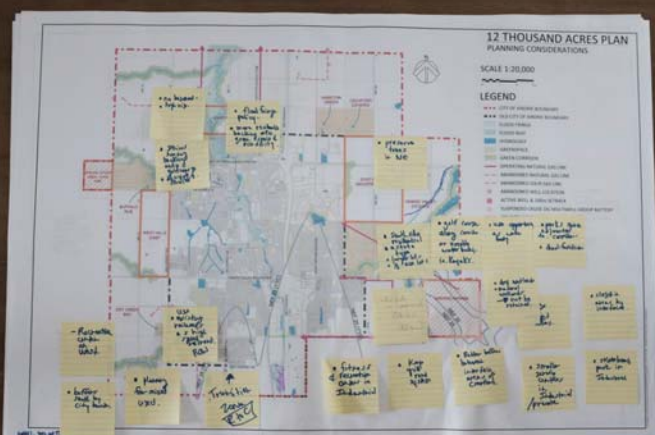
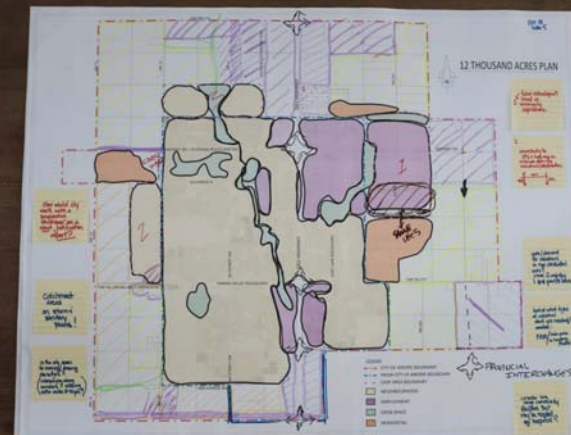
Individual Discussions

The Project team was directly contacted by stakeholders for discussions about the plan, including developers, land owners, and residents who contacted the City between October and December 2017. These conversations were requested by the individual stakeholders and the details of the discussions were specific to each person or group. All input received by the project team will be taken into consideration as part of the draft plan.

Land Use Maps









Summary of Phase 2

A draft of the 12 Thousand Acres Plan was posted, and a notice was sent to all landowners within the project area and stakeholders from previous engagement events, and the Planning and Development Department held two open houses on March 28 and April 4 2018 to present the draft plan and gather input, question, and recommendations that could be used to address concerns and improve the final draft of the plan.

During April 2018, the Planning and Development Department provided additional opportunities for members of the public and stakeholders to have one-on-one meetings and provide more specific and direct input on the draft plan.

During April 2018 the draft plan was also circulated and referred to external agencies and other jurisdictions for input, questions, and comments. The Planning Department took these comments into consideration, arranged for follow-up discussions to discuss some of this input in more detail, and incorporated revisions into the final draft of the Plan.

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 Acres 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 Acres 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 meets 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 12 Thousand Acres 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 stakeholder has 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 stakeholder 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.

Overall Summary and Key Directions

The project team considered all comments and input that were received through engagement initiatives on the 12 Thousand Acres Plan. Overall, there were several items that formed key themes or were addressed in specific ways in the final plan.

Land Use Balance:

- Residents and stakeholders supported the provision of employment land to meet the City's strategic goals of a higher non-residential assessment base. Input during consultation also supported a balance of neighbourhood and employment land on both east and west sides of the highway. **This is reflected in the final 12 Thousand Acres Plan Land Use Concept, as there are areas designated for residential and employment lands on both sides of the QE2 Highway, and overall the allocation of employment land supports the City's assessment objectives.**

Transportation and Connectivity:

- A major theme that emerged from the engagement sessions was the importance of the transportation network and how it relates to land use planning. Participants discussed the importance of development along the Highway 2 corridor, the need for access to future residential and commercial areas, how the city's transportation network connects outside of our borders to the Calgary region, connectivity between the east and west of the city across Highway 2. **The 12 Thousand Acres Plan reflects the skeletal network provided in the 2015 Transportation Master Plan and considered the implications to transportation infrastructure in determining the sequencing strategy for the plan. Transportation, accessibility, and connectivity remain an integral part of land use planning that need to be addressed through future Community Area Structure Plans.**

Protection of Greenspace and Environmental Features:

- There was a desire for the 12 Thousand Acres Plan to demarcate large area(s) for environmental conservation and to protect a significant portion of the plan area from future development as part of the Land Use Concept. **While the project team did not see this as desirable without direct consultation with the landowners that would be potentially impacted, the Plan does provide guidelines that highlight conservation as a desirable objective and would support planning for these areas during a CASP application.**

Adjustments to CASP Boundaries:

- From the initial March 2018 draft the project team reviewed requests to amend the draft CASP boundaries to facilitate logical groupings of land holdings within common comprehensive plan areas. The East Nose Creek CASP was split into two plans along Yankee Valley BV SE, and the boundaries of the three CASPs along the west side of the city were realigned along Yankee Valley BV SW and Veterans BV NW. **While it was initially the intention of the project team for plan areas to span major roads and corridors so that the interface on both sides could be addressed within the same plan, it was decided that this could still be effectively addressed between the affected CASPs with appropriate policies.**

Alternate Solutions for Servicing:

- Several comments that staff received on the draft plan were interested in the 12 Thousand Acres Plan exploring or allowing future CASP submissions to explore and propose alternate solutions for servicing new development areas. This involved several concepts including identifying unused capacity within the current system, exploring or mandating water conservation initiatives, or allowing for interim servicing. **The 12 Thousand Acres Plan outlines the desired servicing and sequencing concept and makes allowance for the City to consider alternative proposals under the guidelines of the plan.**