



WEST AIRDRIE

COMMUNITY
AREA STRUCTURE PLAN
JUSTIFICATION

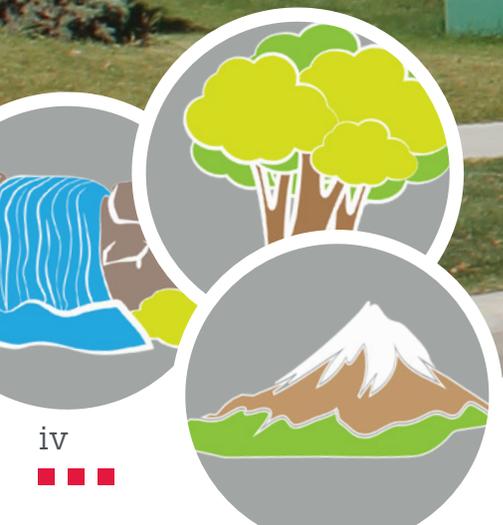
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Presented By:

URBAN
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Executive Summary

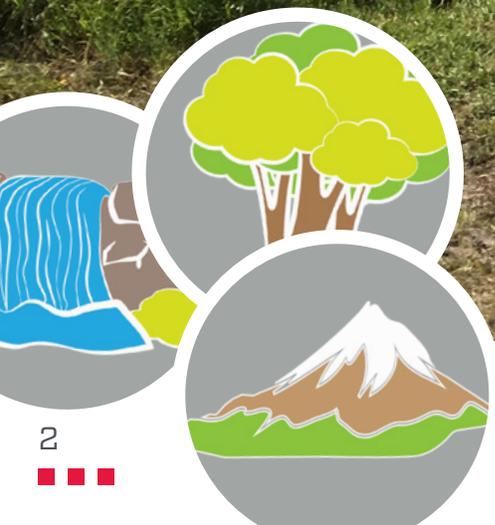
The development of a Community Area Structure Plan for three quarter sections of land referred to as the West Airdrie Lands represents an opportunity to create distinctive new neighbourhoods in Airdrie that take advantage of the vistas, topography and proximity to amenities. The lands themselves contain a dramatic slope with a total elevation change of 60 meters. These lands offer unparalleled views of the City of Airdrie and the opportunity to introduce new amenities to the city and enhance natural landmarks.

The West Airdrie Lands comprise approximately +/- 195 ha (+/- 483 acres) and are fully owned and/or controlled by Genesis Land Development Corp (“Genesis”), Vesta Properties Ltd. (“Vesta”) and WestMark Holdings Ltd. (“WestMark”).

This Justification Report highlights the opportunities of developing Airdrie’s newest neighbourhoods on these lands as well as the practicalities of servicing, transportation access, new housing development, and public open space provisions. Using a residential density of 8 units per acre in accordance with Airdrie’s City Plan, the entire CASP area could include 3,500 homes, with a population of approximately 9,450 people. Neighbourhoods will include a mix of high quality housing types for all income, interest and age ranges, and will also include walkout lots and other product types that work in conjunction with land elevation changes.

Community amenities can include schools, local commercial services, and both passive and active recreational opportunities that are enhanced by a rich variety of terrain and distinct natural features.

Servicing for the West Airdrie lands is readily available, with infrastructure immediately adjacent to the subject lands along 24th Street. This proposal includes optimizing existing capacity within the system, avoiding capital costs for the City, and the opportunity to collaborate with other residential, commercial and light industrial developers. As with all Community Area Structure Plans (CASP), land will be developed over an extended timeframe based on servicing availability, market demands, and developer land requirements.



Introduction

This report is respectfully submitted to the City of Airdrie administration and City Council for their consideration of a request to undertake a Community Area Structure Plan (“CASP”) in lands referred to as the “West Airdrie” lands. These lands comprise approximately +/- 195 ha (+/- 483 acres) and are fully owned and/or controlled by Genesis Land Development Corp (“Genesis”), Vesta Properties Ltd. (“Vesta”) and WestMark Holdings Ltd. (“WestMark”). The locational and physical advantages of the West Airdrie lands are fully described in later sections of this report.

In the Airdrie City Plan (Bylaw No B-17/2014), the West Airdrie lands are identified as recent annexation lands and as “Future Growth Area”. For development plans to proceed on these lands, the first step is Council direction to landowners and staff for the initiation of a CASP. This report provides strong justification for a CASP to proceed due to significant servicing efficiencies, potential land inventory variety, provision of local and city wide amenities and unique land characteristics unlike anywhere else in Airdrie.

The landowners engaged Urban Systems Ltd. (USL) to undertake an overview of the West Airdrie lands and provide this CASP justification request. For this study, USL interviewed each landowner to understand their history and vision for the lands. Numerous meetings were held with City Administration for technical servicing evaluations, and discussions with other developers were held to determine win-win scenarios for simultaneous development. To support the CASP request, USL undertook a thorough analysis of the development potential of the property including servicing availability and feasibility, developable land analysis, open space and amenity opportunities, and preliminary growth impacts and costs.

The details of the USL analysis is included in this report, but have concluded that the three quarter sections of land in the West Airdrie annexation area are the logical “next step” in CASP policy development in Airdrie. The lands are contiguous to current and near-term development, servicing is adjacent and of no – or little – cost to the municipality, and the topography of the properties allows for a new product type and community design to be explored.

With this report, we respectfully request Council’s consideration of supporting a CASP to be initiated on the West Airdrie lands.

Vision

The vision for these lands focuses on six main advantages:

1. LANDMARK TOPOGRAPHY

- a) As a community, these lands would be the highest elevation of a developed neighborhood within the city. Multiple ridges, high points, and dramatic slopes provide the unique opportunity to allow public access to naturally occurring landmarks with views of the city to the east, and of the Rocky Mountains to the west. These lands represent a unique landform for Airdrie by offering distinctive views and community offerings.

2. GATEWAY TO AIRDRIE

- a) Yankee Valley Boulevard is a major entry point to the City of Airdrie, and development of these lands provide the opportunity to frame the entry to Airdrie by augmenting views into the city, and demonstrating the quality of our community.

3. LOW ENVIRONMENTAL IMPACT

- a) There is an ephemeral stream along the south edge of the site. This stream and its banks has been identified as a feature to be preserved and enhanced. The stream is not identified as a waterbody, and is significantly upstream of Nose Creek.
- b) The site contains no natural wetlands.
- c) Environmentally significant features such as steep slopes, peaks, and watercourses will be preserved or enhanced.
- d) Extensive earthmoving and dramatic alteration of the natural landscape is not anticipated in order to service the lands.

4. PROXIMITY TO FUTURE REGIONAL TRANSIT

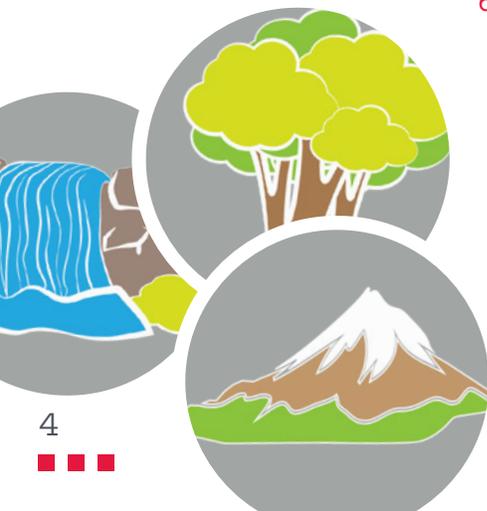
- a) Growth in the Airdrie–Calgary corridor includes a future regional transit stop that is eight kilometers south of the proposed area. Growth on this edge of Airdrie would allow the city to grow towards the location of future regional transit, and to advance the planning of such transit stops.

5. EXTENSION OF SERVICES

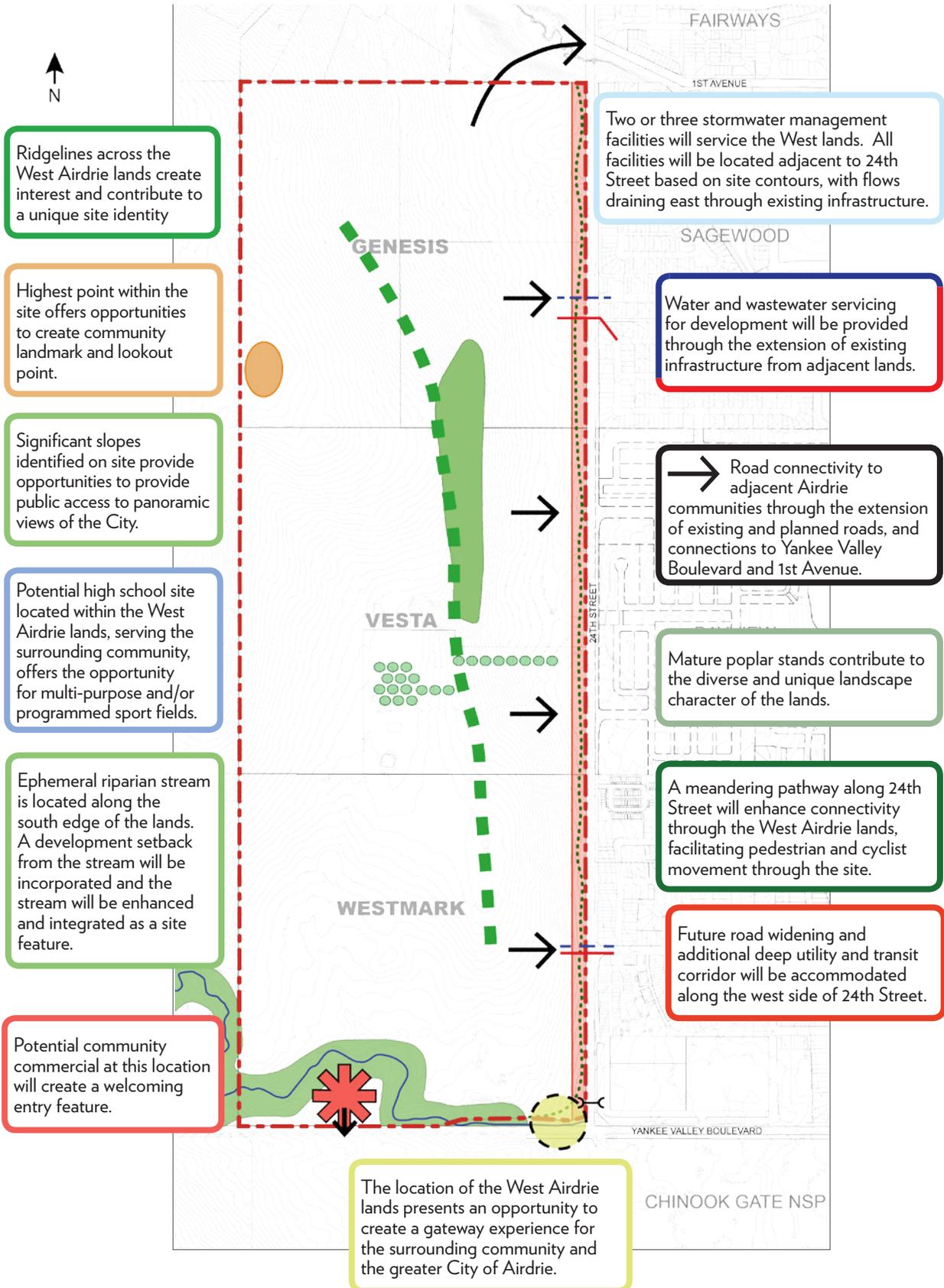
- a) A new community in West Airdrie follows a natural progression of development on the west side of 24th Street. Infrastructure is readily available immediately adjacent to the lands within the 24th Street right-of-way.

6. DIVERSITY

- a) Three established, experienced and innovative developers within this CASP area will offer diverse development styles, neighbourhoods, and housing types. Further, the slopes can showcase the opportunity for new types of community amenities, landmarks, monuments, and slope adaptive housing types never before seen in Airdrie.



Development Opportunities



Three Unique Landowners

There are three unique landowners in this area:



1. Genesis

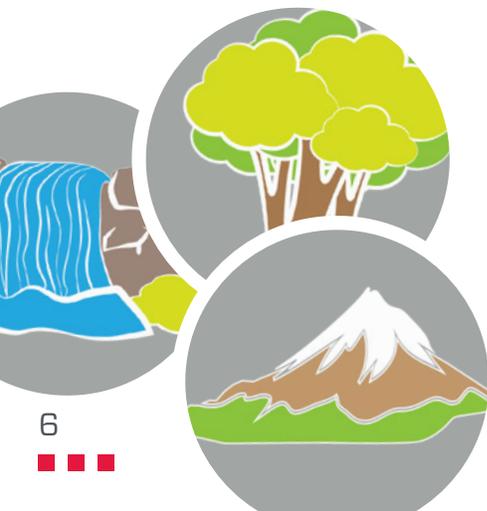


Genesis has been developing in Airdrie for nearly 20 years and their communities include The Canals, Bayside, and Bayview. They have owned their quarter section for over six years and purchased it due to its location adjacent to existing development, 24th Street, and proximity to available servicing. There are currently two homes on the lands and it is leased for agricultural purposes.

These lands are the highest in Airdrie, and development would offer both views of the city to the east as well as the mountains to the west. The high point in this quarter section offers the opportunity to create a monument or other such landmark feature, and Genesis intends to continue open space connectivity to the east, north and south.



Photo: The Canals, Airdrie, Genesis Development Corp.



2. Vesta Properties Ltd.



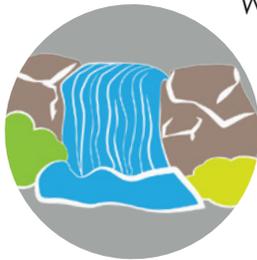
Vesta purchased their quarter section in 2013 because of its adjacency to existing development in the City of Airdrie, as well as its proximity to their existing development in Williamstown. Referred to as the Reid Lands, opportunities on the parcel include the availability of servicing, long frontage on to 24th Street, and topography that would require little to no modification to economical development. Since much of this parcel is located on a hill, it would be the first development of its kind in the Airdrie area having a significant change in elevation. The slopes allow Vesta to introduce walkouts and other product types that work in conjunction with land elevation changes. The green corridor MR network to the east of these lands provides an opportunity to integrate regional MR connections to existing development, as well as to future development along the ridge to the north and south.

Vesta focuses on creating highly attractive streetscapes within sustainable and creative communities that encompass a full array of housing choices. They are an established, integrated developer and builder and have built over 2100 homes in Airdrie over the past 16 years. Communities to date in Airdrie include Luxstone, Williamstown, Central apartments, Vesta Collection and Southpoint.



Photo: Williamstown, Airdrie, Vesta Properties Ltd.

3. Westmark



Westmark's presence in Airdrie has been through developing the communities of Waterstone and a portion of Big Springs. Since 1997, Westmark has also been developing Cooper's Crossing and takes pride in creating niche housing opportunities in the Airdrie market place. Westmark has owned the southerly quarter section for over 10 years and originally purchased the property as they were attracted to its unique slopes and topography.

Westmark intends to continue to offer an upscale community with good diversity of housing types adapted to take advantage of the natural topography of the land. The vision for the property is for a wide variety of high quality homes including estate homes. Neighbourhood commercial development on the southern edge of the property would provide a gateway to Airdrie along Yankee Valley Boulevard. Westmark intends to create a neighbourhood that provides a new landmark in Airdrie for upscale streetscapes, linear parks and views of the city.



Photo: Cooper's Crossing, Airdrie, WestMark Holdings Ltd.

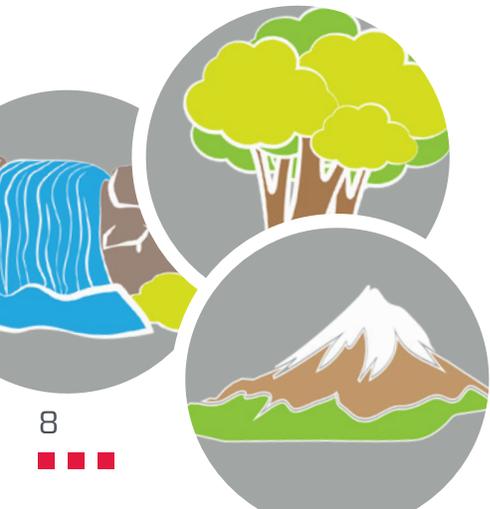
Land Assessment – Developable Areas

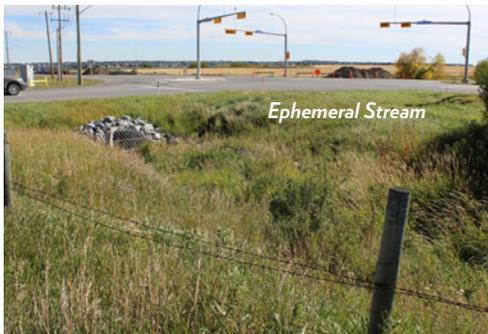
The West Airdrie lands comprise a gross developable area +/- 195 ha (+/- 483 acres) and are undeveloped. Aerial photo analysis and site visits verify a variety of topographic forms such as:

- **Unnamed stream in the south quarter section.** This ephemeral stream is surrounded by steep slopes with no known contributing tributaries upstream. The stream alignment has been assumed for this report, but will be technically verified with field work at the CASP stage.
- **Slope lands.** The contours range from 1097.5 m to 1157.5 m, and the slopes range from 5% to 30% on the central and north quarter sections.
- **Road widening.** There is direction from City Administration that an 8-m wide strip of land along the west side of 24th Street will be required to accommodate future road widening and an additional 24-m width for deep utility line assignments, local city-wide infrastructure and future transit.

Taking into account the three items above which affect the gross developable area, USL estimated the following that is applied in this justification report (It should be noted that the areas will be further refined at the CASP stage).

	<u>hectares</u>	<u>acres</u>		
Gross Developable Area	195.46	482.97		
less:				
Riparian & Slope Areas (ER)	10.74	26.50		
8-m road widening + 24-m utility ROW	7.71	19.05		
Net Developable Area	177.02	437.42		
			10% MR	
Net Developable - by Landowner	<u>hectares</u>	<u>acres</u>	<u>hectares</u>	<u>acres</u>
Genesis	60.59	149.71	6.059	14.971
Vesta	59.17	146.20	5.917	14.620
Westmark	57.27	141.51	5.727	14.151
Total	177.02	437.42	17.702	43.742





These calculations show that the West Airdrie lands are large enough to be developed as one or even two complete communities. The provision of distinctive land forms further enhances the potential for unique community theming and neighbourhood design. In addition, USL calculated the potential total amount of Municipal Reserve owing as +/- 17.70 ha (+/- 43 acres). This is enough land to accommodate 3 – 4 schools, community parks, natural and/or enhanced pathways and trails, etc.

The West Airdrie lands have excellent access and exposure from 1.5 miles of frontage along 24th Street and secondary frontage along Yankee Valley Boulevard. Further west is Secondary Highway 13, which transitions directly into Centre Street North (Harvest Hills Boulevard) in Calgary which will eventually become a significant gateway into Airdrie.

Applying a residential density of 8 units per acre, the entire CASP area could include 3500 homes, and a population of approximately 9450 people (based on average 2.7 people per household). These development opportunities are described in more detail in future sections of this report

Community Design

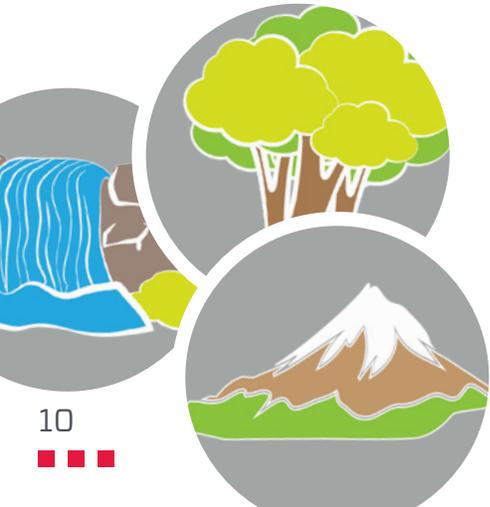
The Airdrie City Plan indicates that these lands are intended as a future residential area. Because it is important to continually explore new community design innovations and improvements, it is expected that new residential development in Airdrie will not look the same as it has in the past. New ideas, stronger commitments to sustainability, and the changing needs of residents will shape this new direction. Development in the west lands will be highly influenced by the natural topography of the land. Diverse product types, enhanced streetscapes, and high quality open spaces will be united by a series of natural and man-made landmarks.



A land use concept plan that reflects the significant development potential opportunities is shown on the following page and its intent is to provide a high-level plan to initiate discussion. Should a CASP be pursued, this land use concept will be further refined through.

- Detailed design of the residential built forms, density pockets, urban design innovations
- Technical servicing analysis
- Road network studies, connectivity and assignment of multi-modal movements
- Open space distribution including schools of all levels, community/neighbourhood park allocations and trail connections

A local commercial parcel is shown on the land use concept and it will support the development of complete communities. With the initiation of a CASP, a commercial market study will be undertaken to confirm the size and location of this commercial node, as well as to recommend community-scale uses and services within it.

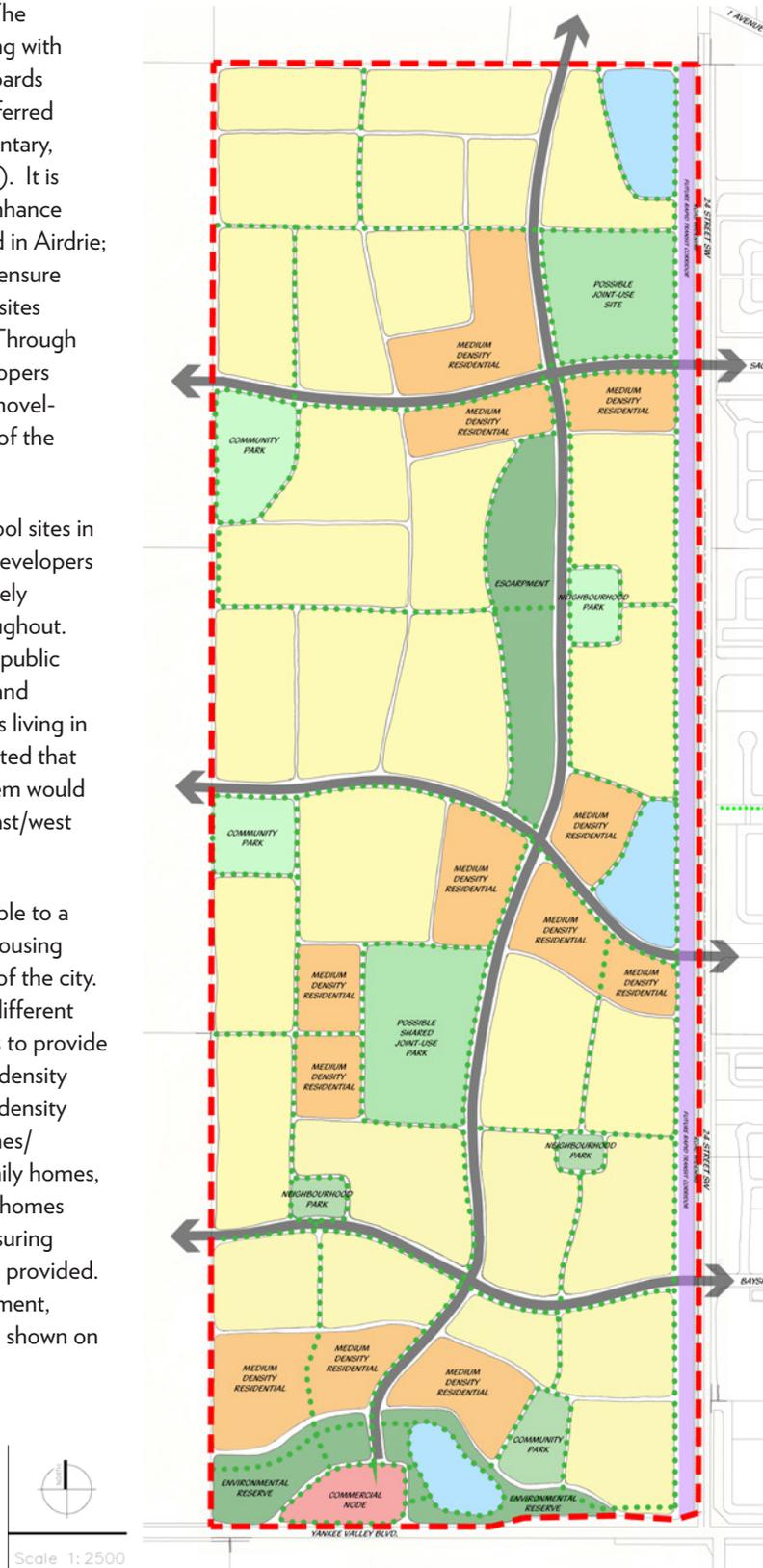


There is enough land to accommodate 3+ schools in the CASP area. They are shown conceptually on the land use plan. The Developers would welcome a meeting with the city administration and school boards to fine-tune student projections, preferred locations and type of schools (elementary, middle, senior high, shared sites, etc.). It is widely acknowledged that schools enhance communities and are in high demand in Airdrie; we wish to continue this dialogue to ensure timing, location and size of joint use sites meet current and projected needs. Through the initiation of the CASP, the developers could commit to the provision of a shovel-ready school site in the early phases of the community.

In addition to the much-needed school sites in west/northwest area of Airdrie, the developers would provide usable and appropriately programmed community parks throughout. The CASP will identify the areas for public open spaces to provide play spaces and recreational opportunities for families living in the communities. As well, it is expected that a regional and/or local pathway system would be developed for north/south and east/west connectivity throughout.

A mix of housing types will be available to a wide range of residents. Innovative housing will capitalize on the excellent views of the city. Three distinct landowners will offer different perspectives and development styles to provide an abundance of choice. A range of density through housing product – medium density (4-storey apartment style), townhomes/ brownstones, villas, starter single family homes, first move-up and larger estate style homes can be provided for diversity and ensuring movement within the communities is provided. General areas of residential development, including medium density nodes, are shown on the land use concept.

West Airdrie CASP: Land Use Concept



Open Spaces and Recreation



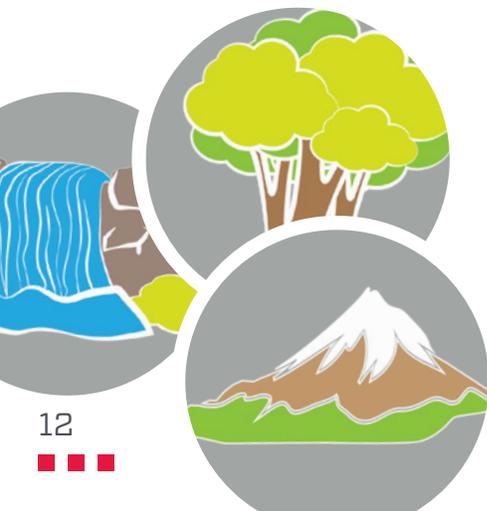
The West Airdrie lands offer a rich variety of terrain and distinct natural features that enhance the site's identity and lends itself to a multitude of both passive and active recreational opportunities. The diverse landscape includes mountain views, knolls, ridges, mature poplar stands, rock outcroppings, and an ephemeral stream bed; all that present an intrinsic character that will provide a blueprint for the development of this site. Utilizing these features along with Environmental Reserve lands (+/- 26 acres) as open space nodes will allow the landscape to be integrated within the future complete

communities on these lands as well as enhance local and regional connectivity via open space linkages, pathways and sightlines. All required biophysical and natural areas studies will be undertaken at the CASP stage to document such areas, protect as necessary or integrate into the community.

The location of these lands at the west perimeter of development in Airdrie also presents an opportunity to create a gateway experience not just for the subject lands but for the whole city. The interface of this site with both Yankee Valley Boulevard and 24th Street SW will be a key factor in creating an identity that helps define both the future community and these important corridors.

In alignment with the goals of the City of Airdrie's 2016 Great Places Plan, the West Airdrie lands will uphold the principles, vision and concepts for open space that Airdrie is working toward. Some examples of this are:

- Promoting ecological integrity by preserving and enhancing the natural amenities of the site including riparian areas and topographical features to honour history of the West Airdrie lands and establish a distinct community identity.
- Maximizing the potential for joint-use sites that reinforce connected and functional multi-use spaces and green corridors that are safe and accessible for everyone.
- Providing diversity in recreational amenities by utilizing and enhancing existing physical landscape features and terrain (i.e. hiking, biking, toboggan hills, interpretive nodes) as well as developing programmable year-round recreational facilities. (i.e. Fire pits, gazebo, outdoor classrooms, amphitheaters, multi-use courts and sports fields).
 - Creating a sense of place through the integration of natural, built-form and cultural elements that may include interpretive and public art opportunities.
 - Contributing to the City of Airdrie's Urban Forest by means of strategic and deliberate design of streetscape and open spaces.
 - Focusing on community-building design that offers flexibility and maximizes opportunities for social gathering.



It is noted that through the Great Places Plan, a Civic Open Space Node is proposed within the West Airdrie lands. During the CASP process, the opportunities and ultimate design direction for this community amenity will be examined in further detail. It is expected that this node could be a significant gathering space that supports community, city, and even regional events with a focus on sense of place, culture, connectivity, flexibility, and a high level of design integrity.

As mentioned previously, schools are recognized as integral to the community. Through the analysis of the developable lands areas, enough Municipal Reserve is available to support at least 3+ schools. The determination of the size, location, phasing and other amenities will be undertaken at the CASP stage. However, the developers could commit to the provision of school site being provided in early phases of the development, subject to further discussions with the school boards and city administration.

Should a high school be pursued in the CASP lands, our team would be pleased to meet to discuss further during the CASP stage. The high school will be explored through the design development process and can be configured based on a number of considerations including but not limited to access, connectivity, design flexibility, and interface with the surrounding community.



Servicing

Servicing for a portion of the West lands is readily available, with infrastructure immediately adjacent to the subject lands, along 24th Street. The West Airdrie land owners are working with Hopewell Residential on a servicing agreement to allow both developments to proceed. Details are included below to upgrade infrastructure, creating the required additional capacity. Detailed servicing designs will be determined at the CASP/NSP stages.

a. Water

These lands are located within two new pressure zones, the West pressure zone, and the High West pressure zone. The ultimate servicing strategy, as per the Airdrie Utility Master Plan, is to service the West pressure zone with the new Southwest reservoir with mains running north along 24th Street. The High West pressure zone will be serviced by the new High West reservoir.

With the majority of the West lands located within the new West pressure zone, an interim servicing solution is proposed to start development prior to the construction of the new Southwest reservoir. It is proposed that developer funded in-line booster pumps will be used initially to service the subject lands, with the extension of the water mains stubbed at 24th Street. Once the Southwest reservoir is constructed, the booster pumps will be converted to PRV (pressure reducing valve) chambers.

The existing stubs located with the 24th Street right-of-way include:

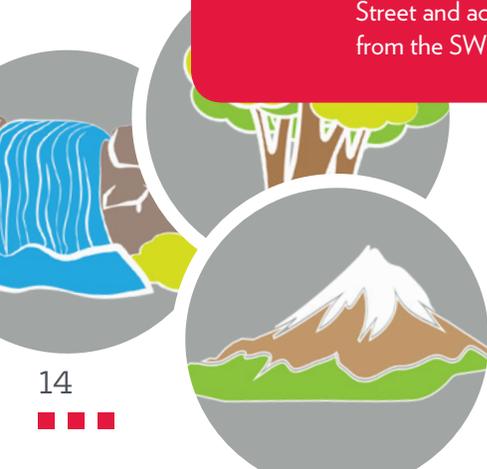
- A 400mm line is stubbed at the west end of Sagewood Drive SW
- A 300mm line is stubbed at the west end of Baysprings Link W

The extension of these two mains will create the interim looped system for the West lands.

It is understood that financing of the Southwest reservoir will need to be considered as development proceeds.

Advantages of servicing the West lands:

- Interim servicing uses existing infrastructure immediately adjacent to subject lands, no offsite mains are required for initial development
- Uses existing capacity within the system
- No immediate capital costs for the City
- Allows City of Airdrie to begin collecting levies for the future southwest reservoir
- Provides City of Airdrie time to design the ultimate line assignments for 24th Street and acquire appropriate utility right of ways for future distribution mains from the SW reservoir



b. Wastewater (Sanitary)

The West Airdrie Lands are working with Hopewell towards a collaborative sanitary servicing solution to service all five quarter sections of residential development, plus one quarter section of commercial/light industrial located east of Hopewell's land.

As per the Airdrie Utility Master Plan, there is immediate capacity to service 1-2 quarter sections of land in NW Airdrie within the annexation lands, upon completion of the upgrades to the Main and West lift station and the reconnection of the Sierra Springs lift station directly to the existing 350mm forcemain.

As per analysis conducted by ISL, dated March 3, 2017, there is capacity within the system to service the developable areas of the West Airdrie Lands and Hopewell lands, plus one commercial/light industrial quarter section with upgrades to the 600mm HDPE main to Calgary.

It has been agreed in principal that the immediate 1-2 quarter sections of capacity in the system will be shared by the West Airdrie Lands and Hopewell to allow for initial development to proceed. The six quarter sections consisting of the West Airdrie Lands, Hopewell, and the commercial/light industrial quarter will then share in the front ending of the 600mm upgrades to create additional capacity to allow full development of these lands. Front ending of infrastructure by the West Airdrie Lands is intended to be recoverable by the reduction of levies when these lands connect to the future 24th Street trunks. As per ISL's analysis, the connection point for these lands will be located at the intersection of Bayside Boulevard SW and Baywater Road SW.

Ultimately, the West Airdrie Lands will be serviced by the future south lift station and trunk mains within 24th Street.

Advantages of servicing the West lands and Hopewell lands:

- Maximize development by using the current capacity in the system, rather than reserving a portion for the industrial lands, that may not be developed for an extended period of time
- Provides for easier easement negotiations. Appropriate road widening will be dedicated as the west lands are developed
- Allows the City of Airdrie to begin collecting levies for the south lift station and collection system
- Provides ALL of the required infrastructure to service the northern commercial/light industrial lands in a shorter timeframe. Developers will front-end the lift station, forcemain, and upgrade to 600mm HDPE forcemain to Calgary

c. Stormwater Management

It is proposed that three stormwater management facilities will service the West lands. All facilities will be located adjacent to 24th Street based on site contours, with flows draining east.

All three quarter sections of land ultimately drain to Nose Creek via the Canals, with all stormwater flows utilizing the existing outfall to Nose Creek. As per the West Airdrie CASP dated January 2015, each quarter of land will drain east to the Canals. The proposed storm water facilities will utilize existing infrastructure which has been sized to accommodate the flows from the western upstream catchment area, which include these lands.

In accordance with the Airdrie Master Stormwater Drainage Plan (MSDP), the southern pond will be located in the south portion of the Westmark lands. The southern pond will discharge to the unnamed ephemeral creek along the south boundary of this quarter section. These flows reach the Canals, via the existing culvert beneath 24th Street, the existing channel through Baysprings, and lastly through a pipe to the Canals. This pond will consider a location in-line with the creek and/or having a wetland component for upstream water treatment. A third pond is proposed for the Vesta lands. Drainage will be conveyed to the Canals, through the future Bayside development to the east, following the present day direction of overland drainage.

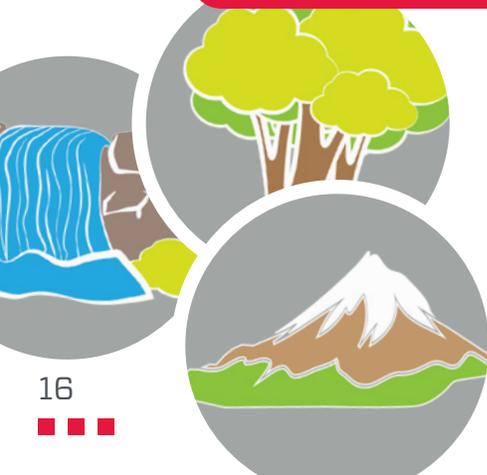
In accordance with the Airdrie MSDP, the northern pond will be located in the NE corner of the Genesis lands. This pond will drain to the Canals via the existing conveyance channel to the Sagewood Pond.

The final number and location of storm facilities will be determined during the CASP/NSP process. Detailed design and cost analysis is required to compare the two vs three pond scenarios. Two ponds may result in excessive grading and overly deep storm mains. Three ponds will add a third outlet structure to the overall City infrastructure.

Ponds will be required to meet the current volume control targets as set out in the Nose Creek Watershed Water Management Plan.

Advantages of servicing the West lands:

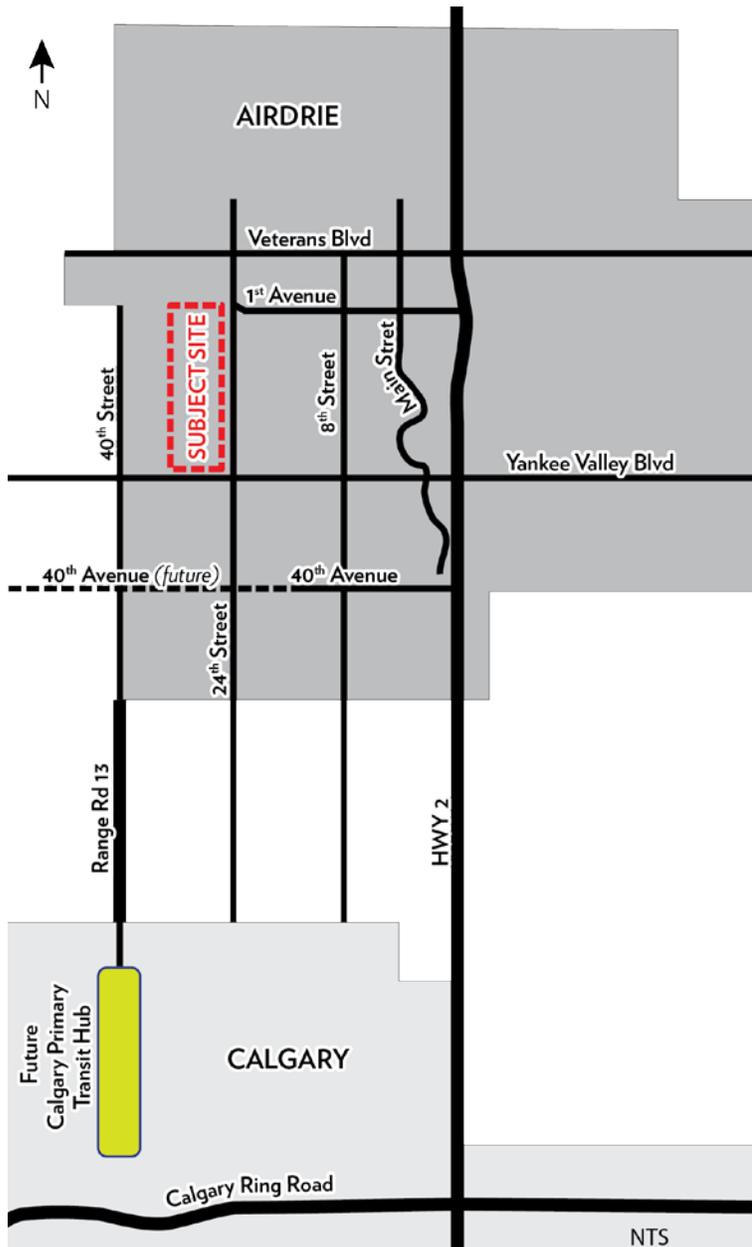
- Utilizes an existing outfall to Nose Creek
- Utilizes existing stormwater infrastructure that has been designed to accommodate the flow from the West lands
- The southern pond will serve as an entry feature at the west end of Yankee Valley Boulevard
- Development will enhance the riparian environment of the existing creek, and protect water quality in the Nose Creek watershed
- This development is outside of the flood plain of Nose Creek
- Stormwater facilities on the West lands will improve water quality entering the Canals



Transportation

The subject lands are well connected to adjacent communities via the city's existing road network. The proposed CASP area is bound by 24th Street to the east, which is designated as a skeletal arterial roadway, and Yankee Valley Boulevard to the south. Destinations to the west are accessible from Yankee Valley Boulevard/Big Hill Springs Road, and south to Calgary via 40th Street / Range Road 13. To the north, there is an immediate connection to 1st Avenue to the east, and close proximity to Veterans Boulevard, both providing easy access to the QEII Highway.

Future residents will benefit from current and/or planned upgrades to the transportation network. Widening of portions of 8th Street and Yankee Valley Boulevard are currently underway.



According to Airdrie's Transportation Master Plan, the 65,000 to 80,000 population threshold triggers further construction of 40th Ave from Windsong Blvd to 24th Street, and construction of 24th Street between Yankee Valley Boulevard and the future 40th Avenue. In addition, the Offsite Levy Bylaw predicts the 40th Avenue construction to be between 2018 – 2020. The timing aligns with the potential CASP approval, then NSP submissions with the first phase development scenario of 2019 – 2020 whereby the developers would contribute their share for infrastructure upgrades.

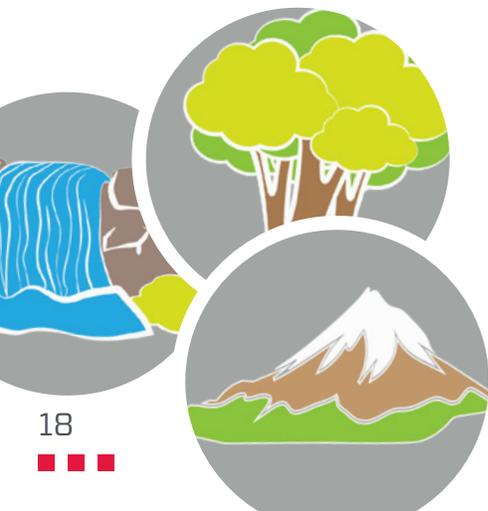
The ultimate 24th Street corridor design includes a 36-m wide right-of-way for vehicular traffic, and an additional 24-m right-of-way for regional utilities and future mass transportation (bus rapid transit, or light rail transit). The Transportation Master Plan states that 24th Street south of Airdrie is intended to link with a future Major Activity Centre and primary transit hub (+/- 8 km to the south) in north Calgary. 24th Street adjacent to the subject site will ultimately be widened to a 4 lane arterial. At present, Yankee Valley Blvd has been identified as an arterial roadway, but expected ultimate ROW's and alignments have not yet been confirmed by the City.



It is acknowledged that 24th Street SW – short term and medium term – will carry excess traffic. At the CASP stage, the developers will undertake necessary transportation impact assessments that will set the direction for possible interim and final network upgrades. Undertaking this work at the CASP stage will be relevant, as the analysis will be supported by more detailed concept plans, population forecasts and development phasing.

Spacing of intersection locations shall be in accordance with current road standards, and will align with existing connections in Sagewood, Baysprings and Bayview to the east. Pedestrian linkages will also be extended across 24th Street at every opportunity. The internal road network, future transit locations, cycle network, and pedestrian network will be determined through the CASP process.

Medium and long-range transit service along the 24th Street corridor (identified as a future transit corridor in +/- 2022 and a long-term future connection to Calgary's Green Line LRT system) could be accommodated with CASP planning on these lands. The location of future transit stops, appropriate and supportive land use planning decisions, and the provision for the long-term implementation of regional transit for Airdrie will form part of this discussion during the preparation of the CASP. Development of these lands "completes" an efficient catchment corridor and options for local transit service can be explored through a CASP.



Timing and Phasing

a. Growth Management

A strong rationale for a CASP on the West Airdrie lands is the continual steady demand for residential lands within the city. The continued demand for residential growth in the City is undeniable. High rates of growth and residential absorption throughout the city are the norm, and continue to be demonstrated in the 2016 census results that showed +/- 3,150 new residents (a growth rate of 5.37%).

The Growth Strategy Update – Phase 1: Population and Land Supply/Demand (Dillon, November 2016) recommended that future long range land use planning be based on an alternate growth projection scenario that used an average annual growth rate of 3.5% to project population to 2065. Using this rate, the current approved land supply would be depleted by 2025 if no additional residential lands were approved.

Considering only the next five to seven years we consider this growth rate to be a very conservative estimate given that the City of Airdrie grew 5.37% in 2016 which is generally considered to be a deep recession year. Historical growth rates in Airdrie have been higher – averaging around 8% in the past five years; this strong growth impacts previous predictions for long-term availability of residential product (re-sale and new homes) and long-term inventory projections.

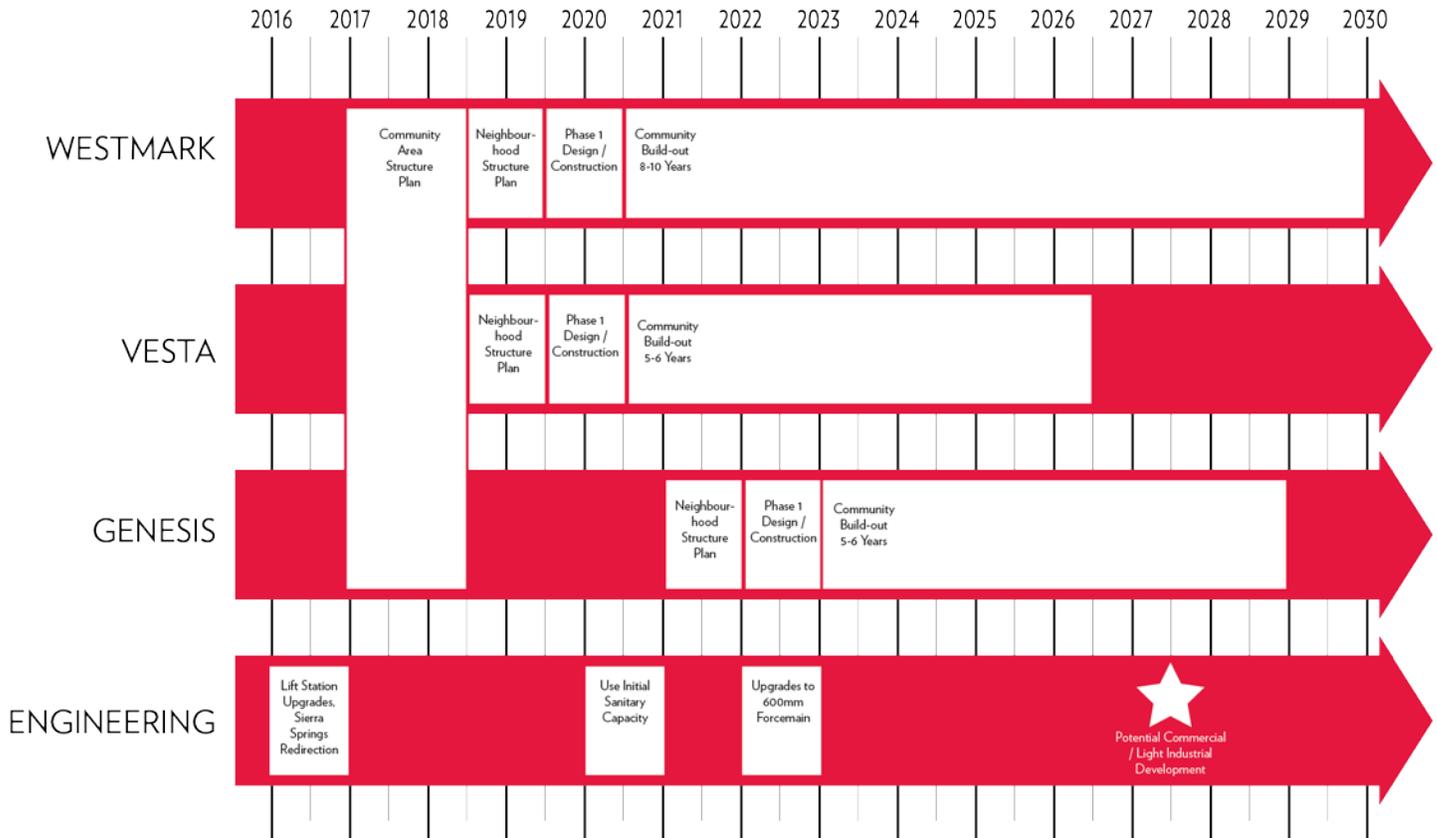
<u>Year</u>	<u>Actual Population</u>	<u>Annual Percentage Growth</u>	<u>Increase (# of People)</u>
2016	61,842	5.37%	3,152
2015	58,690	6.92%	3,799
2014	54,891	10.76%	5,331
2013	49,560	8.42%	3,849
2012	45,711	5.92%	2,556
2011	43,155	8.37%	3,333
2010	39,822	4.54%	1,731
2009	38,091	11.65%	3,975
2008	34,116	8.26%	2,604
2007	31,512	8.53%	2,477

Regardless of how growth rates play out over the next 50 years, the need for residential lands directly adjacent to existing development will be necessary in the short term, as growth in Airdrie is spread evenly between new residential areas, build-out of existing approved areas, and redevelopment.

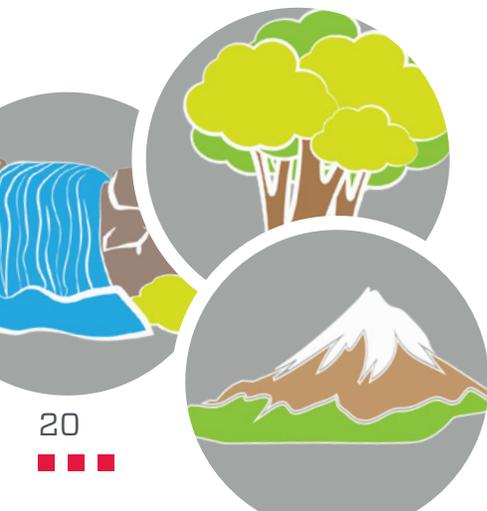
b. Timing

As with all Community Area Structure Plans, land will be developed over an extended timeframe based on market demands, servicing availability and developer land requirements. Development within the West Airdrie CASP area will be logically phased based on serviceability. It is proposed that portions of the West Airdrie Lands will commence following completion of this CASP by accessing immediate sanitary capacity in the system. The remaining West Airdrie lands will follow as additional upgrades in the system are made.

Our option to reallocate immediate and short term sanitary capacities allows more land to be developed sooner. We are open to working collaboratively with the City on this.



Based on our timeline, by the end of 2030, assuming 8 years for Westmark and 6 years for Genesis and Vesta, these communities will achieve majority build-out. It is anticipated that commercial/light industrial lands will be developed in the north of Airdrie in 2027 at the earliest. Growth in the west lands will provide the population and future employment support for these commercial/light industrial lands.



Summary

With this report, we request Council's consideration to support a CASP to be initiated on the West Airdrie lands. Initiating the CASP process for these lands will further define the planning for this area, but these lands offer the following distinct advantages:

- ✓ Unique landforms
- ✓ Publicly accessible views of the city
- ✓ New schools that are pre-planned and shovel-ready
- ✓ Provides diversity in recreational amenities by utilizing and enhancing existing physical landscape features and terrain
- ✓ Transportation access
- ✓ Growth towards supporting a future transit corridor
- ✓ New community growth outside a floodplain
- ✓ An increase in available residential land supply and diversity in product
- ✓ Three unique developers
- ✓ Community oriented commercial that is transit supportive
- ✓ New housing types due to slope development
- ✓ Utilization of existing sanitary, water, and stormwater infrastructure
- ✓ No new outfalls required to Nose Creek
- ✓ Additional population that will support current employers and service providers, and supplement the future need for more local commercial and light industrial land uses in Airdrie
- ✓ A collaborative approach to servicing future growth in Airdrie
- ✓ Utilize current sanitary capacity in the system, instead of reserving a portion that will not be needed for 10+years
- ✓ Allows the City of Airdrie to begin collecting levies for future infrastructure (ie south lift station and collection system, southwest water reservoir)

Thank you for your consideration of this information.

