

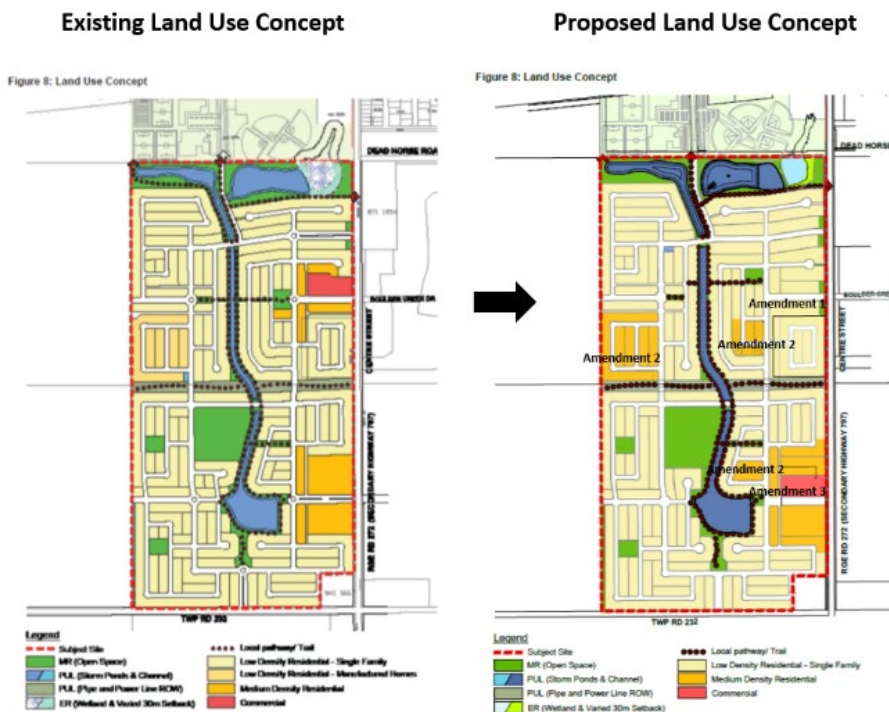
PLANNING

TO: Council
DATE: May 17, 2022 **DIVISION:** 7
TIME: Morning Appointment
FILE: 03215001/004/005 **APPLICATION:** PL2021018 / PL20220005
SUBJECT: Bridges of Langdon Conceptual Scheme Amendment and Redesignation for Phase 2

APPLICATION:

PL20220005: Amendment to the existing Bridges of Langdon Conceptual Scheme:

- 1) Replacing commercial and medium density residential uses in Phase 2 with low density residential use;
- 2) Reducing low density residential areas across the Conceptual Scheme, including removal of a Manufactured Housing area, and assigning a greater area of medium density residential areas, resulting in the increase of residential density and total number of residential lots; and
- 3) Relocating the Phase 2 commercial site to the south centre in Phase 10.



PL20210185: Bridges of Langdon Phase 2 Redesignation:

- 1) Redesignating ± 8.88 hectares (± 21.96 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District with a setback modifier indicated by "s" (R-MIDs), and Special, Parks and Recreation District (S-PRK), to facilitate the creation of 86 residential lots and six (6) Municipal Reserve lots; and
- 2) Land Use Bylaw text amendment to accommodate reduced side yard setbacks to 1.5 m on both sides.

Administration Resources

Xin Deng, Planning and Development Services



GENERAL LOCATION: Located approximately 0.8 kilometres (0.5 miles) south of Railway Avenue West and immediately west of Centre Street, within the hamlet of Langdon.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8270-2022 and Bylaw C-8271-2022 on March 8, 2022. Bylaw C-8271-2022 has been amended since first reading to adjust numbers presented, provide more clarity, and add additional paragraphs of text where required.

The proposal was evaluated against the County Plan, Langdon Area Structure Plan, Bridges of Langdon Conceptual Scheme and the Land Use Bylaw. The proposed Phase 2 redesignation area is generally consistent with the non-statutory Bridges of Langdon Conceptual Scheme, with the exception of the commercial centre and medium density residential. The Applicant is consequently proposing to amend the Conceptual Scheme to relocate the proposed commercial centre and medium density residential area south to a future development phase.

The proposed amendments to the Bridges of Langdon Conceptual Scheme include textual amendments, map replacements, and updates on the technical studies. Alongside the re-location of the proposed commercial area, the amendments facilitate a greater area of medium density residential uses resulting in an overall increase of 40 residential units for the entire plan area. The Applicant provided an updated geotechnical report, Traffic Impact Assessment memo, water demand analysis and wastewater analysis, which all conclude that the amendments are in line with the existing Conceptual Scheme with respect to capacity of infrastructure to accommodate the development.

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

OPTIONS:

Amendment to the existing Bridges of Langdon Conceptual Scheme (PL20220005)

- Option # 1: Motion #1 THAT Bylaw C-8271-2022 be amended in accordance with Attachment 'C'.
- Motion #2 THAT Bylaw C-8271-2022 be given second reading, as amended.
- Motion #3 THAT Bylaw C-8271-2021 be given third and final reading, as amended.

Option # 2: THAT application PL20220005 be refused.

Bridges of Langdon Phase 2 Redesignation (PL20210185)

- Option # 1: Motion #1 THAT Bylaw C-8270-2022 be given second reading.
- Motion #2 THAT Bylaw C-8270-2022 be given third and final reading.

Option # 2: THAT application PL2010185 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Langdon Area Structure Plan; • Bridges of Langdon Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	<ul style="list-style-type: none"> • Geotechnical report (GTECH Earth Sciences Corp. dated November 10, 2011 and March 15, 2017 for Phase 1) • Updated Geotechnical Memo (Parkland Geotechnical Consulting Ltd. dated March 22, 2022) • Traffic Impact Assessment (Bunt & Associate dated February 22, 2012, updates on July 14, 2016 and September 29, 2016) • Updated Traffic Impact Assessment Memo (Bunt & Associate dated March 25, 2022) • Updated water demand analysis (Lee Maher Engineering Associates Ltd. Dated March 18, 2022) • Langdon Waterworks Confirmation Letter for Phase 2 (Langdon Waterworks, November 5, 2021) • Staged Master Drainage Plan Pond Report (LGN Consulting Engineering Ltd. dated October 2016) • Updated Memo on Drainage Plan (LGN Consulting Engineering Ltd. dated March 16, 2022)



POLICY ANALYSIS:

Interim Growth Plan

The Calgary Metropolitan Region Board approved the Growth and Servicing Plans in May 2021. These plans have been submitted to the Minister of Municipal Affairs for review. Prior to the final adoption of the Growth Plan, the Interim Growth Plan continues to be used to evaluate the proposal.

The Interim Growth Plan is a strategy for sustainable growth for the Calgary Metropolitan Region. As the land falls within the County's Langdon Area Structure Plan, policies for intensification and infill development in this existing settlement are applied.

Specifically, Policy 3.4.1.2 of the IGP requires that development should:

- achieve and efficient use of land;
- achieve higher density development in the central core areas;
- accommodate residential and/or mixed-use development at higher density than currently exists;
- provide for a mix of uses including community services and facility where appropriate; and,
- make efficient use of existing and planned infrastructure.

The proposed amendments to the existing Bridges of Langdon Conceptual Scheme and redesignation application meet the above policies, which would achieve a higher density and mixed use development.

County Plan

Section 5 "Managing Residential Growth" provides general goals for the residential development across the county. Policy 5.1 supports the development of the hamlets of Conrich, Harmony, Langdon, Balzac, and Glenbow Ranch as full-service rural communities providing a range of land uses, housing types, and rural services to their residents and local area, in accordance with their area structure plan or conceptual scheme. Therefore, these proposals were evaluated in accordance with the Langdon Area Structure Plan and Bridges of Langdon Conceptual Scheme.

Langdon Area Structure Plan (ASP)

The Langdon Area Structure Plan indicates that the vision of Langdon is to support modern lifestyles through a range of housing, employment, and amenity options. Residents and visitors travel a network of sidewalks and pathways throughout the community, and enjoy parks, recreation facilities, and outdoor gathering spaces. The proposed revised Conceptual Scheme still meets the vision of the Langdon ASP.

Policy 8.8 states that proposals for densities more than 9.88 units per hectare (4.0 units per acre) may be considered in residential areas based on the following criteria: a) the character and physical design of the development is similar to what is already existing in the hamlet; and b) water and wastewater servicing capacity has been determined by the County to be available.

The proposed residential characteristics and building forms would be compatible with existing communities. The proposed amendments show that the density would be increased from 4.17 to 4.29, and thus 40 new lots would be created. The Applicant provided an updated water demand letter and wastewater analysis confirming that they have the capacity to service both Phases 1 and 2.

Policy 8.9 requires that medium density residential land use should comprise at least 10 percent of the net developable area within a residential area.

The proposed amendment would increase the medium density development proportion from 9.6% of the net developable area to 14.7%, which meets the policy of the Langdon Area Structure Plan. Although the Medium Density Residential district still provides the potential to develop single family dwelling units, it also allows the opportunity for duplexes and rowhomes; it allows the development to better cater for people in all stages of life while continuing to maintain the hamlet of Langdon's rural look and feel through design.



Policy 8.10 requires that Medium Density Residential development should be oriented to the public street and be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial.

The proposed medium density areas are strategically located around the open spaces, parks, Centre Street, and the neighborhood commercial to promote walkability within the community.

The Applicant's proposal to transfer the commercial and medium residential area to the south still meets the objectives of the Centre Street section of the ASP, as it provides a wide variety of services to residents, incorporates residential uses where appropriate, and encourages formal gathering places.

Bridges of Langdon Conceptual Scheme

The Bridges of Langdon Conceptual Scheme was adopted in December 2016, providing policies to guide development of a mixed-use residential community within the hamlet of Langdon. The proposed amendments were evaluated in accordance with the Langdon Area Structure Plan, and its consistency with the original intent of the Bridges of Langdon Conceptual Scheme and the County Servicing Standards. Below are the proposed principal amendments to the Conceptual Scheme; details can be reviewed on the amended Schedule A forming part of Bylaw C-8271-2022 (Attachment 'C') and the map set (Attachment 'F').

The principal amendments to the Conceptual Scheme include:

1. The manufactured homes would be removed from the existing conceptual scheme to respond to market changes. Administration deems that replacement with single dwellings and semi-detached dwellings would ensure the building form is compatible with that in the hamlet.
2. The Applicant proposes reducing the low density residential area and increasing the medium density residential area, resulting in the increase of residential density from 4.17 to 4.29, and the increase of total number of residential lots from 1,267 to 1,307 (40 new lots). The proposed density is supported by the residential policy of the Langdon Area Structure Plan and would facilitate a greater housing mix within the community.
3. Relocation of the commercial area to the south in Phase 10 still meets the intent of the Bridges of Langdon Conceptual Scheme. The location of the new commercial area would serve as a community node to service not only residents within the development, but also the residents in the southern portion of the hamlet of Langdon.
4. The Applicant provided updates on the Environmental Site Assessment and Biophysical Impact Assessment, which are included in support of the proposed amendments. Those studies indicate that potential environmental concerns could be mitigated.
5. As required by Administration, a new policy is included to ensure the developer enters into an interim operating and cost sharing agreement with the County for the future lift station and wastewater system.
6. Additional policies have been drafted to ensure the sidewalks provided in the development meet the County Servicing Standards and that they promote walkability and connectivity within the development.
7. Regional pathways are provided for in the existing conceptual scheme, but the document currently is not explicit on this matter; this application provides an opportunity to illustrate the pathway on the Figure 11 Transportation Network as part of the amendments.

As explained above, the proposed amendments meet the policies of the Langdon Area Structure Plan, the intent of the Bridges of Langdon Conceptual Scheme, and the County Servicing Standards. Should the proposed amendments be approved, the proposed land use amendment for Phase 2 of the development would be consistent with the amended Bridges of Langdon Conceptual Scheme.



Land Use Bylaw

The purpose and intent of Residential, Mid-Density Urban District (R-MID) is to accommodate a diverse range of low to medium density residential housing types in hamlets and comprehensively planned areas. The proposed Phase 2 redesignation meets the purpose and intent of Residential, Mid-Density Urban District (R-MID) and is supported by the proposed amendments to the Bridges of Langdon Conceptual Scheme. The proposed 86 residential lots in this phase meet the minimum parcel size requirement.

The Applicant also proposes text amendment for the side yard requirement under Residential, Mid-Density Urban District (R-MID), changing from 3.0 m on one side and 1.5 m the other side to 1.5 m on both sides. The Applicant received approval for a similar amendment to the Residential Small Lot District to accommodate development in Phase 1. Reducing side yard setback means that dwellings would need to be constructed of different types of building material with a better fire rating in line with Building Permit requirements.

ADDITIONAL CONSIDERATIONS:

Transportation

To support the proposed amendments to the Bridges of Langdon Conceptual Scheme, the Applicant submitted a Traffic Impact Assessment (TIA) memo, concluding that the proposed changes are not expected to change the conclusions of the previous 2012 TIA. An updated TIA would be required as a condition of subdivision for Phase 2 and subsequent phases.

Water and Wastewater

The Applicant provided an updated water demand letter confirming that Langdon Water Works has the capacity to service both Phases 1 and 2. The updated wastewater analysis confirms that there would be adequate capacity at the lift station, forcemain, and wastewater treatment plant as each phase of development progresses. The updated water and wastewater analysis would be required at each phase in the future, to ensure the capacity exists to service each phase.

Stormwater

The applicant provided a memo confirming that the overall imperviousness of the Bridges of Langdon development does not change due to the amendments, and previous runoff analysis is still valid.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Development Services

Chief Administrative Officer

XD/rp



ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-8271-2022 and Amended Schedule A

ATTACHMENT 'D': Proposed Amendments to the Bridges of Langdon Conceptual Scheme (redline)

ATTACHMENT 'E': Bylaw C-8270-2022 and Schedule A

ATTACHMENT 'F': Map Set

ATTACHMENT 'G': Public Submission