



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: July 13, 2021 **DIVISION:** 4

TIME: Afternoon Appointment

FILE: 03222002/003/091 **APPLICATION:** PL20210007

SUBJECT: Redesignation Item – Residential and Special Districts

APPLICATION: To redesignate the remainder lands from Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB), in order to facilitate future development of Painted Sky Development.

GENERAL LOCATION: Located within Langdon Area Structure Plan (ASP), approximately 0.25 miles south of Highway 560, east of Vale View Road, and north of Railway Avenue West.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) and Residential, Rural District (R-RUR)

EXECUTIVE SUMMARY:

Council gave first reading to Bylaw C-8142-2021 on March 23, 2021. The proposal is consistent with the Langdon ASP, Painted Sky Conceptual Scheme (CS), and Land Use Bylaw (LUB):

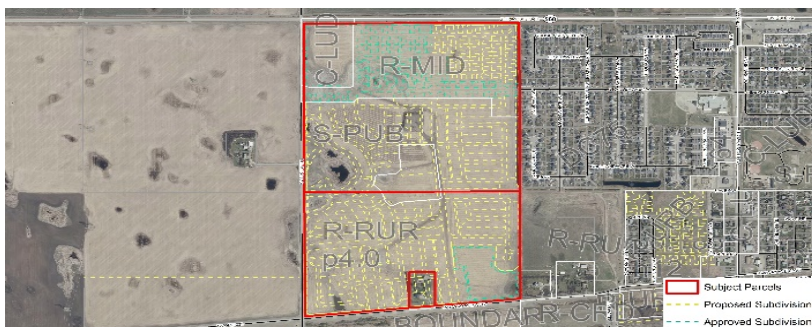
- The proposal meets the applicable policies of the Langdon ASP;
- The proposed residential use and special uses for open space, environment reserve, and public utility lot are consistent with the adopted Painted Sky CS;
- The proposed parcel size meets the LUB.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as per Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8142-2021 be given second reading.
 Motion #2 THAT Bylaw C-8142-2021 be given third and final reading.
- Option #2: THAT application PL20210007 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



APPLICATION EVALUATION:

The Applicant submitted the Painted Sky CS application (PL20160107) and Redesignation application (PL20160108) in order to redesignate the lands for the entire plan in 2016.

The applications were approved in 2017; however, Council restricted the Land Use approval to Phase 1. The purpose of this application is to redesignate the remaining lands within the Painted Sky CS.

The application was evaluated based on the technical reports submitted with the original application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Langdon ASP; • Painted Sky CS; and • Land Use Bylaw. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Environmental Site Assessment (Base Property Consultants, March 28, 2006) • Geotechnical Investigation (McIntosh Lalani, July 14, 2016) • Traffic Impact Assessment (Bunt & Associates, July 28, 2016) • Staged Master Drainage Plan Pond Report (LGN Consulting Engineering Ltd. July 2016) • Biophysical Impact Assessment and Wetland Impact Assessment (Ecotone Environmental, September 2016) • Water Use Assessment (CIMA, September 21, 2016) • Wastewater Use Assessment (CIMA, September 21, 2016) • An updated Traffic Impact Assessment for Painted Sky Phase 1 (Bunt & Associates, September 23, 2019)
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POLICY ANALYSIS:

Langdon ASP

The proposed land uses are consistent with the Langdon ASP.

- The proposed residential development is consistent with the land use identified on Maps 5 and 6. The proposed residential district supports a variety of housing types, lot sizes, and lot widths, which meet the objectives of a residential development of the Langdon ASP.
- The proposal provides opportunities for recreational and community uses through a series of neighborhood parks and pathways, which meet the applicable policies within the Langdon ASP.
- The two major wetlands that qualify as an environmental reserve are proposed to be retained and dedicated as Environmental Reserve at a future development stage.

Painted Sky CS

The proposed land uses are consistent with the adopted Painted Sky CS. Residential uses are the predominant use with dedicated municipal reserves for parks, dedicated environment reserves for wetland protection, and a public utility lot for stormwater management.

Land Use Bylaw

The proposed Residential, Mid-Density Urban District (R-MID) supports a variety of freehold residential development types. The proposed residential lots also meet the requirements of lot size and lot width of the district.



Open space, environmental reserve, and public utility are designated their respective appropriate land use districts which include Special, Parks and Recreation District (S-PRK), Special, Natural Open Space District (S-NOS), and Special, Public Service District (S-PUB). The proposed uses meet the purpose and intent of each district.

TECHNICAL CONSIDERATIONS:

Transportation

The development area would be accessible through five separate access points distributed along Vale View Road, Railway Avenue, and Brander Avenue. Traffic Impact Assessments would be required at each subdivision stage to monitor the capacity and need for off-site road and intersection improvements.

Water and Wastewater

The subject lands are located within the Langdon Waterworks Franchise Area and would connect to their distribution system. Wastewater would be collected and conveyed to a new sanitary lift station, which would convey the wastewater to the Langdon Wastewater Treatment Plant. This new lift station will be constructed as part of the first phase of the development.

Stormwater

The proposed stormwater management system would direct stormwater flow to a stormwater pond, located in the southeast portion of the plan area. Stormwater would then be pumped via force main to the existing drainage ditch along the south side of Railway Avenue eventually into Weed Lake. The stormwater pond and pumped outlet will be constructed as part of the first phase of the development.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

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ATTACHMENTS

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-8142-2021 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submission