



Governance Committee

Subject:	Langdon Area Structure Plan Land Use Strategy
Date:	April 16, 2024
Presenter:	Michelle Dollmaier, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to provide the Governance Committee with an update on the developer-led and wholly funded Langdon Area Structure Plan (ASP) expansion project, including presentation of the initial land use strategy.

On November 28, 2023, Council approved the Terms of Reference for a developer-led and developer-funded Langdon ASP amendment to include an additional four quarter sections into the hamlet boundary, which will provide for a range of housing, employment, and amenity options. The developer has since been working with Administration to prepare a land use strategy for the expansion lands and is present to provide an update on the proposed amendments.

The proposed land use strategy is set out in Attachment 'B', which includes three quarter sections to be residential uses on the NW boundary of the hamlet, and one quarter section south of the Hamlet along Centre Street to comprise commercial uses and a business park featuring light industrial uses. The proposal also sets out parameters for phasing of the project and future planning of the area. The detailed development concept can be found in Attachment 'C'.

ADMINISTRATION'S RECOMMENDATION

THAT the Governance Committee receives the Langdon Area Structure Plan Land Use Strategy report as information.

BACKGROUND

The County adopted the first ASP for Langdon in April 1999 to respond to the growth pressures facing the community. The ASP was amended in 2003 and again in 2005. In 2014, the County began a project to prepare a new ASP to replace the existing Langdon ASP to consider expansion of the current ASP's boundaries and ensure compliance with the Municipal Development Plan (the County Plan). That ASP was approved in 2016 and added approximately 950 acres of land to Langdon and established a future study area for lands that could be considered for future expansion.

Council approved a developer-led Terms of Reference to expand the Langdon ASP on November 28, 2023, to consider the inclusion of an additional four quarter sections within the hamlet.

DISCUSSION

Guiding Policy Framework

Amendments to the Langdon ASP are required to align with the Calgary Metropolitan Region Growth Plan (RGP) and the Municipal Development Plan (County Plan).

Langdon Area Structure Plan Land Use Strategy

The RGP guides development within the region towards the increased use of Preferred Placetypes in Preferred Growth Areas. Langdon is designated as a Hamlet Growth Area in the RGP and pursuant to Policy 3.1.8.6, the proposed expansion would need to demonstrate a pattern of successfully completed development resulting in a limited land supply. A risk to this project is that the proposed expansion is found to be inconsistent with RGP policy as a 32% build-out rate was identified for Langdon in the 2022 Land Use Inventory undertaken by the County.

Development within the proposed lands would also need to be consistent with the masterplan community and residential community placetypes. The proposed land use strategy intends to achieve a minimum density of 5 units per acre to meet the density policies of the RGP. This will be achieved by implementing policy support for a variety of housing forms, which is encouraged by the County Plan to provide for a range of affordability and lifestyle opportunities for residents.

Proposed Land Use Strategy

The land use strategy set out in Attachment 'A' has been drafted to align with the policies of the RGP, County Plan, and the current Langdon ASP.

The land use strategy proposes development of primarily single-family housing complemented by semi-detached, townhouse and multi-family dwellings. The proposed new neighbourhoods are intended to be comprehensively planned with full servicing and a roadway and active transportation system that ensures these areas are effectively integrated with the hamlet.

The lands identified south along Centre Street are proposed for a business park supporting business/commercial uses fronting onto Centre Street, and light industrial uses. This will provide a variety of employment opportunities to support Langdon's development as a complete community.

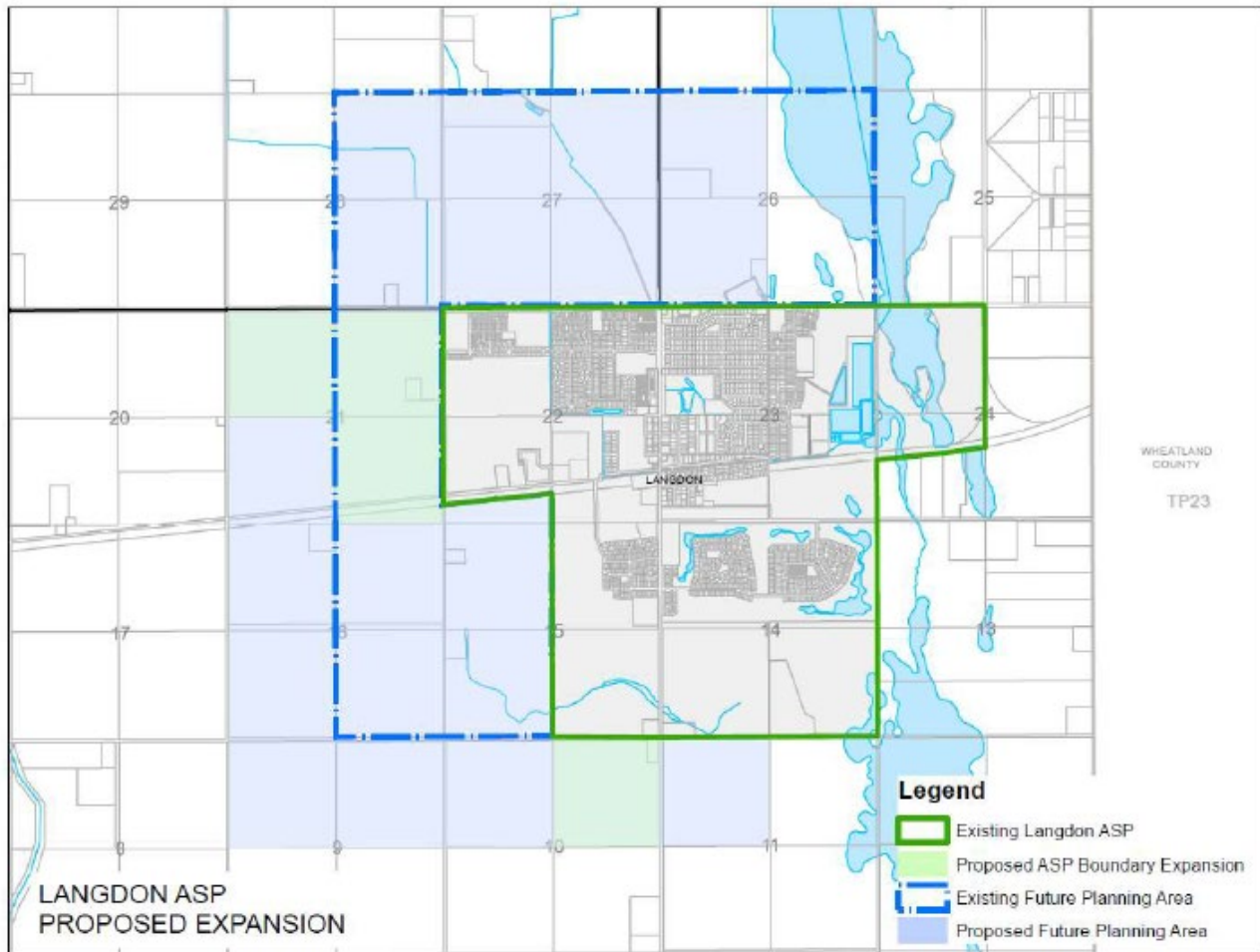
ALTERNATE DIRECTION

Administration does not have an alternative direction for the Committee's consideration.

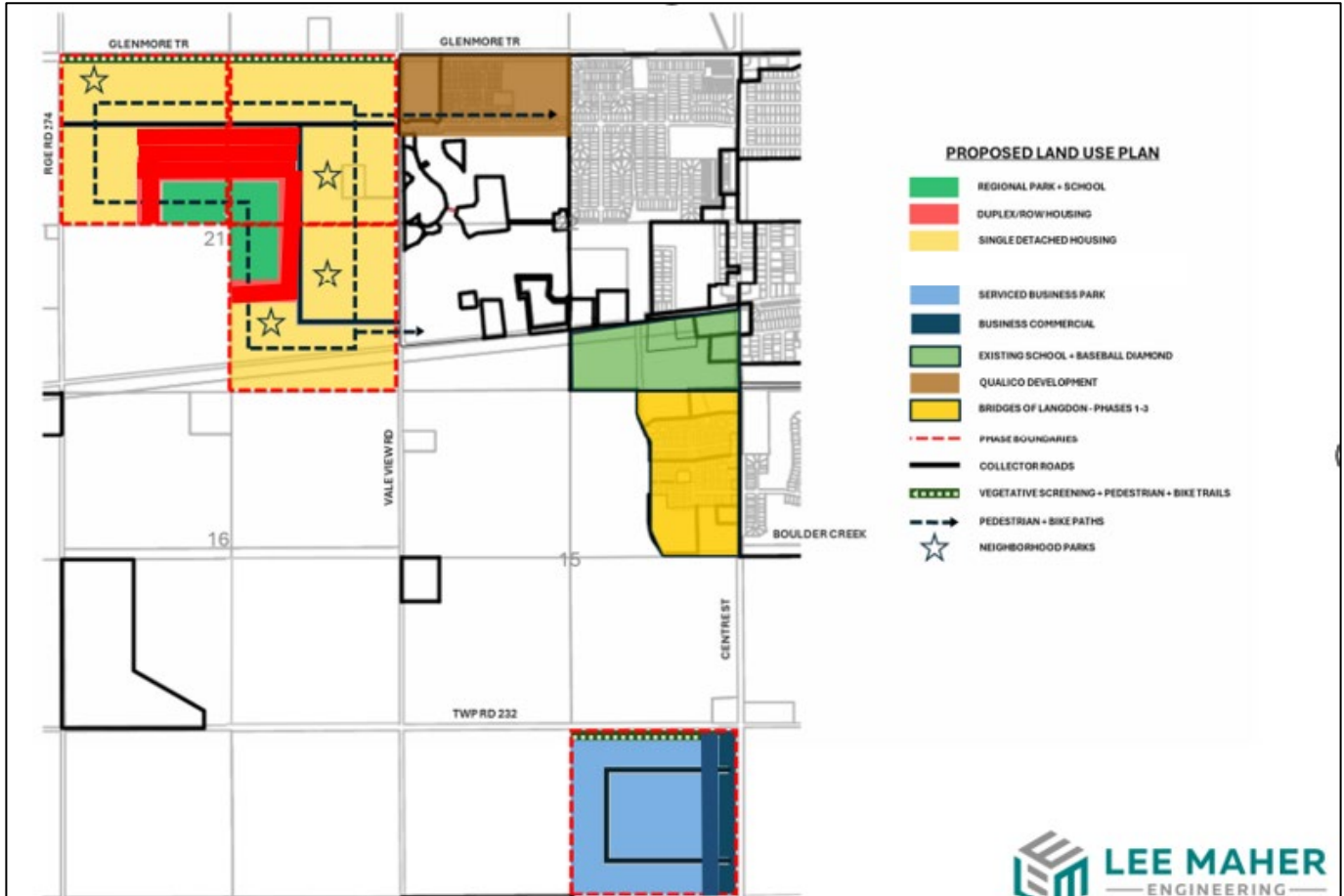
ATTACHMENTS

- Attachment A: Langdon Area Structure Plan Amendment Map
- Attachment B: Proposed Land Use Strategy
- Attachment C: Development Concept
- Attachment D: Developer Presentation

ATTACHMENT A: LANGDON AREA STRUCTURE PLAN AMENDMENT MAP



ATTACHMENT B: PROPOSED LAND USE STRATEGY



Concept for Langdon ASP Amendment



March 2024



Concept for Langdon ASP Amendment
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EXECUTIVE SUMMARY

The current 2016 Area Structure Plan (ASP) document reflected the community vision for single detached residential with support commercial uses and facilities for education and recreation to serve the population. The proposed ASP Amendment continues the vision for the Hamlet but strengthens the opportunities for a complete community by increasing the variety of housing types and increasing the opportunity for business, commercial and light industrial uses. **Map 1** illustrates the Proposed Land Use Concept with the additional four quarter sections to be included in this amendment, and a modified future growth boundary with general land uses identified.

While being included within the Hamlet boundary, three quarter sections will be required to complete a Local Plan, detailing servicing, stormwater, road network, financial and marketing benefits, historical and environmental assessments, and complete community engagement to gather input and ensure the Local Plan reflects the community vision.

The residential development to the west, in Section 21, is proposed to be accessed off Vale View Road (with appropriate Traffic Impact Assessments completed). The long-range plan will ensure connectivity between the neighbourhoods and focus on missing middle housing for residents that will provide attached and small lot residential to support the employment nodes. The three (3) quarter sections together can ensure reasonable dedication of park and school spaces. The existing Land Use Plan does not represent the lands under development, nor has it been developed since the adoption in 2016 – Qualico, Bridges of Langdon, Pollyco lands as well as the new school site and ball diamonds (illustrated on **Map 5**). There is less remaining developable residential land than current documents may indicate. Additionally, the rationale for adding lands to the west are that they have less environmental impact, due to distance from the Weed Lake Storm and Sanitary outflow areas.

The proposed employment node on the south side, accessed off Centre Street, provides future main street commercial and light industrial/business park uses in close proximity to Highway 901. This concentration of such uses on Centre Street will provide convenient employment and shopping services while ensuring appropriate distancing from residential areas.

Other areas in the Future Planning Area are identified for either residential or non-residential uses. The Alltech Langdon/Bennett Substation poses a physical barrier to residential expansion, and the northwest quarter of section 16 (NW16) will provide a buffer to the substation. While not proposed to be included in the hamlet at this time, these lands are currently suited to a non residential employment node use.

This review of the Langdon ASP and expansion of future development areas is identified in both the Rocky View County and Calgary Metropolitan Plans. Langdon has been a growth node for decades. With piped water and sewer and excellent road access, the hamlet is poised to continue to be a strong hamlet in the County.

The ASP Amendment will ensure that the Land Use Strategy continues to provide for a comprehensively planned community and will identify a logical phasing for future development based on market demand, servicing capability and completion of Local Plans.

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1.0 INTRODUCTION

The current Area Structure Plan (ASP) was adopted in 2016 and has not been amended or comprehensively reviewed since. The economy of the Province and the Region is showing a healthy resurgence, and there is interest in increasing development in various areas of the Calgary Region. Therefore, it is appropriate to review the ASP. While the County has scheduled this review for after 2025, local landowners have indicated an interest in moving the schedule forward. The Province of Alberta is not immune to the housing crisis facing most of the country.

Many Albertans are struggling with the high cost of housing due in part to surging population growth, which means the number of homebuyers and renters is vastly outpacing the number of homes available to buy or rent.

As a result, home prices and rents will likely continue to rise....In 2022, Alberta's population grew by 164,793 people, dwarfing the number of new housing completions (29,837) for a gap of 134,956 — again, the highest on record. Clearly, Alberta has accelerated population growth while homebuilding has stagnated, hence the historic gap between supply and demand.¹

²For this reason, in November 2023, the Council of Rocky View County directed that a developer-led and wholly developer-funded Langdon Area Structure Plan Amendment be drafted to provide a framework for the future growth in the area.

The purpose for the amendment is to study 480 acres of land west of the current hamlet boundary on Vale View Road and a second area of 160 acres south of the current hamlet boundary on the west side of Centre Street. The expansion lands are to include for a range of housing, employment and amenity options as a continuation of the predominantly residential development within the Langdon ASP. (File F-2, pages 281 to 291 of November 28th, 2023 Rocky View Council Agenda). On November 28, 2023, the following motion was made:

MOVED by Councillor Schule that Council approve the Terms of Reference for a developer led and wholly developer funded Langdon Area Structure Plan Amendment, as set out in Appendix A, as amended.

The proposed land use strategy for the amended Area Structure Plan is illustrated on **Map 1**.

2.0 RATIONALE

The following are the components of the rationale for the inclusion of the lands:

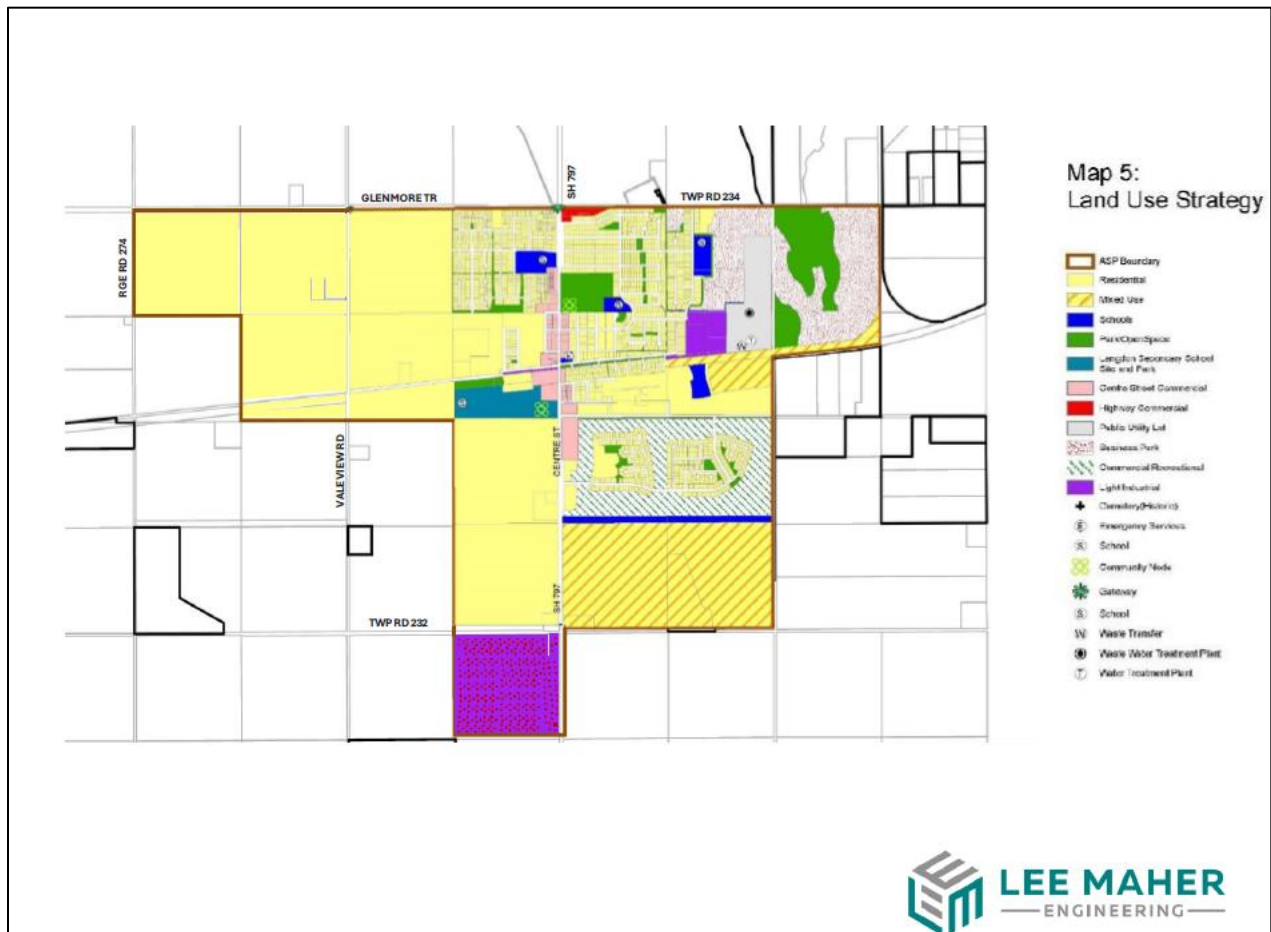
- Recognize that while there are still undeveloped lands in Langdon, current mapping does not illustrate: the expansion of the Qualico land (NW22); the location of the Alltech Langdon/Bennett Substation; construction of the Bridges of Langdon (underway); Phase 3 of the Pollyco lands (underway); as well lands that have been utilized for the new school site and ball diamonds.
- Recognize that there have been real estate downturns in Alberta but that the province and the region has rebounded and many areas are experiencing a housing crisis in both inventory and affordability. Construction and market prices are up and demand in communities both inside and outside of Calgary area strong.

¹ Calgary Herald October 14, 2023

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- Understand that there are significant industrial developments proceeding in Janet and east of Calgary (such as the De Havilland Field 1,500 acre development) that will generate demand for workforce housing.
- The Alltech Langdon/Bennett Substation restricts expansion of residential development west of the hamlet.
- Recognize that the current housing being developed in Langdon is generally not considered affordable, (average Real Estate prices averaged \$780,000 per home in January 2024) and while there are some attached housing proposals, the demand for more affordable housing will continue to increase.
- Understand that for Langdon to grow and be a complete community there needs to be a range and variety of housing styles for a range and variety of income levels. This will support the services and the facilities.
- Understand that while in Langdon most residents of the hamlet drive outside of the community for employment, there is the opportunity to create a complete community with the addition of employment lands. The proposed employment nodes will encourage a wide range of light industrial, low-impact, business and commercial uses that will attract a wide range of skill levels to the hamlet.

Map 1: Proposed Land Use Strategy



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3.0 LEGISLATIVE CONTEXT

The following outlines the legislative context for Rocky View County documents and the Calgary Regional Plan.

3.1 The County Plan

The County Plan, adopted in 2013 and amended in 2023 has the vision as follows:

Vision

Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business opportunities.

While many actions and developments have supported this, the development in most of the County, and particularly the Hamlet of Langdon, does not reflect diverse residential options. Rather the predominant housing form is large single detached dwelling units.

Section 9.0 addresses Hamlets with the following goals:

- Support hamlets in maintaining and developing a strong sense of community identity and in carrying on their role as service hubs to the surrounding agricultural regions; and
- Support hamlets in developing and maintaining attractive, high quality built environments and distinct, safe residential neighbourhoods.

Policy 9.1 identifies Langdon as a hamlet where the County encourages and supports development as a full-service rural community that provides a range of land uses, housing types, and rural services to the residents and the local area. Land uses may include: residential uses, including seniors housing; local commercial uses; institutional and community uses such as schools, community halls, and religious assemblies; recreational and cultural uses; and light industrial uses. Sections 9.6 through 9.13 outline the characteristics that should be identified in an Area Structure Plan and followed up with Local Plans to provide complete comprehensive communities. The 2016 Langdon ASP provides much of that direction.

It is anticipated that the north half and southeast (SE) quarter of Section 21 will be primarily developed as residential, recreational and school uses.

The County Plan also identifies lands for non residential development, specifically Hamlet Business Areas, Hamlet Mainstreet, Other Business Development, Industrial Storage and Economic Development. It is anticipated that the lands in the northwest quarter of Section 10 would be developed as Mainstreet commercial with a variety of business developments internal to the quarter section. Another future non residential quarter is proposed for the SE16. This quarter abuts the power substation and would provide a buffer for future residential development.

The County Plan requires all new development to connect to existing servicing:

- 17.1 *New development shall, in accordance with master plans:*
- a. *make use of, extend, and enhance existing utility infrastructure where feasible;*
 - b. *provide water, wastewater, and shallow utility services; and*
 - c. *provide stormwater systems where necessary.*

The proposed amendments to the Langdon ASP will conform to the policies of the County Plan.

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3.2 Rocky View Land Use Bylaw

The Land Use Bylaw provides a number of land use districts and regulations for the ultimate development of the lands in the Hamlet of Langdon. There are several residential districts that could ultimately be applied to the residential area in the north half and SE quarter of Section 21, or the northwest expansion of the hamlet, including:

- R-URB Residential, Urban District;
- R-SML – Residential, Small Lot District;
- R-MID – Residential, Mid-Density Urban District; and
- R-MRU – Residential, Multi-Residential Urban District.

These districts will allow for a variety and diversity of residential development currently not available in the hamlet.

3.3 Regional Growth Plan

The Regional Growth Plan (RGP) outlines development levels for the region. In an effort to create complete, sustainable communities, the Plan allows for a minimum of 5 units per gross developable acre.

The RGP also speaks to Placetypes for development and requires that development follow one of three Placetypes: Infill and Redevelopment; Masterplan Communities; and Mixed-use TOD. The amendment to the Langdon ASP would fall under the Masterplan Communities category. The RGP requires all development to follow the concepts for complete communities, which includes:

- Compact contiguous development that makes efficient use of infrastructure and services;
- A diverse mix of housing types;
- Density in accordance with associated placetype definitions;
- Interconnected street network and urban form to support active transportation and transit;
- Access to local services, neighbourhood amenities and commercial uses;
- Access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where municipal agreements are in place; and
- High quality parks, trails and open spaces that connect to regional trails where appropriate.

The proposed land use concept proposes: a variety of housing types; contiguous development to make efficient servicing; density in accordance with a masterplan community; interconnected street network across Vale View Road and on Centre Street to support active transportation; improved availability of local services and amenities and access to them; increased and improved access to local recreation amenities and future institutional sites; and an increase in high quality parks with trails and connectivity to the establish parts of the community.

The RGP also establishes criteria used to evaluate expansions to Hamlet Growth Areas. Policy 3.1.8.6 provides a list of items which will be evaluated:

- a) A demonstrated pattern of successfully completed areas resulting in limited land supply within the existing boundaries;
- b) Continued market interest that requires expansion to serve;
- c) Demonstrated developable land for the requested expansion, including identification of any major environmental features or constraints;

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- d) Demonstrated collaboration with neighbouring municipalities having borders (at the same time of the adoption of the Growth Plan by the Minister) within two kilometres of the proposed expansion;
- e) Demonstrated consideration for a Joint Planning Area and a Context Study when proposed within two kilometers of any neighbouring municipality; and
- f) The ability to provide piped water and wastewater services to the expansion area.

The proposed concept plan has recognized that while there are undeveloped lands within the current hamlet boundary, some properties are severely challenged by drainage and surface water issues, making them inappropriate for development. The proposed Phase 1 of the development is immediately west of the Qualico development and provides a natural and contiguous expansion. Significant lands have been developed in the hamlet since the preparation of the 2016 ASP, and with a surge in the economy, and significant industrial developments in the Janet and SE Calgary areas, there will be an increase in demand for housing.

Detailed site assessments have not been completed for the four quarter sections proposed for inclusion in the hamlet, but preliminary assessment does not indicate any significant environmental issues that would restrict development on these lands. The ASP Amendment process will review the studies and documents that have been completed by the County and landowners to ensure that the transportation network, the environment and the infrastructure capacity is sufficient for the proposed Hamlet expansion.

Langdon is adjacent to Wheatland County, who is not part of the Calgary Regional Plan. However, the expansion is proposed west of the existing hamlet, away from the Wheatland boundary.

The Hamlet of Langdon has piped water and sanitary sewer services. The development of the ASP Amendment and the creation of the Local Plan will confirm capacity in both systems and determine if any upgrades are required to accommodate the lands to be included into the Hamlet.

4.0 PROPOSED LAND USE STRATEGY

4.1 Vision for the Langdon ASP Amendment

The vision outlined in the 2016 ASP for the Hamlet of Langdon supported “modern lifestyles through a range of housing, employment and amenity options.” Centre Street is to provide a focus for meeting daily needs and the hamlet will have a network of sidewalks and pathways throughout the community. The ASP addresses the goals of developing in neighbourhoods, sustainable growth, improved recreational amenities, local employment, diversity of housing stock, and ensuring a safe community.

The Proposed ASP Amendment will enhance and support this vision by creating opportunities for missing middle housing, improved walkability and connectivity and lands for employment hubs that will support the tax base, provide local jobs and increase the level of local services to the community.

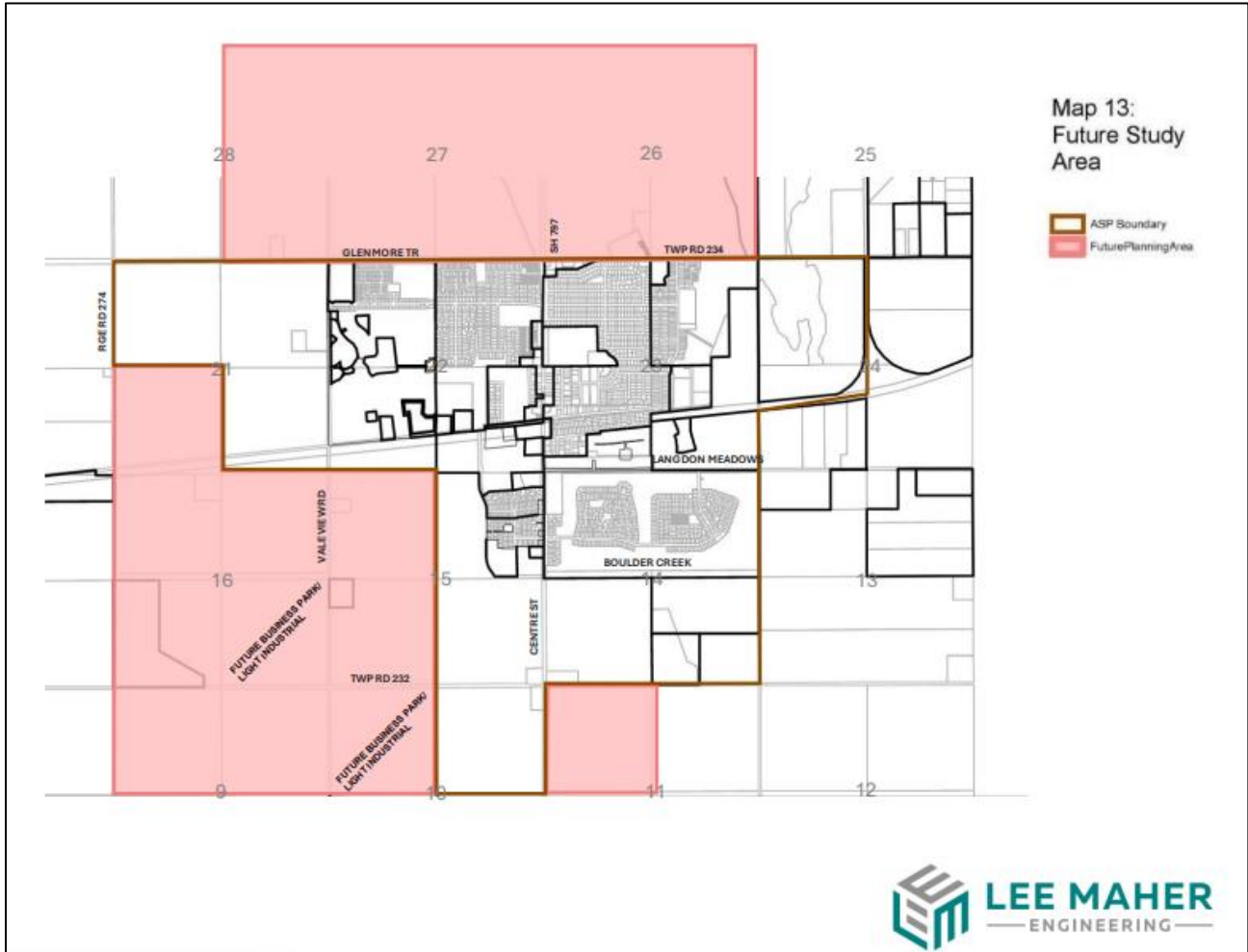
4.2 Future Study Area

The Future Study area currently identified in the Langdon ASP includes areas of and around Weed Lake that are considered undevelopable and are proposed to be removed from the Future Study Area.

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In addition, the Future Study Area (**Map 2**) is proposed to extend one quarter to the west and south of the current boundary, allowing for long term planning and consideration of future linkages, networks, capacity and land uses. This change in boundary is shown on the Location Map, included in **Appendix A**.

Map 2: Proposed Future Study Area



4.3 Proposed Hamlet Boundary

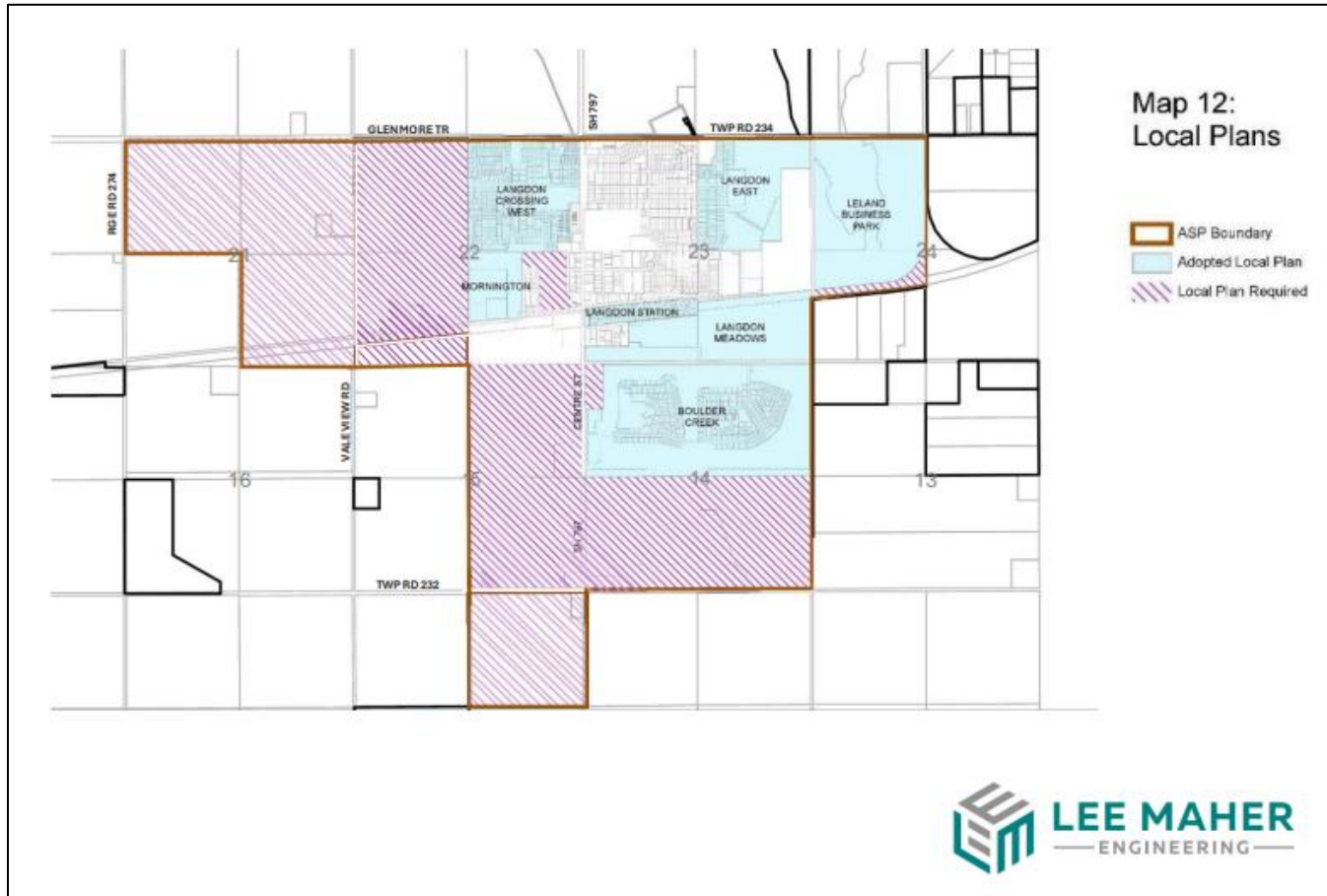
The current Hamlet Boundary is often referred to as the “T shirt”. It did not go past Vale View Road to the west nor south of Twp. Rd. 222. The proposed Hamlet boundary extends one quarter section south of the existing hamlet boundary on the west side of Centre Street to encompass the northeast (NE) of Section 10 and west of Vale View Road to include three quarter sections of land including the east half of Section 21.

It is recognized that each quarter represents a separate phase of development that will be triggered by market demand and reduced available land in the current hamlet boundaries. It is also recognized that each quarter will require a Land Use Plan, which will outline the details of servicing, access, phasing and development. It is

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anticipated that each quarter section will take several years for planning and approvals and that the development may take many years to complete.

Map 3: Proposed Local Plan Areas



4.4 Local Plans

Map 3 identifies the areas in the Future Plan Area for the Hamlet of Langdon that will require the preparation of a Local Plan. While a local plan is not specified in the County Plan, Section 27.0 of the Langdon ASP identifies the need for a local plan to describe the implementation process, to provide detail on the sequence of development, and to specify requirements to ensure the ASP policies and strategies are adhered to. In addition to completing all required engineering and environmental studies to demonstrate the suitability and capacity for the proposed development, Policies 27.1 through 27.9 outline specific requirements in addition to the “standard technical requirements of a conceptual scheme or master site development plan as identified in the County Plan (Section 29 and Appendix C). **Map 3** identifies the lands subject to the development of a Local Plan.

4.5 Proposed Phasing

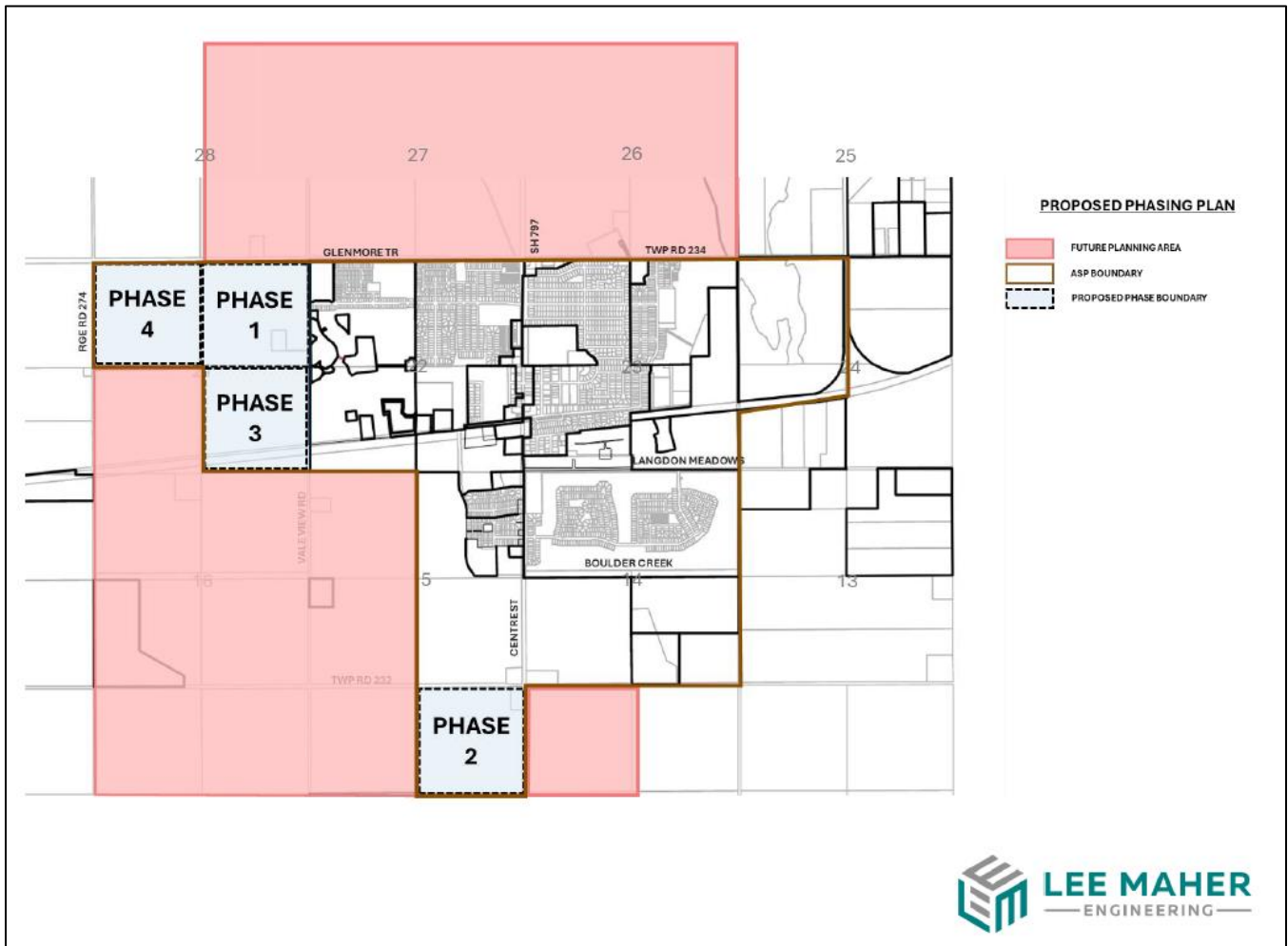
The proposed Langdon ASP Amendment identifies a phasing strategy (**Map 4**) for the three quarters proposed to be included in the hamlet boundary and one quarter in the Future Planning Area. It is proposed that the NE quarter of section 21 should be the first phase (Phase 1) as it is a natural extension of the Qualico development

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on the east side of Vale View Road. This will allow for continuation of road network, pathway connectivity, and servicing connections. The continuation of Phase 3 and 4 will complete the proposed open space strategy. It is proposed that the three quarter sections provide a significant central school and recreation area that will service the west side of the hamlet. The first phase of development is proposed as a combination of attached and detached housing. The purpose of the attached housing is to provide diversity of housing that will appeal to the trades or the new employees of the industries being located in the Janet area. This housing will provide an option to large lot large high-end housing. This is not subsidized housing but smaller, less expensive housing that will fit the “missing middle” and provide options for people who work in or near Langdon. It is anticipated that the provision of this housing stock will reduce the need for long commutes and create a more complete community.

Phase 2 of the amendment lands is the NE quarter of section 10, which is proposed for a combination of Hamlet Mainstreet and other business development. The continuation of the traditional main street development in the south will provide retail services to the community that will mirror the commercial development on Centre Street south of Glenmore Trail. The balance of the quarter section is anticipated to develop as a business park. This will increase local employment opportunities, support the hamlet tax base and create synergies with the industrial development happening west of the hamlet and in the surrounding rural areas.

Map 4: Proposed Phasing Plan



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4.6 Proposed Land Use Concept

The land use concept illustrated on **Map 5** highlights the areas to be amended into the hamlet. This map also highlights the Qualico Development that has extended to Vale View Road, the school and baseball diamonds that were a result of the Pollyco development, and the approved development at the Bridges of Langdon. This demonstrates that the hamlet is growing, that the lands in section 22 south of Qualico will be more difficult to develop due to the many landowners and titles and that the connectivity across Vale View Road is logical both from the NE of section 21 (NE21) through Qualico and in the SE21 along Railway Avenue.

4.6.1 Residential

The proposed concept anticipates that the majority of residents will continue to live in areas comprised mainly of single-family housing. The introduction of attached and multi-family dwellings (low and medium density development) will provide variety for residents, address demographic and family needs, reflect the income levels and affordability of the current and future residents and ensure that new residential development is cognizant of the need for “missing middle” housing”, ensure walkability and equitable access to all community amenities such as: neighborhood parks, schools, services, employment opportunities, recreation and commercial uses. Any new development will be required to connect to a system of sidewalks, pathways, and roadways that provide easy access to Centre Street and the majority of the non-residential services.

The addition of the NE 21-023-27 W4M provides an extension of the current residential development, utilizes Vale View Road, and is in proximity to employment nodes and will be linked by pedestrian and bike paths and sidewalks to access facilities and services. This is the first of three neighbourhoods, each requiring a Local Plan and each contributing to a large central community area for school, parks, and open spaces. They will be phased: with the NE21 being the first phase of development, followed by the SW21 and then the NW21, which include pocket parks and paths and trails. Neighbourhoods 1, 2 and 3 will be phased for logical development and appropriate extension of services. It is proposed that the higher density attached dwellings be constructed around the community amenity spaces. The overall density of the development may achieve over 5.0 units per developable acre. This will provide housing for a variety of family types, income levels and lifestyle needs.

4.6.2 Non-Residential

The NE10 is proposed for commercial / business with an internal road network and vegetative screening.

The 2016 Langdon Area Structure Plan states that “commercial areas across the County provide a wide range of services to Rocky View residents, while contributing to the fiscal sustainability of the County. Langdon is expected to grow and develop into a complete community with a wide range of land uses and services. Centre Street will continue to act as the social hub for the community providing access and walkability for the large portion of the residential development.” Fiscal responsibility is necessary to ensure that the service to the hamlet remain of the highest quality. To do this, non-residential tax base is required. It is a delicate balance between residential and non-residential. You need people to work in and utilize the businesses, but low density residential development taxes are not sufficient to pay for the services provided. A strong non-residential tax base would be beneficial to the hamlet residents and Rocky View in general.

The lands identified in the NE10 are proposed for light industry, business park with some business/commercial uses fronting onto Centre Street. This will help ensure that Langdon is a complete community. Providing a wide variety of employment opportunities expands the attraction of Langdon as a live/work community. Employees

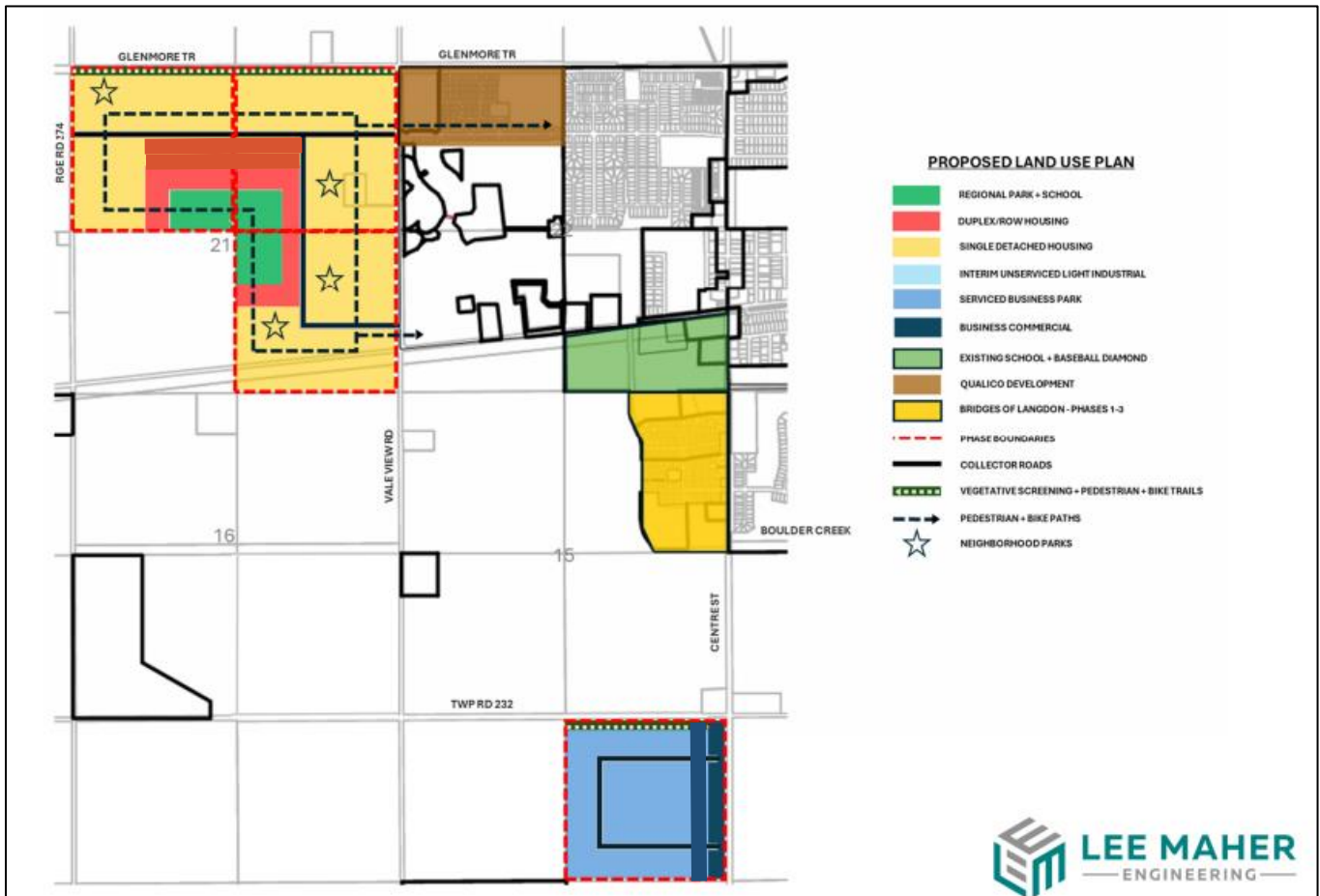
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and employers make location decisions based on the community. Langdon can offer the small-town feel, with a range of employment opportunities supported by recreation, education and cultural amenities. Proximity to major transportation corridors and major markets will be an attractor for businesses. The Future Planning Areas map looks at non-residential being the majority of the land uses southwest of the current hamlet boundary because of the substation access to Highway 901/22 which services the industrial areas of southeast Calgary.



Also included in the Future Study Area is the quarter section including the large Alltech Langdon/Bennett Substation. As planning continues for Langdon it may be that a portion of the southwest area of the Future Plan area is focused on non-residential development. This could include a wide range of light industrial and business park uses with extensive vegetative screening, which provides a buffer from the existing and future hamlet residential development. This is not specifically part of the ASP Amendment, but a future consideration.

Map 5: Proposed Land Use Concept for Lands to be Included in the Hamlet



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4.6.3 Parks, Institutional and Open Spaces

The future development of Section 21, west of Vale View Road, is anticipated to require new school site(s), parks, trails and pathways to provide connectivity and access to the open spaces. Section 21 is currently farmed and does not appear to have significant environmental sites or wetlands. However, the development will require stormwater management. It is anticipated that stormwater facilities can be integrated into park spaces to provide expansive open areas and facilitate the development of the paths and trails. Paths and trails will be developed to accommodate both pedestrian and bicycle to increase opportunities for active transportation. Actual areas and acreages will be determined with the development of the Land Use Plans, but the concept of connecting the green spaces for each of the quarter sections in Section 21 allows for a significant regional asset for the community and the County. Smaller community parks will be developed in each Phase of the project to connect the community.

5.0 PROCESS

The ASP currently supports agriculture and states that agriculture will continue to be supported within the Langdon Plan Area until such time as the desired development occurs. The document does not allow interim uses. This will be investigated in the ASP Amendment process to determine if in fact there are certain areas or certain uses that could potentially be developed before being included in the hamlet boundary and tied to piped municipal services.

Interface areas are those where different types of land uses meet. The Plan includes policies that address issues related to the residential, commercial and agricultural land use interfaces and it is anticipated that the amendment will also support interface strategies.

The Plan recognizes that development within the Langdon Plan Area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. The ASP amendment will describe the sequence of development proposed for the area and the Local Plans will provide the details on the development specific to that plan.

The initial thought is that a definitive population level not be established for the hamlet. It is proposed that the Langdon ASP Amendment looks at land uses, densities and market demand and allow the *Local Plans* to establish the population thresholds.

5.1 Landowner Involvement

This ASP Review and Amendment is developer led and funded. The owner of the lands located in Section 21, 1297833 Alberta Inc., and Pollyco Group of Companies are the two primary landowners spearheading this initiative. The intent is to include some additional land in the hamlet boundary, for development in a phased manner over the context of a long-range plan. It is the intent of the proposed concept to not expand the hamlet or the future planning area to include an unreasonable amount of land. At the time of the November 2023 Council meeting, only one other landowner had reached out to be involved in the process and that was Pollyco (Northwest quarter of Section 10). Subsequently two other landowners reached out after the Terms of Reference were adopted:

- Isle of Mann Group (Southeast quarter of Section 16), and

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- The owners of Langdon Mews (South half of Section 13).

While the Isle of Mann Group has some potential for non residential development, the lands included in the Langdon Mews were not considered in the Future Plan Area or the Hamlet due to the development constraints and lack of connectivity to the existing hamlet. In addition to the two primary landowners, the ASP Amendment process will include engagement with all landowners west of Centre Street to discuss land use, access, phasing and servicing as well as the community at large.

5.2 Proposed Engagement Strategy

During the ASP Review and development of the amendment, there will be community engagement. The engagement strategy will gather information from stakeholders and the community, present the concept to the public, prepare monthly updates (which may be posted on the Rocky View County website) and a final open house to present the final amendment.

6.0 SUMMARY

This land use concept has been prepared to present to Rocky View County to gain support in principle for the direction the ASP Amendment process is taking. Should that support in principle be given, the concept would be presented to the Calgary Metropolitan Regional Board for their consideration. Should support in principle be given by the CMRB, then the Developer, identified in the November 28th, 2023 Staff Report, the owner of the 480 acres of land in the east half and northwest quarter of section 21-023-27 W4M, or 1297833 Alberta Ltd., will proceed with arrangements with interested landowners and begin commissioning the background studies and completing the community engagement necessary to submit an amendment to the Langdon ASP.

The developers' agents are ready to respond to any inquiries for additional information.

*Concept for Langdon ASP Amendment
March 2024*

Appendix A

Langdon Area Structure Plan Amendment

Terms of Reference

Adopted November 28, 2023



ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Direction

1. The Council of Rocky View County has directed that a developer-led and wholly developer-funded Langdon Area Structure Plan (ASP) amendment be drafted for the lands identified in Appendix A to provide a framework for the future growth in the area.

It is intended that the ASP Amendment document shall provide for a range of housing, employment and amenity options as a continuation of the predominantly residential development activities supported by business development within the Langdon ASP.

The Langdon ASP Amendment shall be drafted to align with the following statutory documents:

- a) Calgary Metropolitan Region Growth Plan (RGP)
- b) County Municipal Development Plan
- c) Langdon Area Structure Plan

Contributing to Langdon ASP Amendment policy and direction will be:

- a) Community and stakeholder input;
- b) Baseline technical studies including, but not limited to:
 - i. water servicing strategy;
 - ii. waste water servicing strategy;
 - iii. storm water management plan;
 - iv. Transportation Impact Assessment;
 - v. Historical Resources Overview;
 - vi. Biophysical Inventory and Impact Assessment; and,
 - vii. other technical studies including electrical, gas, and communications.
- c) Fiscal Analysis Report to estimate impact to the County;
- d) Economic and market demand analyses;
- e) Compatibility and integration with the Langdon ASP area and the surrounding area; and
- f) Direction from higher order documents.



LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

The extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County. The funding for the creation of the Langdon ASP Amendment document will be fully provided by the interested landowners in the plan area.

Rocky View County Administration will assist the Project Team in:

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

Study Area

2. The Langdon ASP Amendment is to adjust the Langdon ASP boundary with the addition of ± 480 acres of land located west of Vale View Road and ± 160 acres located south of Township Road 232. These lands are legally described as NW/NE/SE 21-23-27-W04M and NE 10-23-27-W4M respectively.

Although the Langdon ASP Amendment study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final Langdon ASP Amendment boundary, subject to approval by Council.

Project Objectives

3. In developing the Langdon ASP amendment, the following objectives shall be achieved:

I. Project Plan

- a) To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
- b) To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.

II. Community and Stakeholder Engagement:

- a) To implement effective, inclusive and transparent community engagement;
- b) To collaborate with any identified key stakeholders and agencies and address any issues and opportunities at the earliest point.

III. Langdon ASP Amendment Creation:

- a) Land Use
 - i) To develop a land use strategy;
 - ii) To establish a development sequence for future redesignation, subdivision, and development of lands;



LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

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ROCKY VIEW COUNTY

LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

-
- iii) To determine appropriate integration and transition policies for adjacent land uses;
 - b) Servicing:
 - i) To identify potential servicing options for existing and future development;
 - ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - iii) To identify active transportation linkages to ensure the development of a cohesive community; and
 - iv) To identify other required physical services;
 - c) Physical Environment:
 - i) To identify key environmental and natural features within the Langdon ASP Amendment area and suggest methods to uphold their form and function; and
 - ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
 - d) Local Amenities:
 - i) To identify desired and achievable amenities;
 - e) Langdon ASP Amendment Boundary and Phasing:
 - i) To arrive at a boundary for the Langdon ASP Amendment area that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - ii) To explore phasing in conjunction with a review of the boundary of the Langdon ASP Amendment area to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - iv) To determine the fiscal impact of the proposed land uses;
 - f) Other:
 - i) To establish a framework for monitoring the long-term effectiveness of the Langdon ASP Amendment;
 - ii) Meet the intent and direction of the Calgary Metropolitan Region Growth Plan, County Municipal Development Plan and other relevant policy frameworks.



LANGDON AREA STRUCTURE PLAN AMENDMENT

Terms of Reference

Timeline and Deliverables

4. The Langdon ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
• Terms of Reference to Council	Q4, 2023
• Project Plan	
○ Background Information, Fiscal and Technical Analysis Report	Q1, 2024
○ Project Charter Stakeholder Register	
• Engagement Plan	Q2, 2024
○ Stakeholder Engagement Plan	
○ Public Engagement Plan	
• Initiate Technical Studies	Q2, 2024
Phase 2 (Execution)	
• Community and Stakeholder Engagement	Q2, 2024
○ Engagement Summary Reports	
• Completed Technical Studies	Q3, 2024
• Draft Plan	Q4, 2024
Phase 3 (Approval)	
• Public Hearing	Q4, 2024
• CMRB	Q1, 2025

Variance

5. Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

Costs

6. Costs relating to the completion of this developer-led Langdon ASP project shall be borne entirely by the developer group.

7. The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.



LANGDON AREA STRUCTURE PLAN AMENDMENT

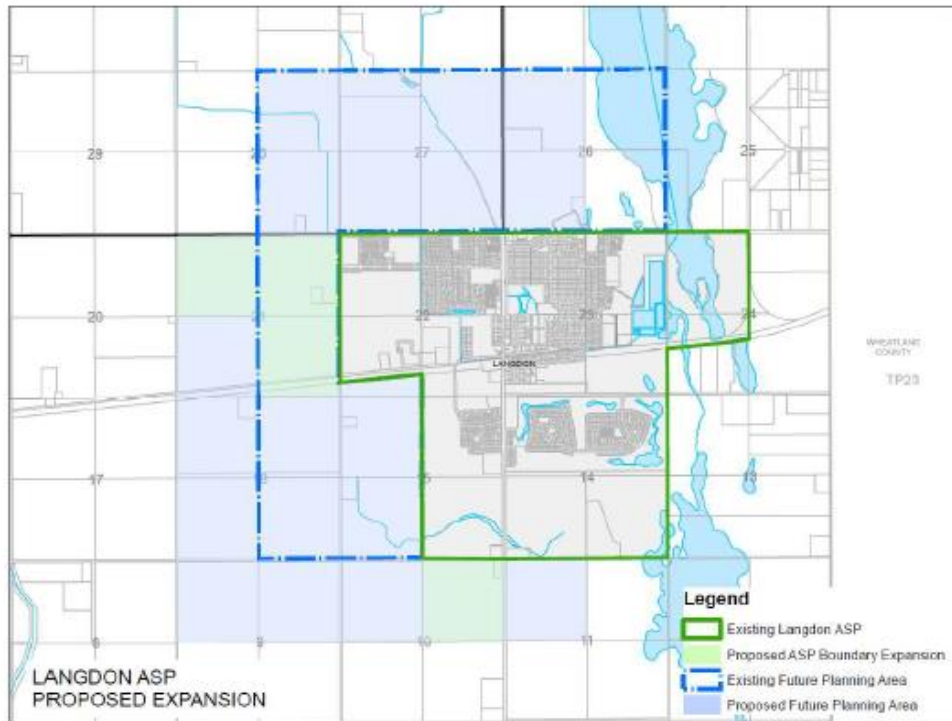
Terms of Reference

APPENDIX A:

Langdon Area Structure Plan Amendment

LOCATION MAP

The Langdon ASP Amendment includes ±480 acres of land located west of Vale View Road and ±160 acres located south of Township Road 232. These lands are legally described as NW/NE/SE 21-23-27-W04M and NE 10-23-27-W4M respectively.





Concept for Langdon ASP Amendment

PATRICIA MALONEY CONSULTING

ON BEHALF OF

1297833 ALBERTA INC.

Agenda



- Introduction
- Rationale
- Legislative Context
- Vision
- Hamlet Boundary
- Future Planning Boundary
- Phasing
- Landowners
- Summary





Introduction

1297833 Alberta Inc. approached Rocky View County with the idea of updating the Langdon ASP to include some of their lands.

Council made a motion in November 2023 to go forward with a developer led and funded ASP Amendment.

While this is one year earlier than the County schedule, this process recognizes the strong Alberta economy and the opportunity to have the developer front end the work to update the ASP.



Rationale

Recognize that current mapping does not reflect development that has occurred

Recognize that with growth in the economy comes a housing crisis – need for the “missing middle”

Recognize the significant industrial developments proceeding in Janet and east of Calgary

The Alltech Langdon/Bennett Substation restricts expansion of residential development west of the hamlet

Recognize the need for a diversity of housing types

There is the opportunity to create a complete community with the addition of employment lands.



Legislative Context

- 2016 Langdon ASP
- County Plan
- Calgary Regional Plan
- South Saskatchewan Regional Plan



Vision

Langdon is a complete community that supports a variety of lifestyles through a range of housing, employment and amenity options. Centre Street is a focus for meeting daily needs and the hamlet will have a network of sidewalks and pathways throughout the community providing linkage and connectivity and active transportation. Development will encourage sustainable growth, improved recreational amenities, local employment, diversity of housing stock, with the goal for a safe community with an excellent quality of life

"Missing Middle" Housing

The Missing Middle Housing types provide diverse housing options beyond the single detached norm. This can include duplexes, fourplexes and row housing. These house-scaled types fit seamlessly into existing residential neighbourhoods and support walkability, locally-serving retail and active transportation. They provide solutions along the affordability spectrum to address shifting demographics and demand.

This represents housing for young people, families and seniors that is affordable.

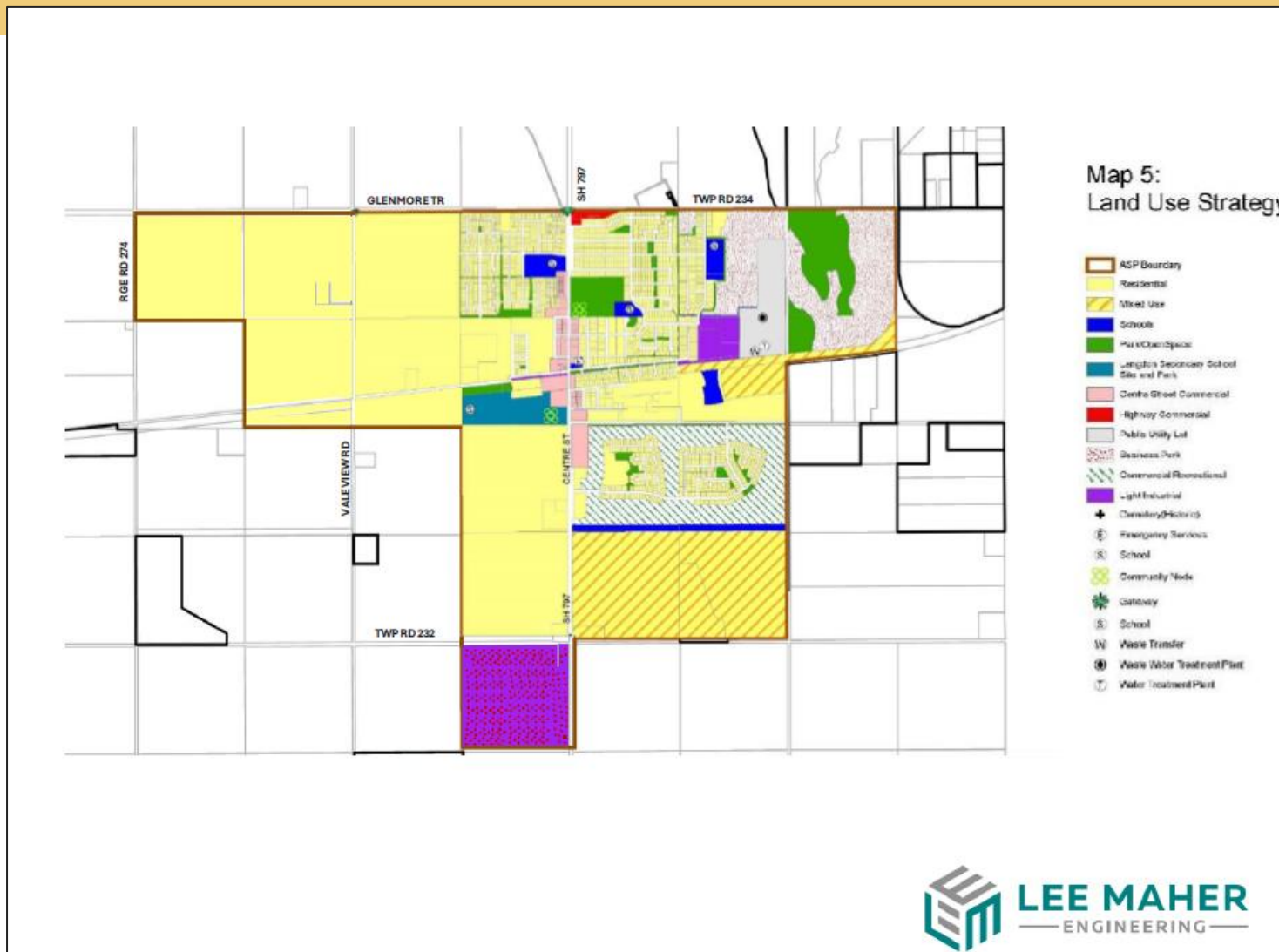


The “Missing Middle”

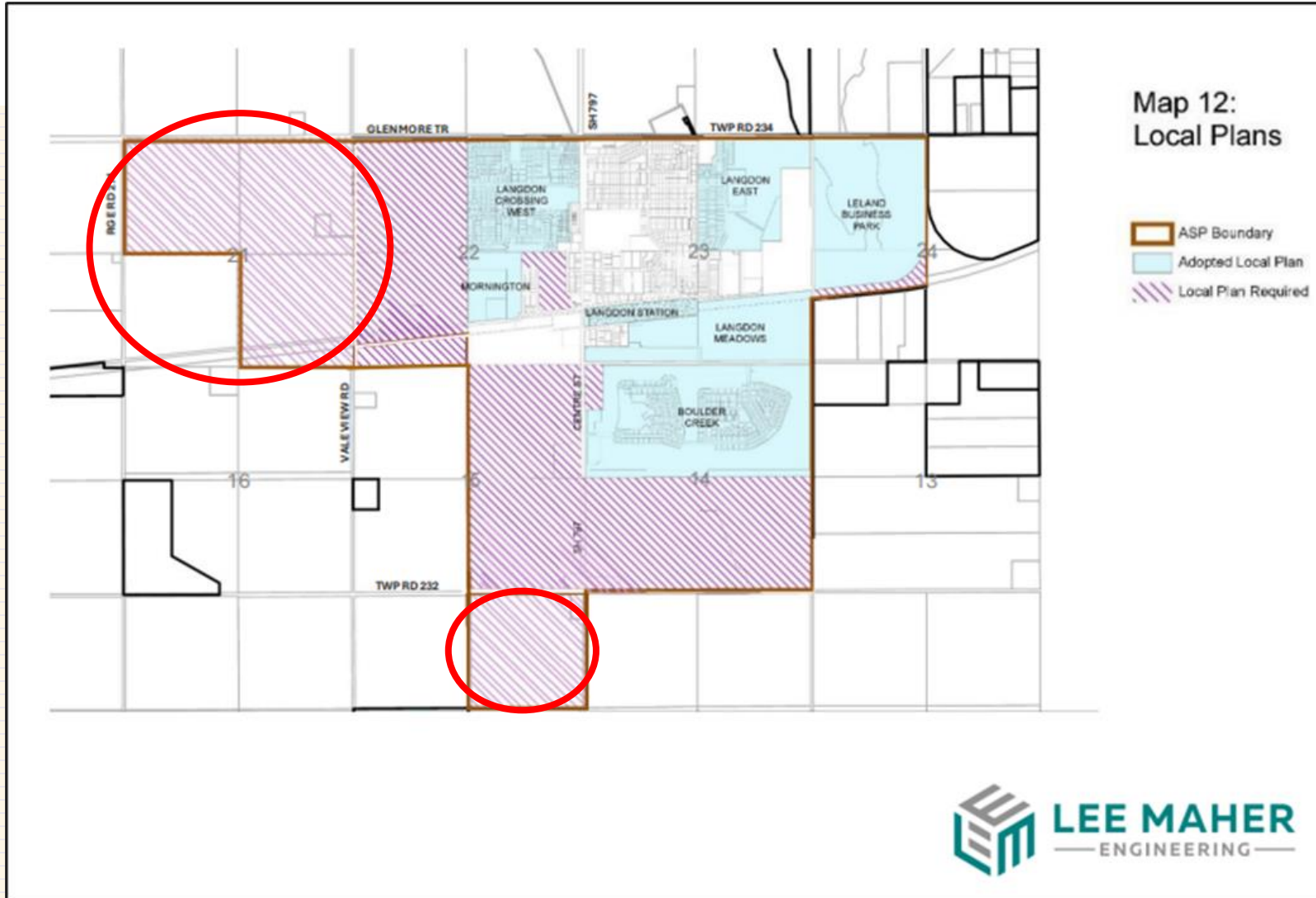
Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Generally, this is street oriented, primarily owned by the resident and more affordable to build and maintain than traditional single detached housing.



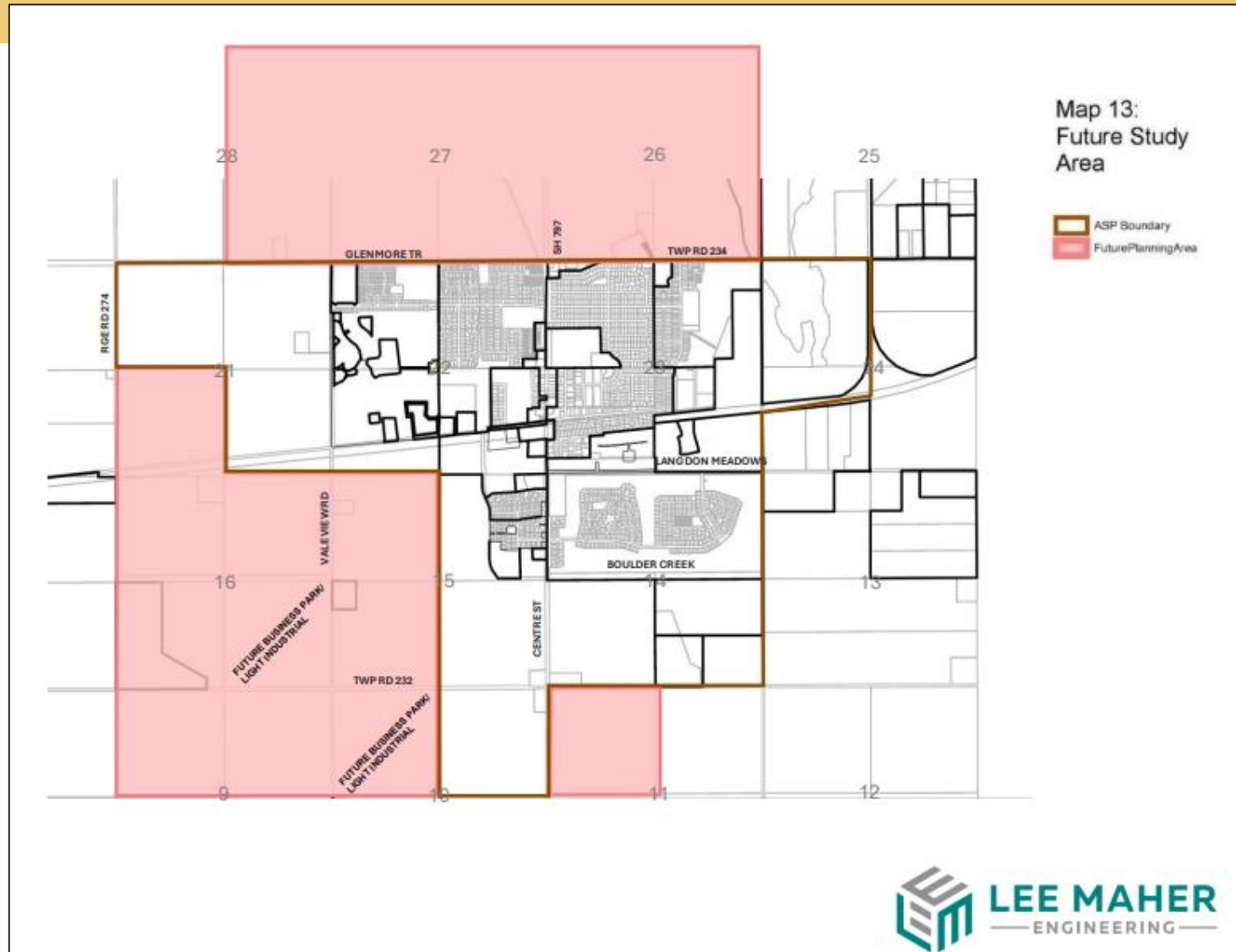
Proposed Land Use Strategy



Hamlet Boundary



Future Planning Area

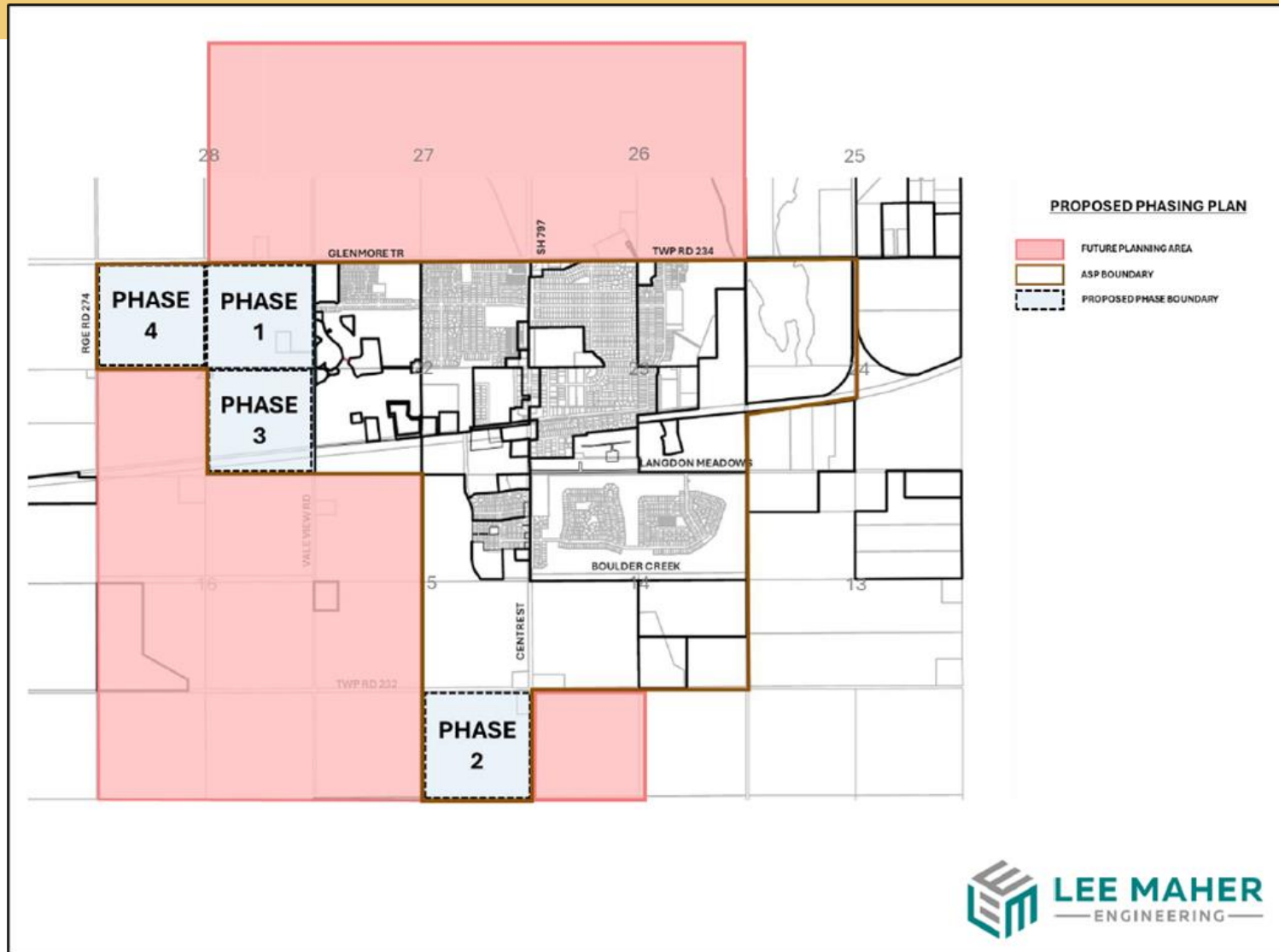




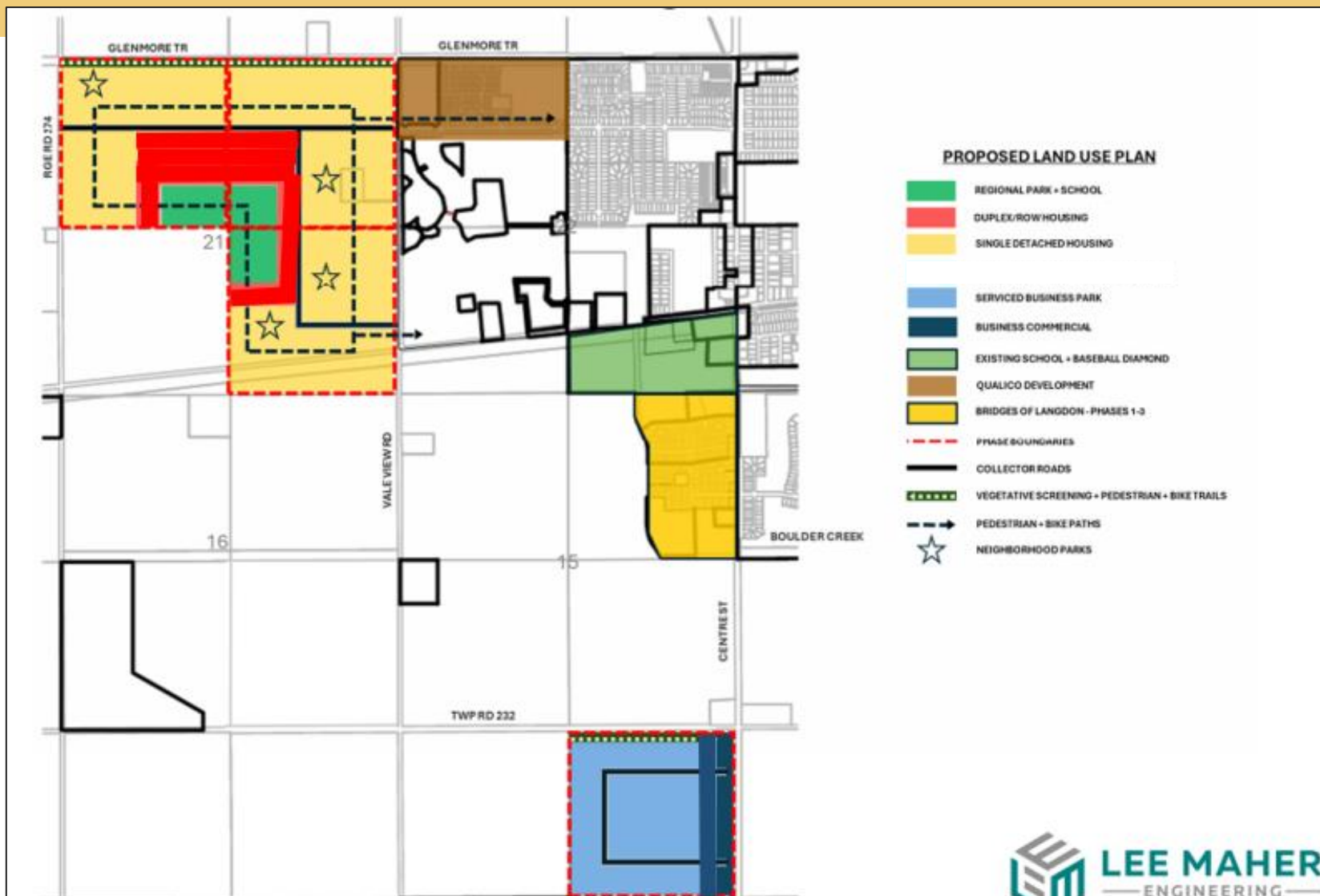
Alltech Langdon/Bennett Substation

Significant industrial site to be considered in the future growth of the hamlet to the west.

Phasing



Land Use Concept



Work to be Done

Updates

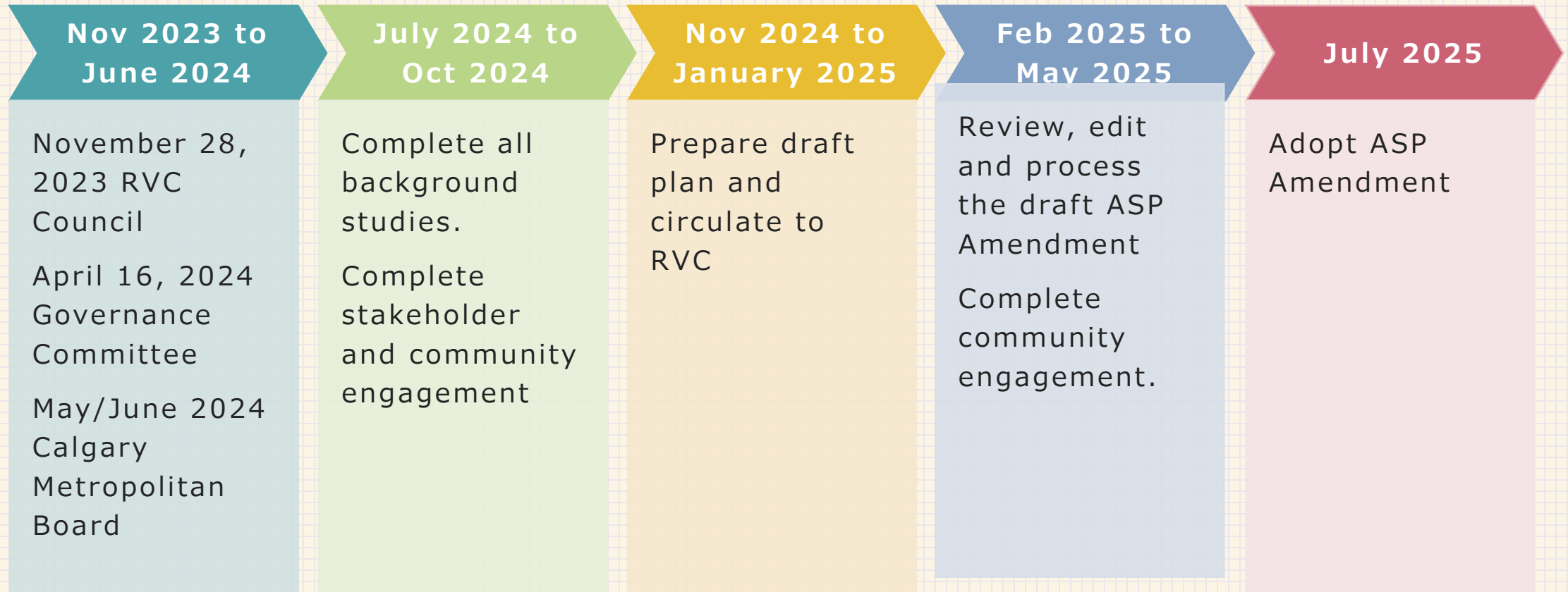
- Stormwater
- Water and Sewer
- Transportation Network

New Studies

- Biophysical and Environmental
- Historical and Archaeological
- Fiscal Analysis
- Economic and Market Demand

Stakeholder and Community Engagement

Timeline



Summary

This developer led and funded ASP Amendment brings forward the ASP review, that the County has planned for 2025. This review will consider the changes to the economic climate and demand for housing. This review will include the community and stakeholders in the process and the confirmation of the vision and policies.

Upon support in principle from the Governance Committee, this will be forwarded to the Calgary Regional Board for consideration. Once support has been received from the CRB, the developer will begin the detailed work to prepare the ASP Amendment.





Thank you