



PLANNING

TO: Council

DATE: July 12, 2022 **DIVISION:** 7

TIME: Afternoon Appointment

FILE: 03222206/03222685 **APPLICATION:** PL20190155

SUBJECT: Redesignation Item: Residential Uses

APPLICATION: To redesignate portions of the subject lands from Residential, Urban District (R-URB) and Special, Public Service District (S-PUB) to Residential, Mid-Density Urban District (R-MID) and Direct Control District, to facilitate a variety of housing forms including a seniors’ development.

GENERAL LOCATION: Located within the hamlet of Langdon, 0.20 kilometres (0.12 miles) west of Centre Street, and on the south side of Railway Avenue.

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7975-2019 on December 10, 2019. The Bylaw (set out in Attachment ‘C’) has been amended since first reading to reflect the current template and Land Use Bylaw references, and a Direct Control district is newly added to accommodate the proposed seniors’ development, while providing flexibility for residential development as per market demand.

The proposed redesignation to Residential, Mid-Density Urban District (R-MID) would facilitate a range of medium density residential housing types in a hamlet setting, with parcel sizes ranging from 0.02 hectare (0.05 acre) to 0.08 hectare (0.22 acre). In addition, the Direct Control District (DC) is proposing to accommodate seniors’ living in a multi-storey apartment building while allowing flexibility for a diverse range of low and medium density residential housing types.

The proposed application was evaluated against the Interim Growth Plan, County Plan, Langdon Area Structure Plan (ASP), and the Land Use Bylaw and was found to be consistent. If this application is approved by Council, the Applicant would endorse the approved boundary adjustment application (PL20190154) and execute the land-swap agreement with Rocky View Schools / Rocky View County to facilitate the residential development and create a more coherent layout for the Langdon joint-use site.

The proposal is broadly consistent with Policy 3.4.1.2 of the Interim Growth Plan (IGP) relating to intensification and infill of lands within hamlets, as it achieves efficient use of land and makes efficient and cost-effective use of existing infrastructure. The proposal falls within the “Residential Area” on Map 5 of the Land Use Strategy within the Langdon ASP. Further, it aligns with Section 8 of the ASP, which provides objectives and policies for residential development in Langdon. The application proposes a maximum gross density of 15 units per acre, significantly above the overall ASP target of four (4) units per acre for the hamlet. Policy 8.8 allows consideration of higher densities if the character and physical development are similar to the existing form in the hamlet, and water and wastewater servicing capacity has been determined to be available. Administration considers that the proposed densities are compatible with surrounding planned and existing residential developments in Langdon, and water and wastewater servicing has been confirmed through Langdon Waterworks and the Langdon Wastewater Treatment Plant.

No conceptual scheme has been submitted for the proposal, as Policy 8.6 and Map 12 of the Langdon ASP do not require land use amendments or subdivision applications on the subject lands to be supported by a local plan.

Administration Resources
Ravi Siddhartha, Planning Policy



ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-7975-2019 be amended in accordance with Attachment 'C'.

Motion #2 THAT Bylaw C-7975-2019 be given second reading, as amended.

Motion #3 THAT Bylaw C-7975-2019 be given third and final reading, as amended.

Option #2 THAT application PL20190155 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan (County Plan); • Langdon Area Structure Plan; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Geotechnical Report prepared by McIntosh Lalani Engineering Ltd. dated August 16, 2017; • Transportation Impact Assessment prepared by Bunt & Associates dated April 7, 2021; • Letter from Langdon Water Works dated April 14, 2021; • Stormwater Management Report prepared by LGN consulting Engineering Ltd. dated
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	<p>May 2016;</p> <ul style="list-style-type: none"> • Biophysical Impact Assessment (BIA) prepared by HabTech environmental dated November 2009. • Rough Grading Compaction Report (McIntosh Lalani Engineering Ltd (March 22, 2021). • Langdon West Lift Station Capacity Evaluation prepared by Sum-Flo Systems Inc. (April 14, 2022)
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POLICY ANALYSIS:

Interim Growth Plan

As the land falls within the County’s Langdon Area Structure Plan, this application has been assessed against Interim Growth Plan policies relating to intensification and infill within existing hamlet areas.

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

- achieve an efficient use of land;
- achieve higher density development in the central core areas;
- accommodate residential and/or mixed-use development at a 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 redesignation application meets the above policies as it achieves efficient use of land and makes efficient and cost-effective use of existing infrastructure. Further, where no statutory plan amendment is proposed, the application does not necessitate referral to CMRB.

County Plan

The subject lands are identified within Map 1: Managing Growth as a Hamlet - Full Service area, and the proposal aligns with Policy 5.1 to support developments as full-service rural communities providing a range of land uses and housing types. The County Plan requires that applications within an adopted area structure plan be assessed in accordance with those lower order statutory plans.

Langdon Area Structure Plan

The subject lands are identified within the “Residential Area” on Map 5: Land Use Strategy. Map 12: Local Plans indicates that no local plan is required to support redesignation of these lands. The ASP suggests that residential development will accommodate future population growth mainly through single family homes, and that opportunities for other housing types and densities will be supported where carefully planned and in keeping with the character of Langdon. Further, the plan notes that there is a desire for seniors’ housing, and guidance is provided as to where such developments may be considered. Policies 8.4 and 8.5 indicate that multi-unit seniors’ buildings may be considered where compatible and appropriate. Further, Policies 8.7 and 8.8 provide guidance in terms of residential densities, suggesting that the overall density for the Hamlet should be 4 units per acre, but that greater densities may be considered where:

1. *the character and physical design of the development is similar to what is already existing in the hamlet; and*
2. *water and wastewater servicing capacity has been determined by the County to be available.*

The application proposes two districts: Residential Mid-Density District to accommodate medium density residential development, and a 2.49 acre Direct Control area to accommodate a seniors’ multi-



storey apartment building. The lands are currently designated Residential, Multi-Residential Urban District, which provides for densities up to 20 units per acre. This re-orientation of residential form would accommodate detached, attached, and row housing within the western portions of the site and adjacent to existing hamlet residential development to the north, while offering opportunities for higher density seniors' housing (apartment form) adjacent to the existing commercial areas in Langdon Centre.

Per Policy 8.8, the character and physical design of the development should be similar to what is existing in the hamlet. Although not yet built, both the Bridges of Langdon and Painted Sky Conceptual Schemes provide for mixed residential housing forms including single family, row-housing and multi-family units. The proposed Direct Control bylaw includes requirements for detailed landscaping and lighting plans as well as architectural controls to be developed and implemented at future subdivision stage. Both water and wastewater servicing are available to support the development.

The Langdon ASP further indicates that higher density residential development should be located in proximity to community amenity areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial. The location of the proposed development adjacent to the Langdon Joint-Use Site, Centre Street, and existing neighbourhood commercial developments offers a variety of amenities for future residents and situates mixed housing forms adjacent to non-residential uses.

While the proposed districts offer increased densities over the more commonly established single-family residential form in Langdon, the location and form of development are compatible with the vision and goals of the ASP, and the technical aspects are satisfactorily addressed at this stage; therefore, Administration recommends approval.

Land Use Bylaw

The existing Residential, Urban District (R-URB) land use limits the residential development to single and semi-detached dwellings with a minimum parcel size of 0.22 acres, whereas the proposed Mid-Density Urban District (R-MID) allows for single detached dwelling, duplex/semi, row house and others with a range of parcel sizes (0.07 acres – 0.22 acres), which offers the appropriate parcel sizes and residential forms for the proposed development.

The Residential, Multi-Residential Urban District (R-MRU) does not facilitate the development proposal (seniors' apartment); therefore, a Direct Control District is proposed. The proposed Direct Control District provides the following variations from the R-MRU district:

- Additional uses for single detached, duplex/semi, and row houses;
- Allows a range of parcel sizes with minimum parcel size of 0.02 hectares (0.05 acres) compared to 0.09 hectares (0.22 acres);
- Increase in maximum density from 20 upa to 33 upa;
- Increase in maximum building height from 14.0 m to 15.0 m; and,
- Reduced front yard setback from 6.0 m to 4.0 m.

The Direct Control bylaw aims to accommodate seniors' living in a multi-storey apartment building form while allowing for flexibility for a diverse range of low and medium density residential housing types as per market demand.

The proposed districts implement the development proposal and provide additional regulations to manage a high standard of appearance and sensitive transition to the surrounding land uses.



ADDITIONAL CONSIDERATIONS:

Reserves

Reserve dedication would be provided through the land swap process and would be implemented at the subdivision stage. These lands may provide opportunities for future recreation amenities or greenspace areas to transition into the wider joint-use site.

Servicing

Water supply would be provided via connection to Langdon Waterworks, and wastewater would be discharged to a sanitary collection main running along the northern portion of the development leading to Langdon Wastewater Treatment Plant. Confirmation of servicing capacity has been provided.

Transportation and Access

The development proposes access from Railway Avenue. The submitted Transportation Impact Assessment (TIA) requires opening day upgrades along Valley View Road, Railway Avenue, and Centre Street, with further upgrades required for the Centre Street intersections at Railway Avenue and Glenmore Trail. These improvements would be implemented at the future subdivision stage and meet the requirements of Section 23.0 of the Langdon ASP related to Utility Services, as both water and wastewater servicing capacity has been confirmed by the County.

Stormwater

Stormwater would be conveyed to an identified centralized pond located south of the subject lands as per the Stormwater Management Plan of Langdon Joint Use Site which is consistent with the Langdon ASP and County Servicing Standard's.

Land Swap and Memorandum of Understanding

On February 24, 2009, Council gave direction to proceed with a land swap between Bri-Mor Developments and Rocky View Schools / Rocky View County to create a more coherent site for the proposed Langdon Joint-Use Facility, which is intended to accommodate a high school and a community recreation centre. In 2011, a Memorandum of Understanding was prepared between Bri-mor Developments and Rocky View County outlining the terms of the land swap and dedication of Municipal Reserve. It is understood that if this application is approved, all parties would proceed with completion of the land swap agreement.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

Acting Executive Director
Community Development Services

Chief Administrative Officer

RS/JA/lt



ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Bylaw C-7975-2019 and Schedules A & B

ATTACHMENT 'D': Map Set

ATTACHMENT 'E': Public Submissions