



Welcome to the Langdon Area Structure Plan Amendment Open House

LANGDON WEST



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February 11, 2025

This Open House is being held to provide information to the community and allow feedback, input and comments on the proposed Amendment

Authorization

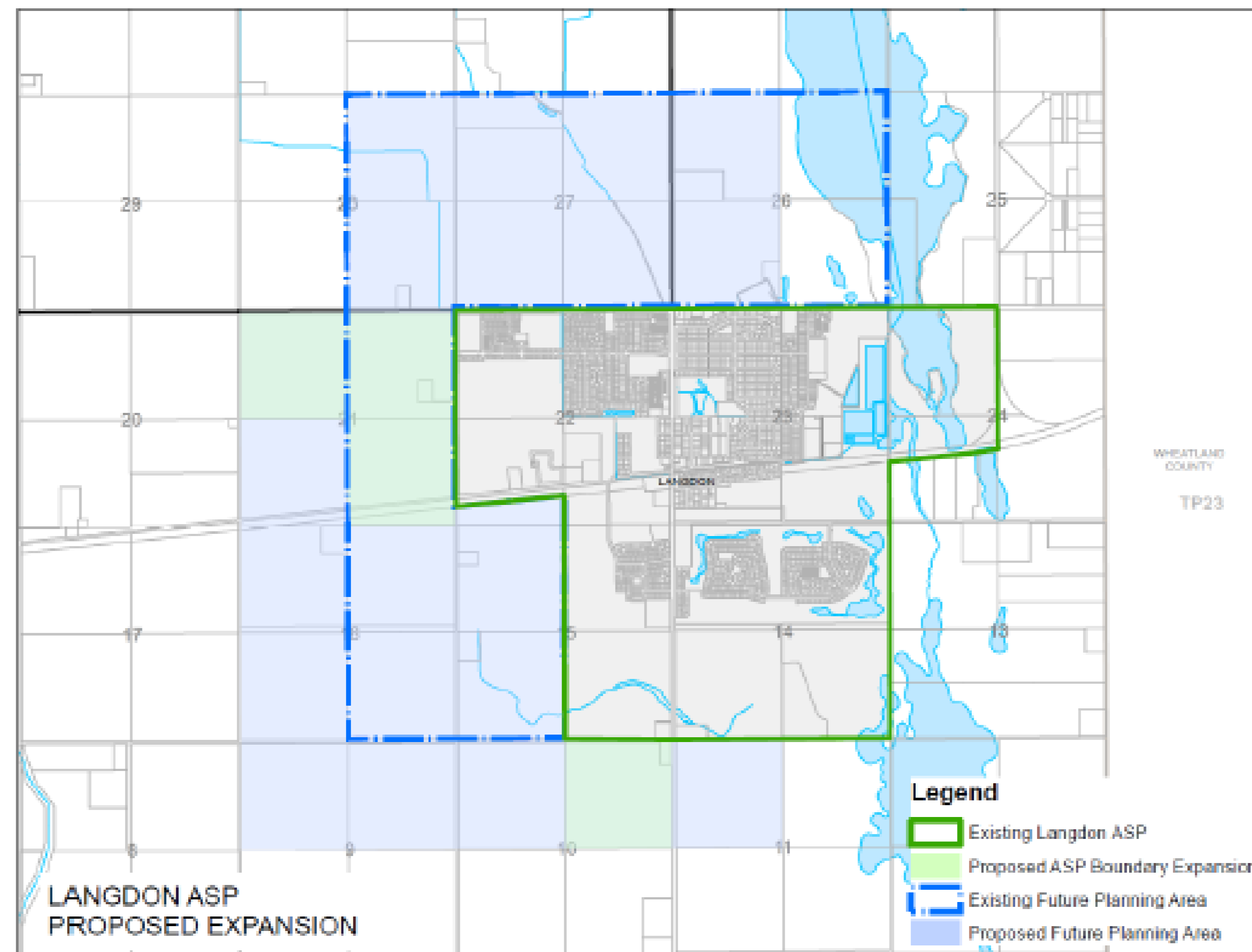
- ▶ In September 2023 the owners of the four quarter sections (shown in green on the map) applied to Rocky View County for the authorization to prepare a developer driven and funded ASP Amendment to include four quarter sections of land in the Hamlet
- ▶ On November 28, 2023, Rocky View Council approved this amendment.

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.



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Scope of Work

The ASP Amendment is to provide a framework for the future growth in the area. The Langdon ASP will 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 project aligns with the County's Strategic Plan for "responsible growth" as the subject lands are ideally situated along major transportation corridors and can be connected to the County's existing infrastructure.

The Langdon ASP Amendment shall be drafted to align with existing statutory documents.

The Langdon ASP Amendment must include: :

- a) Community and stakeholder input;
- b) Technical studies including:
 - i. Water and Sewer servicing strategy;
 - iii. Storm water management plan;
 - iv. Transportation Impact Assessment;
 - v. Historical Resources Overview;
 - vi. Biophysical Inventory; and,
 - vii. Shallow Utility assessment.
- c) Fiscal Analysis Report; and
- d) Market demand analyses.

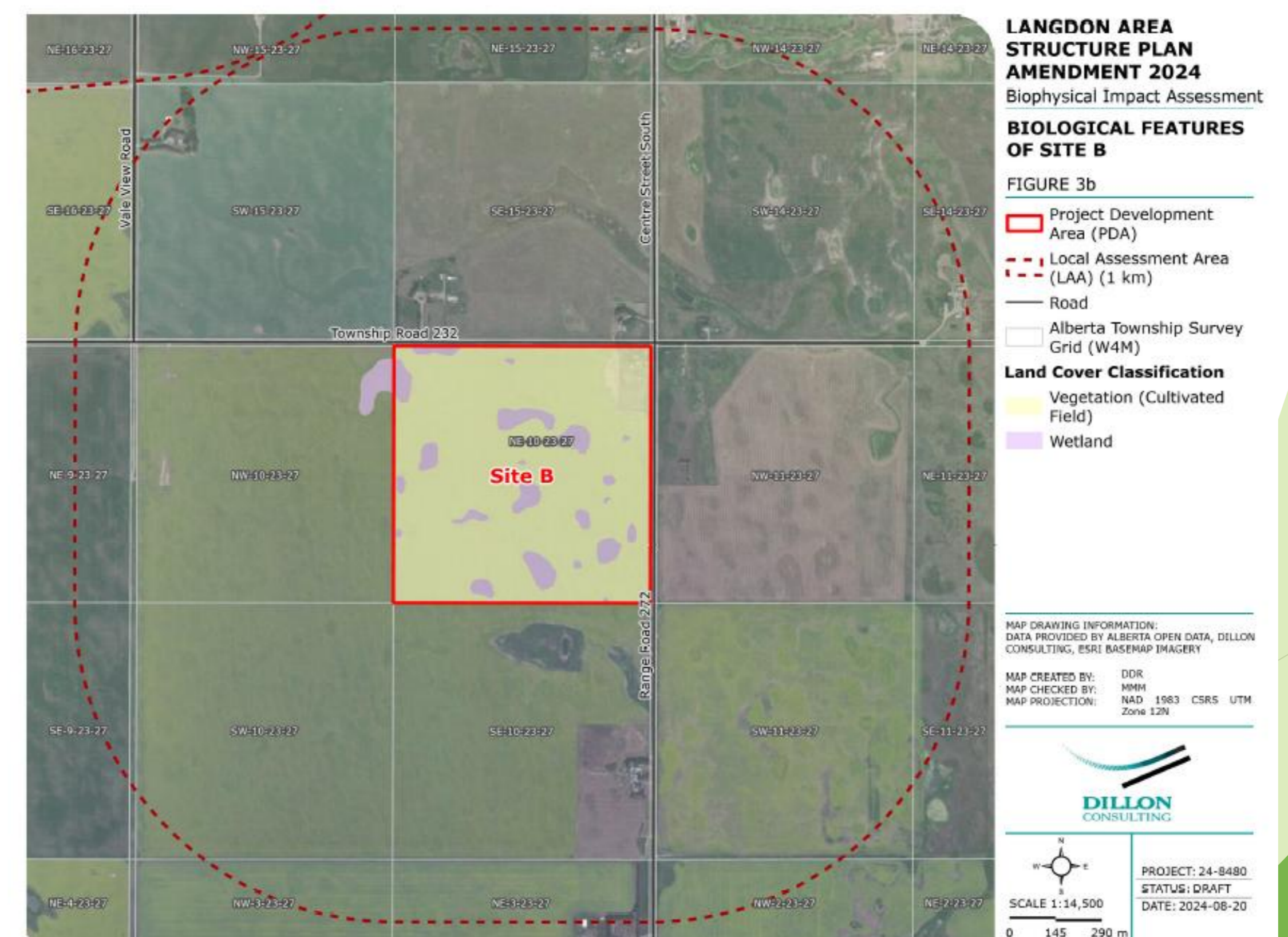
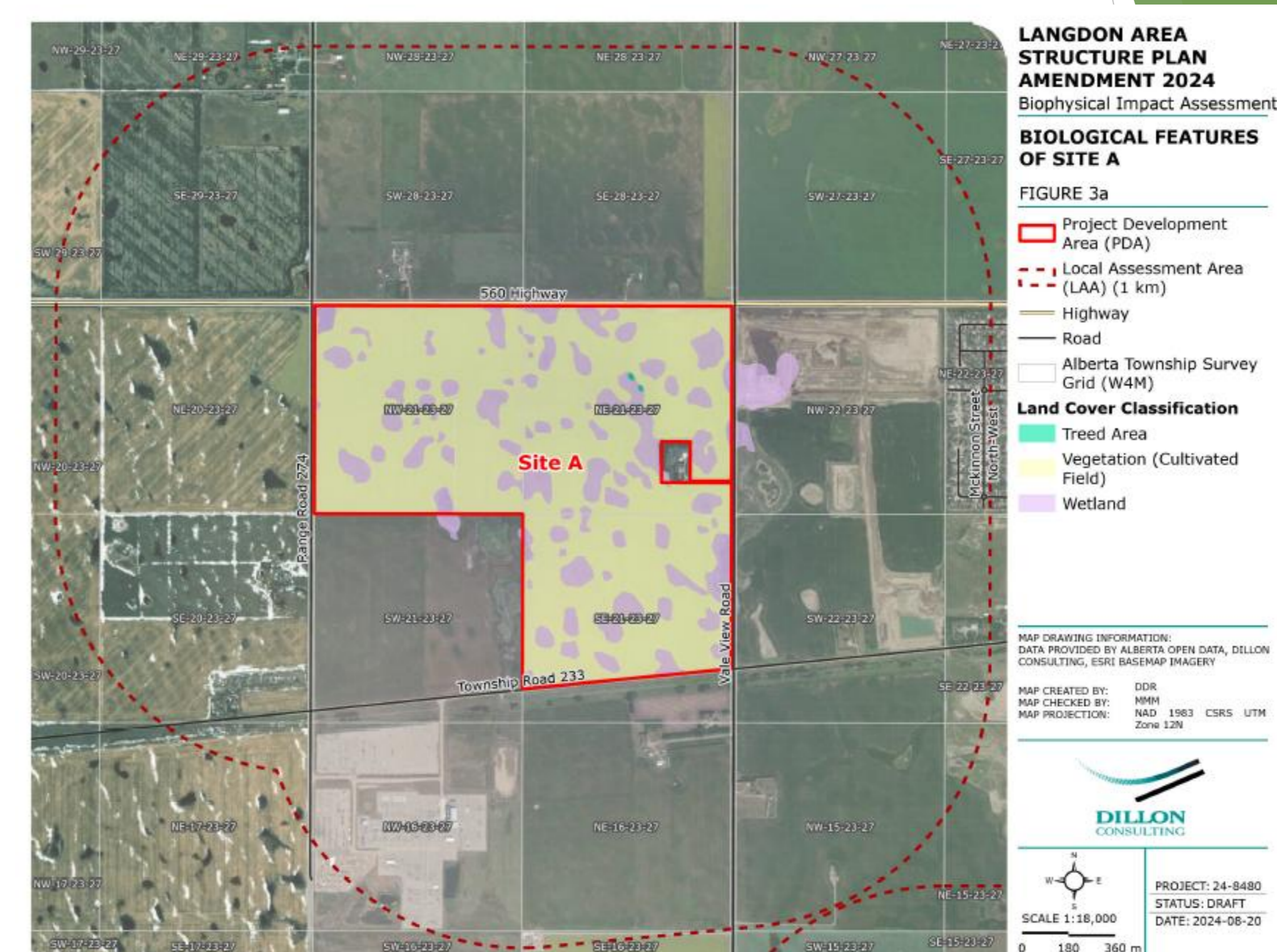
Proposed Vision

Langdon is a complete community that supports modern lifestyles through a diversity of housing styles and prices, local employment opportunities and community amenities, ensuring recreation and educational facilities are available for a safe, sustainable community.

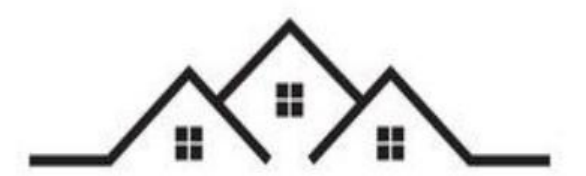


Biophysical

- ▶ Dillon Consulting Limited (Dillon) was retained to prepare a Biophysical Impact Assessment for the four quarter sections proposed for inclusion in the hamlet.
- ▶ The lands are predominantly utilized for cultivation. There are no mapped watercourses present. There are many small, seasonal waterbodies and wetlands.
- ▶ There is little value for wildlife, biodiversity and water quality ecosystem services. Wildlife and wildlife habitat is limited. There is a borrow pit which has been reclaimed with wetland vegetation. There are no native grasses.
- ▶ Additional work will be required by the developer when development proceeds.
- ▶ The inventory of biophysical resources (completed in June 2024) is illustrated on these maps.



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Historical and Archaeological

Lifeways of Canada Limited was engaged to review the Historical and Archaeological status of the four quarter sections.

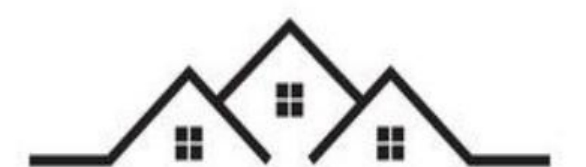
Application was submitted to the Province of Alberta for review and the lands have received Historical Resources Act Approval for Urban Residential Subdivision.

The approval states:

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to Section 31, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historical resources is to be reported to the contacts identified within Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources.



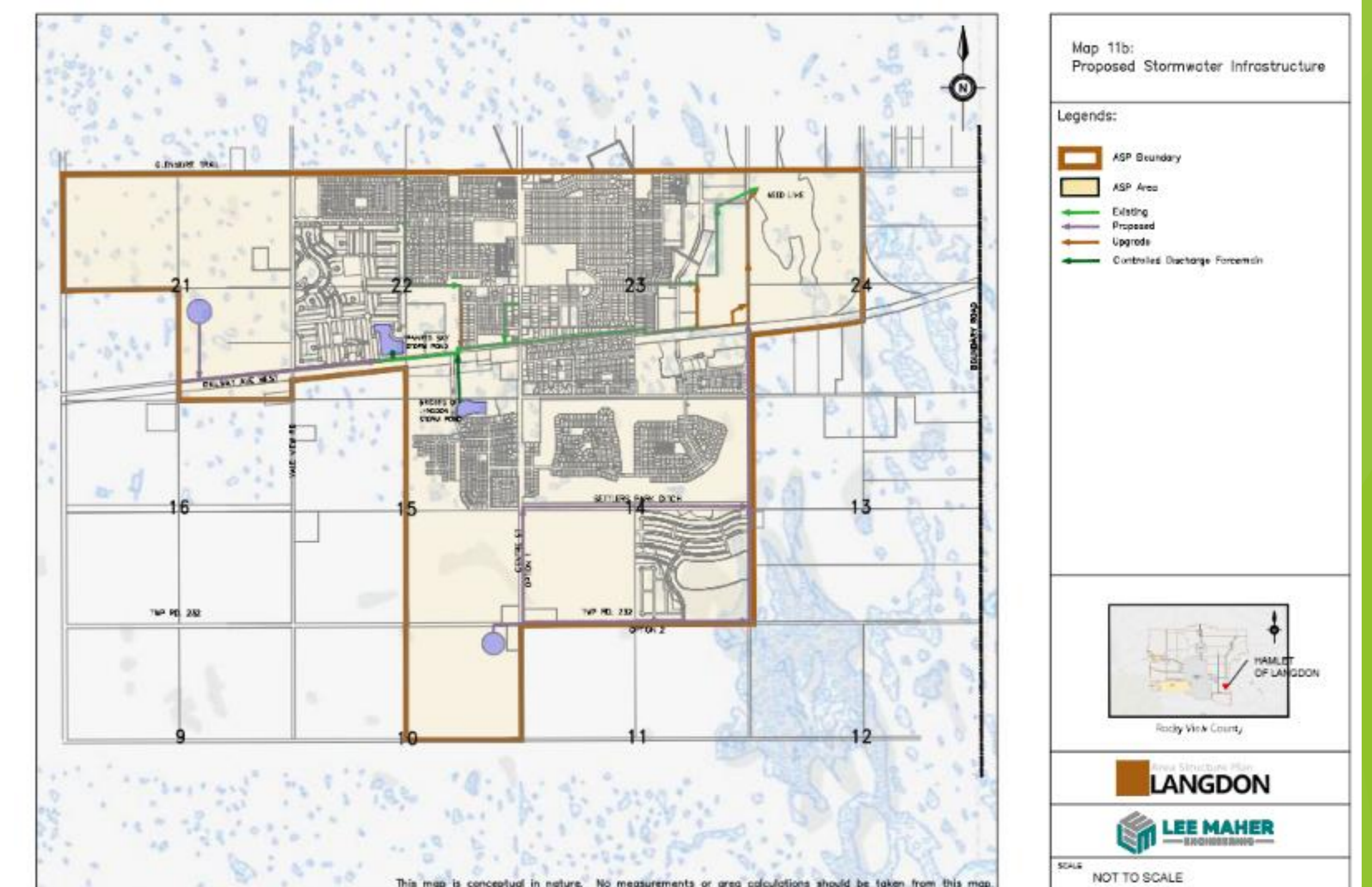
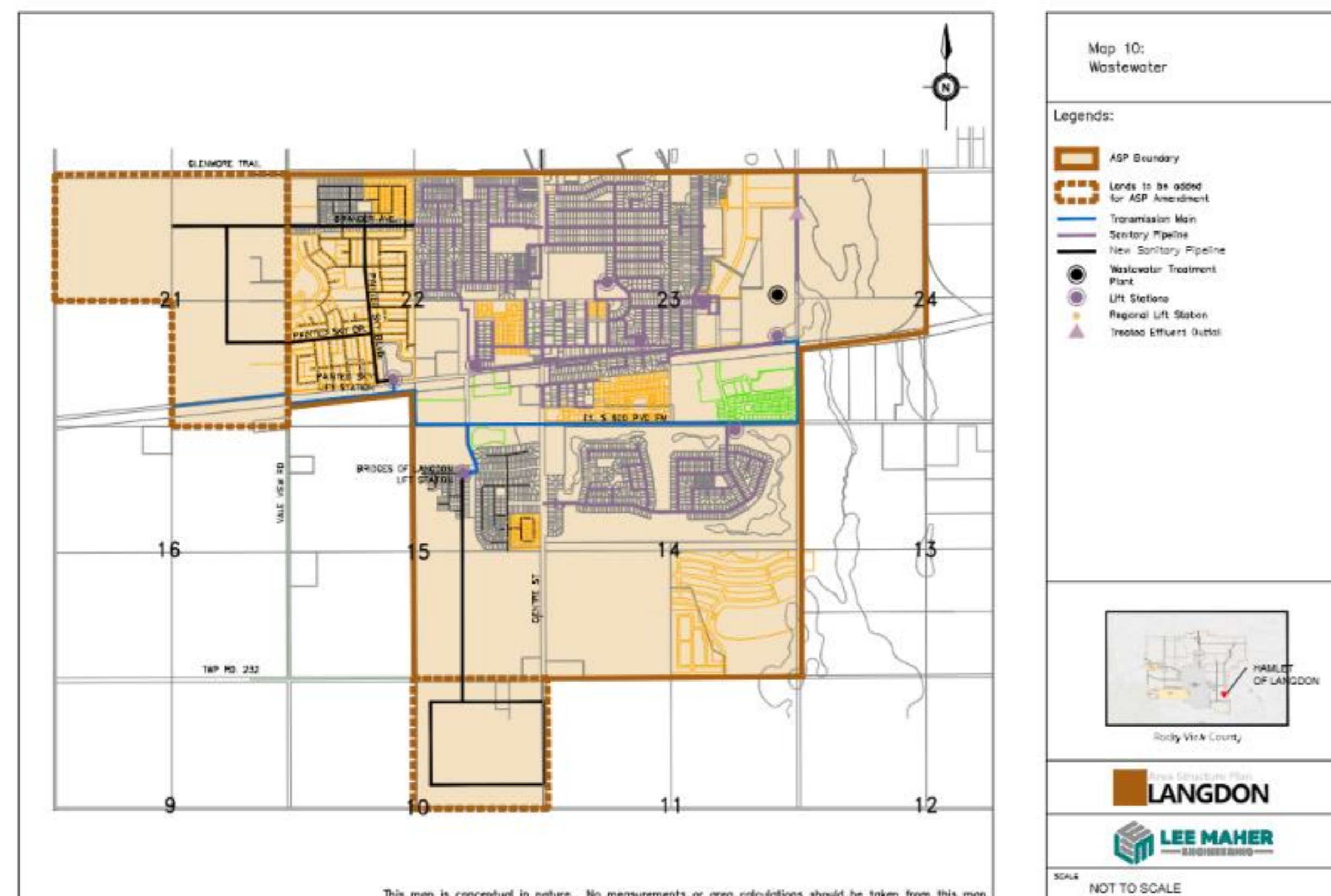
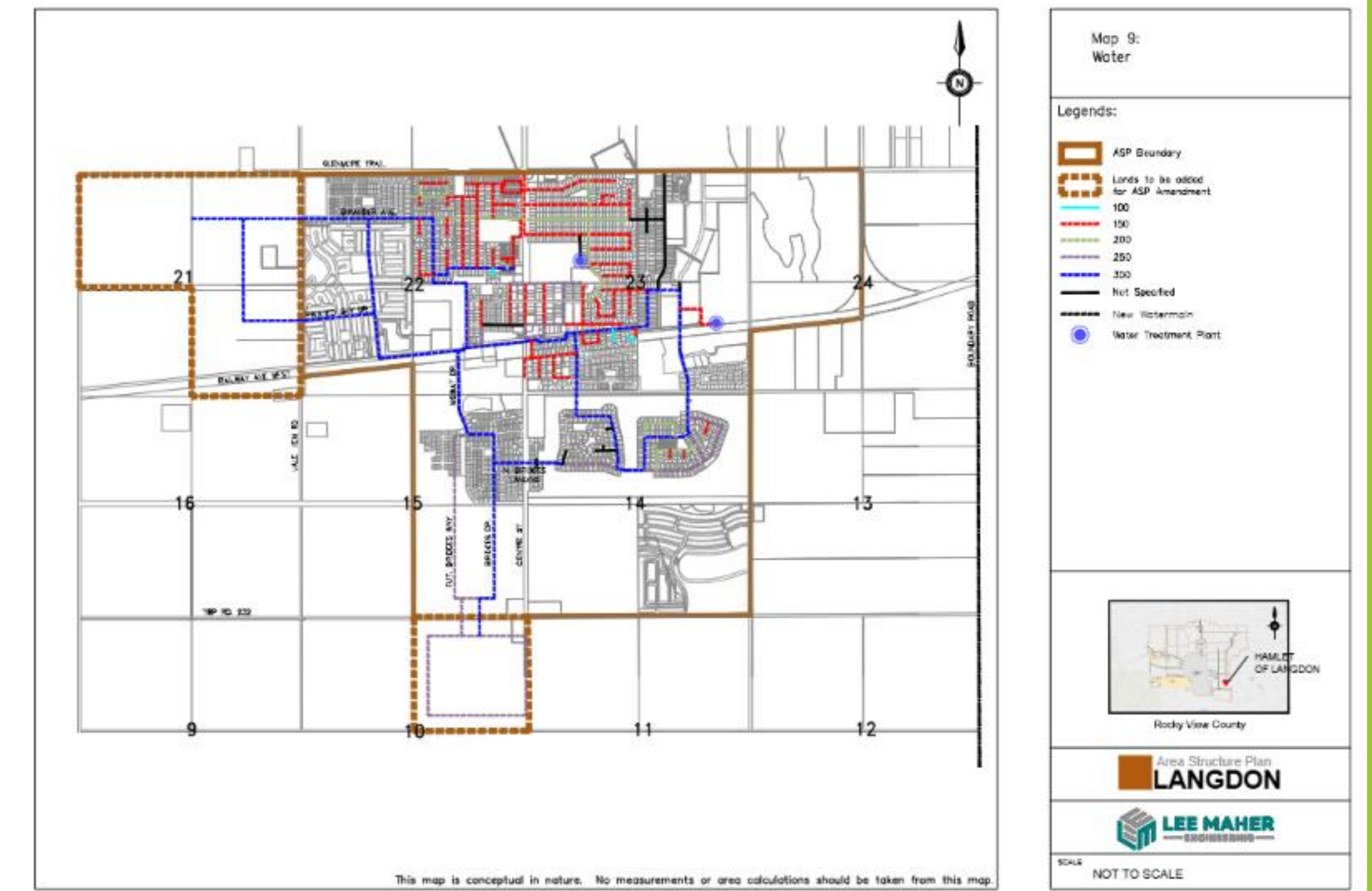
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Engineering

- ▶ Lee Maher Engineering was engaged to review the future servicing for the four quarter sections.
- ▶ Based on their assessment, and the understanding that the developer will pay for the installation of the servicing to these lands, there appears to be appropriate capacity and ability to tie into existing systems.



Traffic Study

Bunt & Associates was engaged to complete a Traffic Impact Assessment based on the assumption that at full build out (60+ years) the two proposed sites will create the following:

North Site:

- ▶ 400 single family units (attached & detached)
- ▶ 5 acres of retail strip

South Site:

- ▶ • 62.5 acres of business park
- ▶ • 42.5 acres of light industrial
- ▶ • 20 acres of retail strip

The report showed that, given the other development as currently approved in the hamlet, there are many road upgrades required prior to the development of the Langdon West quarter sections.

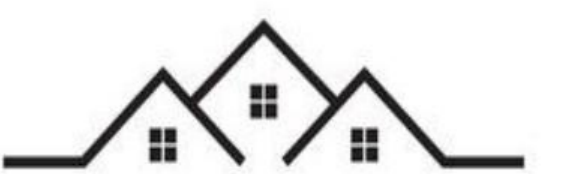
This report showed that several intersections and road upgrades are require upgrade to accommodate the 2028 background traffic, including:

- Intersection upgrades:
 - Highway 560 and Centre Street
 - Railway Avenue and Centre Street
 - Highway 560 and Highway 791
 - Highway 560 and Vale View Drive
 - Deadhorse Road and Centre Street
 - Highway 22X and Centre Street
- Continuation of 4-lane cross-section of Centre Street south of Railway Avenue

The developer will be responsible for the construction of the internal roads and access points for the four quarter sections and will be responsible for additional road upgrades as the development proceeds.



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Market Demand Study

Nichols Applied Management was engaged to complete a Market Demand Study and a Fiscal Impact Assessment for the four quarter sections and the proposed conceptual uses.

The report concluded that the proposed residential and non residential uses meet the expected demand and historic growth trends of the Hamlet.

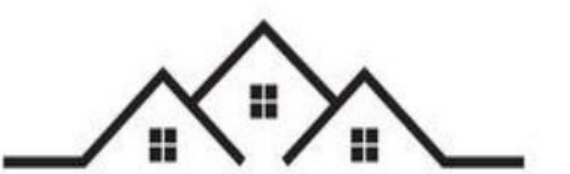
Langdon offers a small-town alternative to Calgary, but is located close to existing and proposed employment areas in Rocky View and Wheatland Counties.

The 1,955 proposed residential units over a proposed 60-year development timeline fall well within the expected growth for Langdon.

The non-residential development of 125 net acres is greater than the historic average for the Hamlet, but only represents a small portion of county-wide non-residential growth.

It is noted that there are potential competing areas. The Conrich ASP Amendment has identified substantial ambitions for both residential and non-residential development in Conrich. This could extend the timeline for growth in Langdon.

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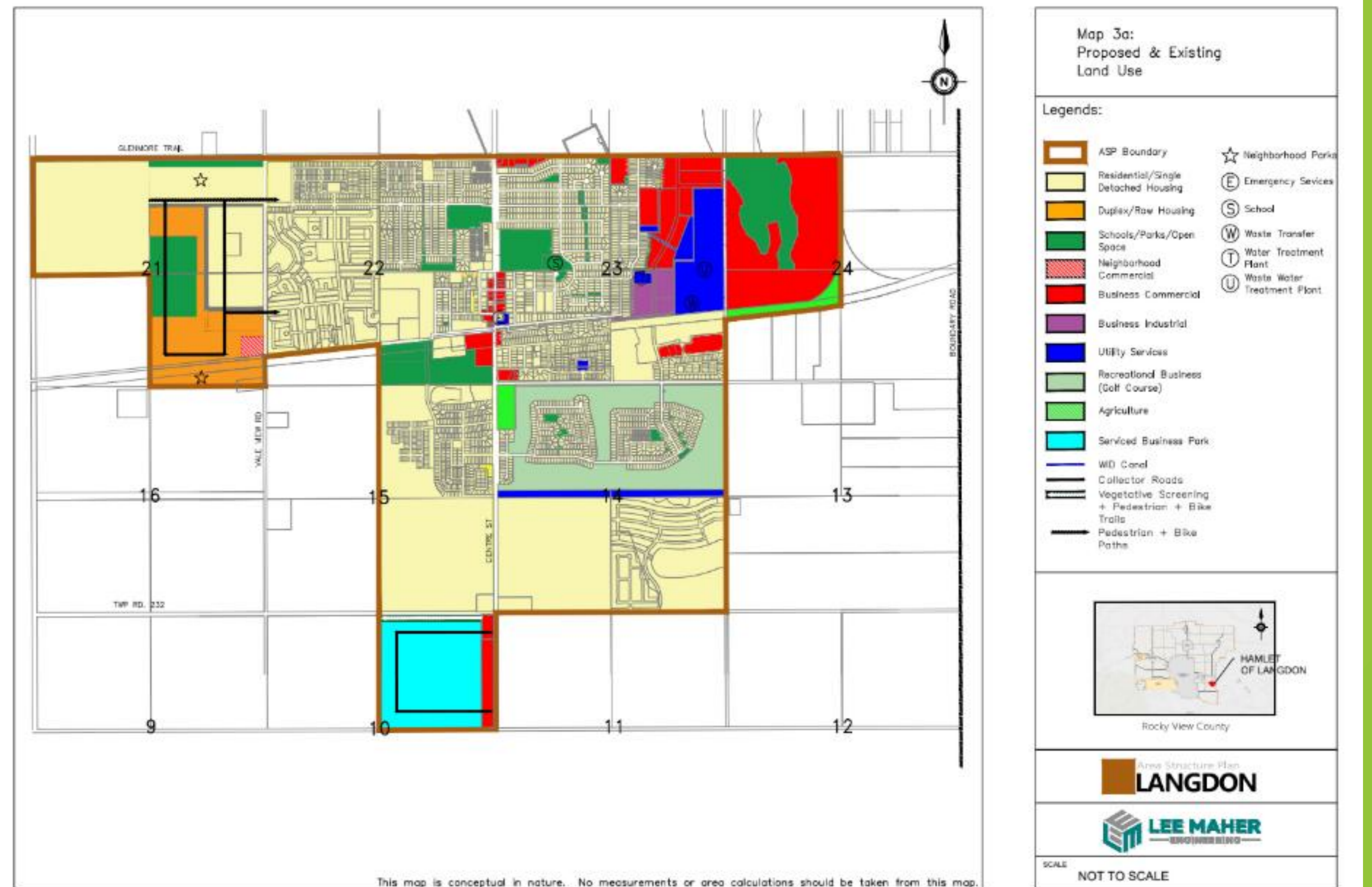
Proposed Concept

The proposed concept adds four quarter sections of land into the hamlet boundary.

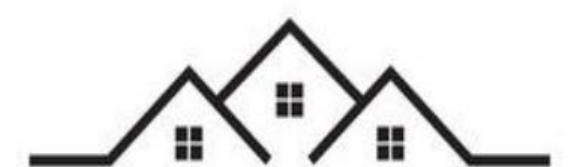
The lands in the west are phased to develop the NE21 accessing off Vale View Road as the first phase. The first phase would include linear pathways, a central park and land for school sites.

The SE21 would be the second phase. The NW21 would be considered Hamlet Residential Reserve with a long timeline for development.

The non residential land in the south, NE10, is proposed for a mix of retail commercial along Centre Street and light industrial and business park on the quarter with a significant green strip separating the industrial uses from the residential uses to the north.



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Next Steps

We are here

