



# West Hills

## Neighbourhood Structure Plan



## Engagement Summary

March 31, 2021

Prepared by:















## Introduction

Minto Communities has led the creation of a Neighbourhood Structure Plan (NSP) for a land parcel within west Airdrie, located south of the community called Buffalo Rub and west of the communities of Sagewood and Bayside. The NSP document lays out a concept plan and design policies that will guide future development in the area.

On behalf of Minto Communities, ground cubed planning undertook stakeholder engagement to provide information and gather feedback regarding the West Hills Neighbourhood Structure Plan (NSP). Feedback gathered during the engagement process informed the development of the NSP and subsequent revisions to it.



## Engagement Principles

Community engagement for the NSP aligned to the City of Airdrie's Public Participation Policy (2018) and to materials developed by the International Association for Public Participation (IAP2). With restrictions on public gatherings related to the COVID-19 pandemic, all indoor engagement events that occurred in 2020 needed to be hosted virtually.

Engagement with external stakeholders regarding the NSP aimed to adhere to the following principles:

- **Accessible.** Online materials were provided in attractive, easy-to-read formats appropriate for all audiences.
- **Appropriate.** Engagement materials responded to the needs of their intended audience to allow for meaningful participation. Where possible, a mix of audio and visual materials was used.
- **Authentic.** During the engagement process, stakeholders were informed as to the level of influence their feedback would have on a decision. For certain topic areas, the purpose of engagement was simply to inform residents (i.e., not gather feedback). For other topic areas, there were opportunities for stakeholders to influence outcomes. Stakeholders were informed at the outset of an engagement event as to the purpose of the event and what level of influence they could expect to have over a decision. Where input from stakeholders could not be addressed or incorporated, reasons why such input cannot be incorporated were documented and will be published at a later date.
- **Broad.** Efforts were made to engage both targeted stakeholder groups (e.g., adjacent neighbours) and the broader Airdrie public to produce a broad collection of the opinions and ideas of the population in the city. Although adjacent neighbours are the most directly affected by development within the NSP area, residents within the broader public were important to engage as well.
- **Inclusive.** During the engagement process, efforts were made to ensure all participants had an opportunity to ask questions and provide feedback where appropriate. Some stakeholders can be less vocal than others and may prefer to provide feedback outside of a group setting or via non-verbal means, and these wishes were accommodated whenever possible. Also, efforts were made to facilitate an inclusive environment that was not dominated by a few louder voices so that all even attendees had an opportunity to participate.
- **Informed.** A page on ground cubed planning's public engagement website was the repository of information related to the NSP. This information was updated regularly, and information was sent to participants as appropriate.
- **Transparent.** Participants in the engagement process were informed of their potential level of influence over various decisions, which may have ranged from no influence (i.e., the decision was already made or not up for debate) to a large amount of influence (i.e., there is an opportunity to influence a decision).



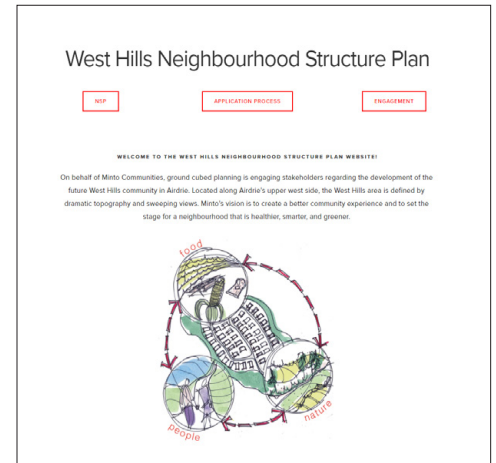
## Engagement Overview

We employed the following tactics in 2020 and 2021:

### Project Website (2019 - ongoing)

In June 2019, we launched a website to serve as a repository of information regarding the West Hills Community Area Structure Plan (CASP) and the NSP. Project updates and information have been posted regularly to keep our stakeholders informed.

You can visit the website at:  
[www.cultivateideas.ca/west-hills](http://www.cultivateideas.ca/west-hills)



Website Landing Page

### Farmer's Market "Pop-Up" Engagement (Summer 2020)

In summer 2020, we set up a booth at the Airdrie Farmer's Market to provide information to Airdronians about the CASP and the NSP. We provided information on display boards and gave our cards with links to our project website.

We talked to approximately 40 people at these events.



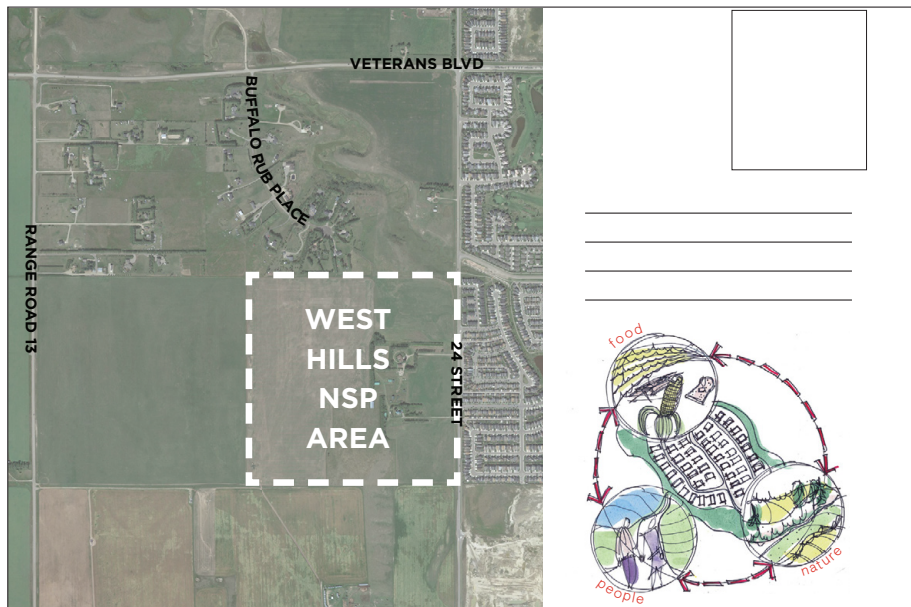
Images from Farmers Market Events

## Buffalo Rub Targeted Stakeholder Meeting (September 2020)

In fall 2020, we held a virtual meeting with Buffalo Rub and Range Road 13 residents to provide a project update and discuss the interface between the future West Hills community and Buffalo Rub.

This event was advertised through direct mail as well as e-mail.

Four Buffalo Rub / Range Road 13 residents attended this event.



Buffalo Rub Online Meeting Postcard (Front)

Hello Neighbour! We are excited to invite you to a meeting about future development within the West Hills area.

We would like to share the key features of the Neighbourhood Structure Plan (NSP) application Minto Communities has submitted to the City of Airdrie and gather your feedback.

Please join us on: Tuesday September 22, 2020

6:30 PM – 8:30 PM

Online Meeting via Zoom

(link to meeting to be provided to interested participants)

If you are interested in attending the online meeting, please email us at [planning@groundcubed.com](mailto:planning@groundcubed.com) or call us at 587.393.8172.

For more information about the project, please visit: <https://www.cultivateideas.ca/west-hills>



Buffalo Rub Online Meeting Postcard (Back)

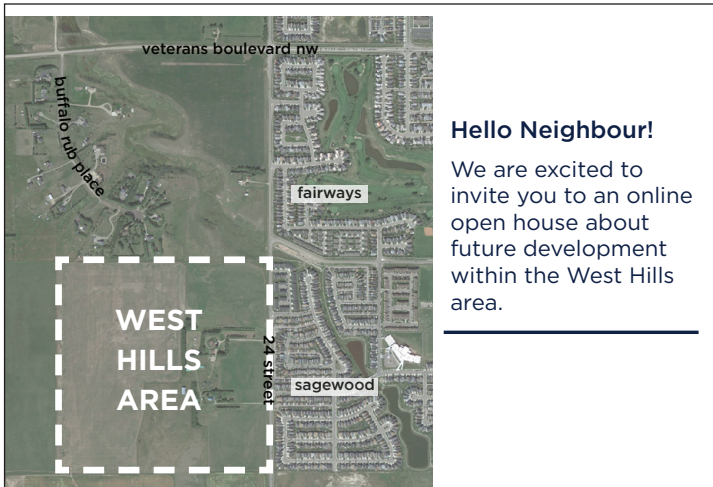


# Initial Online Open Houses (February 2021)

In Winter 2021, we held two initial Online Open Houses to provide information, answer questions, and gather feedback on the NSP. These events were advertised widely and were open to the general public. The events occurred on February 16 and February 23, 2021.

These events were advertised through direct mail to nearby residents, an ad in the City View newspaper, and a sign on the Minto property (visible from 24 Street).

These events were held via Zoom. 36 Airdrie residents attended these events.



**Hello Neighbour!**  
We are excited to invite you to an online open house about future development within the West Hills area.

Online Open House Postcard (Front)

At this online open house, we will share the key features of the Neighbourhood Structure Plan (NSP) application Minto Communities has submitted to the City of Airdrie, answer your questions, and gather your feedback.

**Please join us on: Tuesday February 16**  
**6:30 PM – 8:00 PM**  
**Online Meeting via Zoom**  
(link to meeting to be provided to interested participants)

If you are interested in attending the online open house please email us at [planning@groundcubed.com](mailto:planning@groundcubed.com) or call us at **587.393.8172**.

For more information about the project, please visit: <https://www.cultivateideas.ca/west-hills>




Online Open House Postcard (Back)

Airdrie City View, Thursday, February 04, 2021 7

**COMMENTARY**

### The tough times won't last forever

**AL JONES**  
Contributor

I celebrated another anniversary of one I'de birthday a few weeks ago. My wife did the very best she could, given these COVID times, to make it special. She treated us as guests when she invited us to her home. She just let me and a smaller did for when we might run out of things to talk about. I remember thinking to myself "We would never have celebrated this any other year".

My wife and I grew up in very different lifestyles. She was raised a farm girl, so had eleven brothers and sisters. Her family was never rich, but they never worried about food because they could grow and raise their own food. I was raised a city boy in a poor neighbourhood. My mother had a large garden and we often harvested excess produce for meat or other household needs.

The thing my wife and I have in common is that our parents taught us how to survive tough times. They taught us that hardships are not forever and good times should never be squandered.

The past eleven months are, by far, the toughest times I've experienced since the 1980s. My generation was able to overcome those difficult years because we had been raised to push through. We had mental toughness and we knew that what we were going through wasn't going to last forever. We took any and all work we could find so we didn't live our lives and when we weren't working, we stayed home. Not because we were quarantined or ordered into isolation, but because we dared not waste a single dollar on anything frivolous until we eventually came back to better economic times.

As I watch young families struggle now, I am ashamed. Why didn't my generation pass along these important lessons? As I see mental illness increasing due to stress and lack of help, I ask myself "Who did my generation morally prepare the next generation for tough times?"

I now teach my kids things in my youth to help me persevere through struggles, such as that it's easier to save a dollar than earn a dollar, or that the best way to ensure you have good neighbours and friends is to be one. I learned that tough times don't last forever, and that when a dollar is lost, you can always find another one if you're willing to look hard enough.

As we slowly and painfully pull ourselves back up after the worst economic footing any generation has experienced in 37 years, let's record the lessons we've learned from this experience. Let's never forget the lessons and let's never squander the good times again. Let's stop mourning all we've lost and begin planning for the eventual opening - not just financially, but socially, spiritually and mentally.

The good times are coming, folks. History always repeats itself and history says the good times are coming.

Shelley Rolfe,  
Site Administrator  
Bethany Care Centre

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**LETTER TO THE EDITOR**

### Bethany Airdrie site manager thanks community

Dear editor,

We would like to thank our community for all they have done for us. Through their generous support, they have lifted our spirits through the many challenges of this pandemic.

We are so grateful to live in such a caring and compassionate community. We are fortunate too, that there is a deep understanding of our work in our community who are careful, respectful and connected during this unprecedented time.

Thank you to all the community members who have sent our residents and employees letters, emails, notes of support gifts, donations and much more. These gestures of kindness were uplifting and brought great joy to our residents. They and their families are so appreciative of the support that has come from the community.

As the weather softens, our hearts there is great hope and optimism about what lies ahead. We continue to remain for those who have lost their lives during the pandemic, but as we look ahead, we will remember and celebrate their lives. We will also celebrate and be forever grateful for our community for contacting and supporting us.

The pandemic is not over, and we must continue to do everything we can to keep our residents safe. We appreciate our community members who continue to follow public health measures.

Thank you for all your support!

Shelley Rolfe,  
Site Administrator  
Bethany Care Centre

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## Hello Airdrie!

Join us for an online open house about future development within the West Hills area.

Two sessions will be offered:  
**TUESDAY, FEBRUARY 16**  
6:30PM - 8:00PM  
**TUESDAY, FEBRUARY 23**  
6:30PM - 8:00PM

If you are interested in attending, please contact us:  
[planning@groundcubed.com](mailto:planning@groundcubed.com)  
or call us at **587.393.8172**

For more information about the project, please visit:  
<https://www.cultivateideas.ca/west-hills>




Advertisement in Airdrie City View - February 4 Issue

## ONLINE OPEN HOUSE ABOUT FUTURE DEVELOPMENT ON THIS SITE

**Tuesday February 16** | **Tuesday February 23**  
**6:30 PM – 8:00 PM** | **6:30 PM – 8:00 PM**

For more information please visit:  
[www.cultivateideas.ca/west-hills](http://www.cultivateideas.ca/west-hills)  
or call **587.393.8172**



On-site Advertisement





## List of Questions and Comments

This section summarizes the topics and questions brought forth by participants during our public engagement sessions conducted in 2020 and 2021. It includes questions and comments from our Farmer’s Market “pop-up” events, targeted stakeholder meetings, and Online Open Houses, sorted into related topic categories.

### TOPIC | SERVICES + AMENITIES

- Do we have any more information on schools that may be built?
- What is the timeline on the school build? Also which part of the build will be done first, will it be the single family part or the multi family?
- Will commercial buildings in the civic node be developed by Minto, and when will this occur relative to housing being started?
- Will there be an HOA?
- I would like to see a yoga studio in the community.
- I’ve heard there might be a leisure centre in the area. Is that correct? Or just the schools?
- Is there any idea what might be included in the commercial area across 24th? Gas station or convenience store?
- [With] regards to the civic node area, you mentioned there will eventually be a bigger building on site. What will trigger that building, and what will it serve? Would it be just the HOA that dictates what goes in there or would it be up to more Airdronians?
- With regards to sense of community, are there sports facilities that you’re looking at adding? Things for the youth to be involved in to keep them active?
- I wanted to know what type of retail development is being considered. We currently have no retail in the area.
- Am I understanding correctly that you are not looking at including a high school at this time?
- Will there be anything for activities for the kids? There’s not a lot for teenagers to do in Airdrie.
- I am glad to see the addition of the mixed commercial to the plan.
- Is there anything scheduled for any retail opportunities?
- We need a “small” dog park for small dogs.
- If you were to offer places for kids, and parks, why not offer something for the dogs too. Airdrie is very dog friendly and in the future people will look for a place to live based on their “extra” kids too.
- I have a request for a cat park!
- Scale is good point to make. There is a tendency for commercial development to occur in single locations that lack viable ingress/egress routes. Superstore parking lot anyone?
- Will there be a dedicated off leash area?



## **TOPIC | TRANSPORTATION**

- Are there any immediate plans to widen 24th Street?
- Where is the road access off 24th street located? (adjacent to which Sagewood access?)
- What is the planned street width? With street parking it is difficult for large vehicles (garbage trucks) to get by if the road is too narrow?
- Please make the driveways long enough to fit a large truck, we always have issues in other parts of Airdrie when we go for walks where everyone's truck beds are sticking out over the sidewalk.
- Has the city considered the increase in traffic on to 1st ave? Plans for more lanes?
- How do you plan to mitigate construction traffic on 24st?
- How will traffic choosing to avoid 24 due to construction to Rge Rd 13 be managed?
- What is the anticipated time frame for the roadway to be built up?
- What's your plan to mitigate traffic congestion at the intersection of 24th street near the mixed use area?

## **TOPIC | PARKS, PATHWAYS + RECREATION**

- Will there be a pathway along the coulee?
- Is there a map that shows the plan for the pathway system?
- Can you provide detail about the environmental reserve? I was wondering if you knew that this area is on the flight path for bald eagles and home to owls, will you try and keep mature trees where possible to keep their environments?
- Will the green spaces be irrigated? If so, will they use storm water to irrigate?
- Will garden plots be accessible for everyone or will you need to apply for a plot? Airdrie community gardens are currently ran by the Airdrie Horticultural Society
- Why fruit trees?

## **TOPIC | HOUSING TYPES AND DENSITY**

- In the multifamily residential, will there be multi story buildings or just row housing?
- What type of condos will be available in this subdivision?
- What is the planned average lot width for single family homes? Any estate size lots envisioned?
- Will there be R2 home options available for multi-generational family households? Semi and fully detached, and side by sides? Suite options?
- What will single family lot sizes be like, compared to other, newer neighborhoods?

## **TOPIC | HOME PLANNING AND PURCHASES**

- Is there a price range of homes you were thinking of?
- Will there be opportunities for people to purchase a lot and build their own home?
- When are you going to set up shop for pre-sales?
- Once everything is approved, when can people start looking into house plans and buying lots...
- For single family homes, in terms of size and projected price points, what are we looking at?
- Will you be selling lots for individual private sale, or will builders control all single family lots?
- Multi-generational house plans, or plans with kitchens up and down would be amazing
- We have lived in Airdrie for 34 years and don't want to have to move. What I've heard previously is that there will not be condos that are 2000 sq ft. available? we don't want to have to be shuffled off to Calgary in order to find our ideal accommodation. Has this changed?

## **TOPIC | STORMWATER AND SERVICING**

- Where will the storm pond overflow be directed to?
- Are there any concerns with the storm water runoff into the creek? It used to overflow on a regular basis. It is better now, with the last fix.
- Where would the storm pond empty into? The north Sagewood pond, south Sagewood pond or the canals? would there be a mechanism to prevent other water retention ponds from rising too high?

## **TOPIC | BUFFALO RUB INTERFACE**

- The NSP is being established within an existing neighbourhood, e.g. Buffalo Rub. What is the influence of property size close to this neighbourhood?
- I am concerned about privacy with this new development, I am worried people will be looking down into my backyard.
- A pathway between Buffalo Rub and West Hills will reduce my privacy and mean people walking near my backyard.
- What landscaping will be done on the abutting lots to preserve our privacy?
- How will the north perimeter be secured while construction is ongoing?
- I'm in Buffalo Rub and I am on a well - is the water supply in West Hills going to come from the City supply?
- What is being done to consider the well services of rural residents north and north west of the development?



## TOPIC | OTHER

- Is the city of Airdrie restricting your building start time until the Genesis lands south of Sagewood are further along?
- In terms of contractors and employment for the project, are you giving priority to local qualified suppliers?
- There is a decommissioned oil-well to the south-west portion of the development area. Are there any guarantees that the environment won't be impacted in the long-term?
- Are there development areas to the north or south planned for the same timeframe as this project?
- I'm wondering what the final population of this development will be?
- How many residents will be in this area?
- Where about would the top of the hill be on this map? At the environmental reserve?
- Do we know at this point if there will be a monthly maintenance fee to keep the parks up?
- What would projected full build out be in number of years?
- Is there any provision in the plan to recognize the Fowler family that owned the land for generations?
- My interest initially is what is being built first? Where will it be built? What will it be? Will it be high density with condos and single family homes?
- Would phase 2 be more on top of the hill? Would it be higher?
- Will there be houses backing onto the pond? Or directly facing?
- Could you tell me where 24th is on this map and when building is starting? And I will email for the details after

## TOPIC | COMPLIMENTS

- The community looks great and look forward to seeing it come to fruition.
- It sounds like it's going to be a wonderful benchmark community for others to follow.
- YEYY!!! You got me!! basement developed package!!! WOWWWW.. walkout!! can't wait. Congrats!!! Minto in the house!!
- I see great job opportunities for our youth!! With those gardens!!