

APRIL 2021



SOUTHWEST CASP

COMMUNITY AREA STRUCTURE PLAN

What We Heard Report



Prepared by
B&A Planning Group

On behalf of
Qualico Communities

The Qualico Communities logo, featuring the word 'QUALICO' in a large, bold, blue sans-serif font, with 'communities' in a smaller, lowercase, blue sans-serif font below it. The logo is set against a white circular background with a colorful, multi-segmented arc at the top.

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SOUTHWEST CASP

COMMUNITY AREA STRUCTURE PLAN



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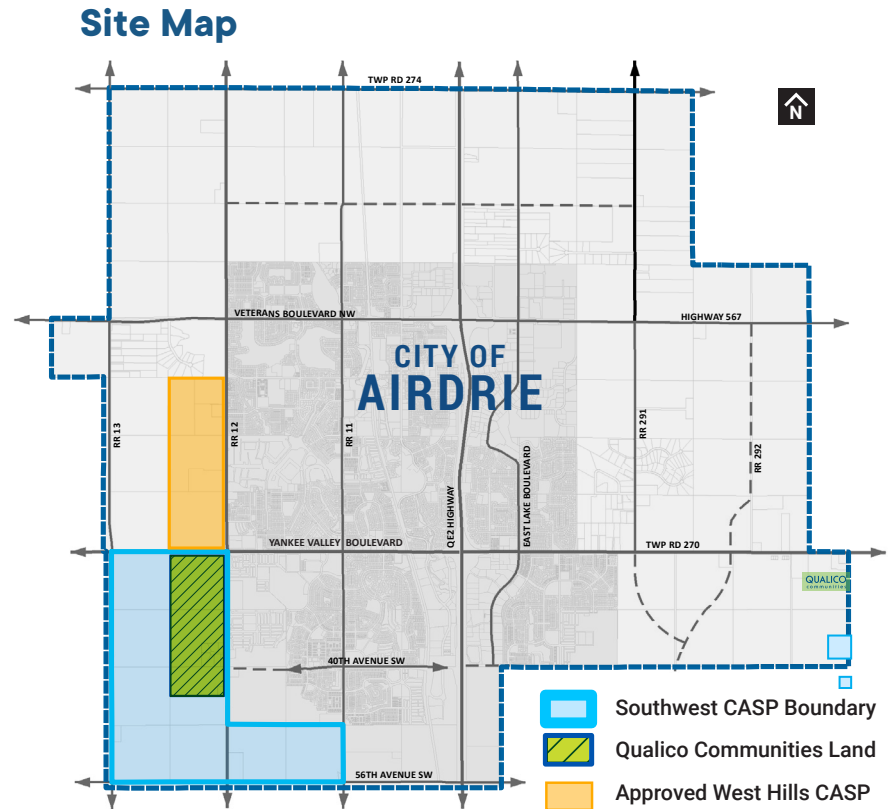


1.0 Project Overview

The Southwest Community Area Structure Plan (CASP) is in the southwest quadrant of the City of Airdrie on lands annexed from Rocky View County in 2012 to facilitate approximately 50 years of growth. The lands receive guidance from the City's 12 Thousand Acres Plan which is the primary growth management plan. This CASP represents one of the largest planning study areas the City has considered, covering approximately ±1,600 acres of land.

A Community Area Structure Plan (CASP) is required to outline the planning and servicing framework to set the general location of major land uses, roadways, utility servicing, trail systems and population densities before urban redevelopment can occur. City Council must approve a CASP before detailed planning processes such as Neighbourhood Structure Plans, land use designations and subdivisions can take place.

This What We Heard report has been prepared by B&A Planning Group (B&A) on behalf of Qualico Communities, who is sponsoring and leading the preparation of the CASP. This report summarizes the project's public engagement program as well as the feedback received through the virtual information session, online survey, and phone and email correspondence.



Note: On behalf of Qualico Communities, B&A has been working directly with landowners within the CASP boundary since October 2018. Tactics to engage landowners have included registered letters, in-person meetings, phone calls, email correspondence and the project website. This summary does not include the direct consultation that has taken place with landowners within the CASP boundary.

2.0 Public Engagement

2.1 PROCESS

B&A Planning Group designed an engagement program to ensure multiple opportunities for neighbours and community members at-large to participate. The following tactics were used to increase awareness and encourage participation:

> Engagement Website

www.SouthwestCASP.com

> Mailouts

Letters were sent to Dry Creek Bay landowners, as well as 136 adjacent neighbours within Rocky View County and the City of Airdrie.

> Newspaper Advertisements

Quarter-page advertisements in the Airdrie City View and Airdrie Echo promoted the engagement program for three weeks leading up to the virtual information session.

> Road Signage

Road signs were placed at Yankee Valley Boulevard/24 Street SW and Township 264/24 Street SW for two weeks leading up to the virtual information session.

> Virtual Information Session

The project team hosted a virtual information session on April 14, 2021 to share information about the project, answer questions and collect feedback.

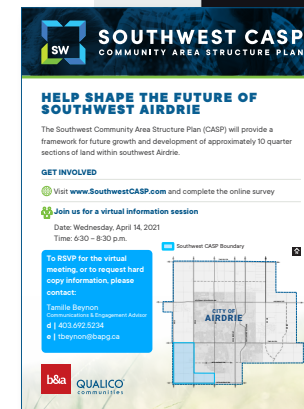
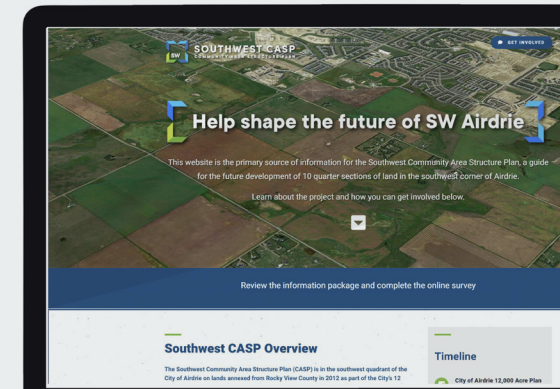
> Information Package and Online Survey

An information package and online survey were available on the project website from March 23 to April 21, 2021 to provide an additional platform to participate.

> Engagement Representative Email and Phone Number

The phone number and email address of B&A's Engagement Specialist were provided on all correspondence and promotions to ensure the opportunity for direct phone call and email communication.

Website



Newspaper Ad



Road Sign



2.2 AT A GLANCE

Direct Communication with Community Members

March / April 2021



- 1 Individual provided feedback and questions over the phone
- 1 Individual provided feedback and questions via email

Virtual Information Session

April 14, 2021



- 22 Registered
- 17 Attended
- 10 Comments/questions received through Q&A session

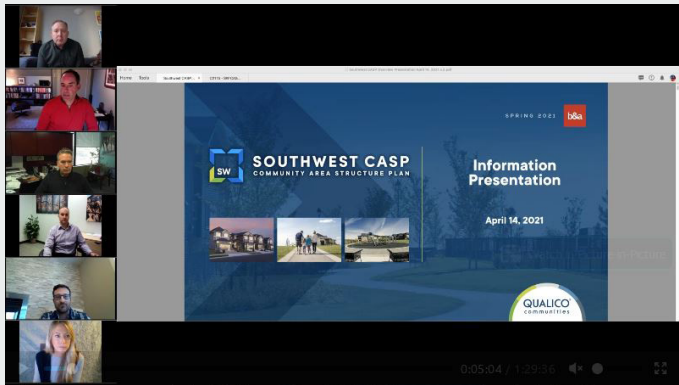
Online Survey

March 23 – April 21, 2021

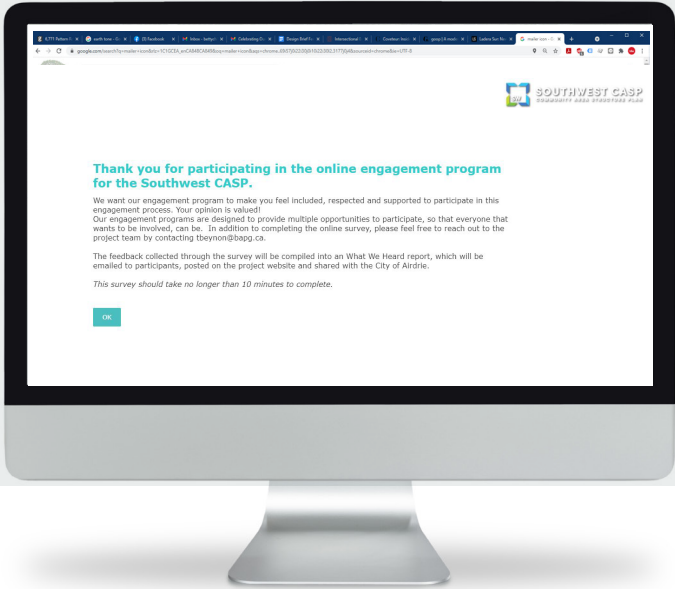


29
online surveys completed

Virtual Meeting



Online Survey



3.0 Virtual Information Session

3.1 Who Participated?

> Facilitators

David Wyatt, Planner, B&A Planning Group

Tamille Beynon, Senior Communications & Engagement Specialist, B&A Planning Group

> Project Team Members in Attendance

Ben Mercer, Qualico Communities

Cary Kienitz, Qualico Communities

Bruce Nelligan, Watt Consulting Group

Richard MacNeil, EXP

> Virtual Information Session Participants

Twenty-two people registered and 17 people attended the virtual meeting. Attendees included:

- Chinook Gate residents x4
- Not identified x3
- CASP area landowners x2
- Dry Creek Bay residents x2
- City of Calgary representatives x2
- 24 Street SW resident x1
- Sagewood resident x1
- Meadowbrook resident x1
- Calgary resident x1





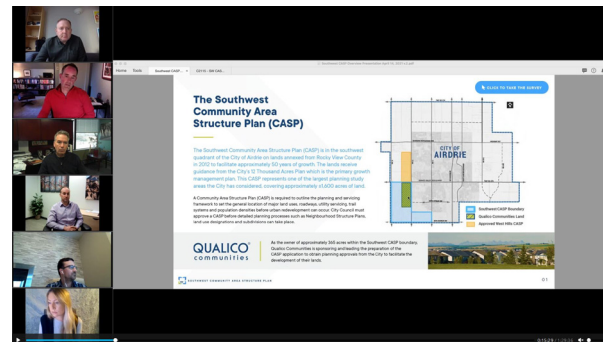
3.2 Virtual Information Session Overview

The Virtual Information Session was held on Thursday, April 14, 2021 from 6:30 – 8:30 p.m. The meeting was held on the GoTo Webinar platform, which allowed interested stakeholders and community members to register for the meeting in advance and join the meeting by simply clicking on a link they received via email.

Meeting Format

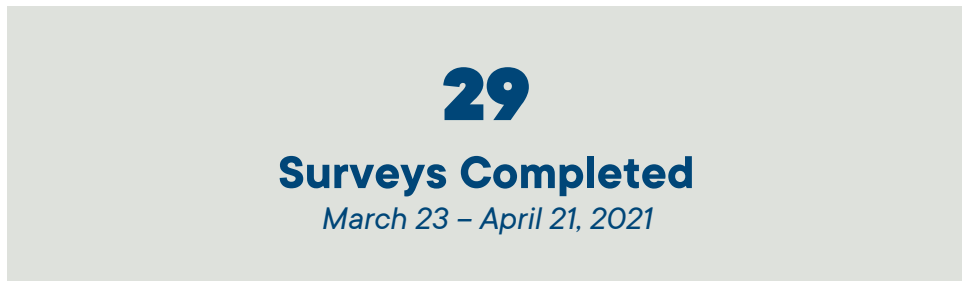
- The meeting opened with a brief introduction and welcome by Tamille Beynon (B&A). Tamille thanked attendees for joining the meeting and provided instructions on how to participate.
- David Wyatt (B&A) gave a brief presentation to share the purpose and rationale of the CASP, provide information on the planning process and an overview of the land use concept.
- After the presentation, attendees were able to ask questions and provide comments in two ways:
 - By typing and submitting questions through the “chat” function, which were read aloud to the group; or
 - By indicating their interest in speaking to the project team directly by “raising their hand”.
- After the Q&A session, attendees were provided a link to complete an online survey and were informed that a What We Heard report would be posted on the website and distributed to email subscribers.

Virtual Meeting

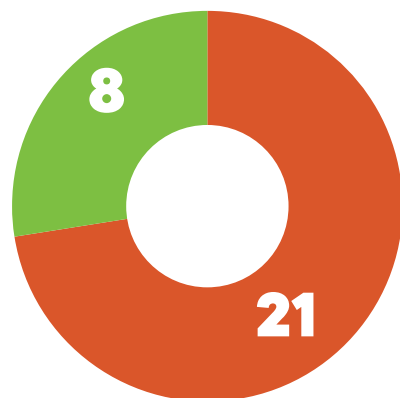


4.0 Online Survey

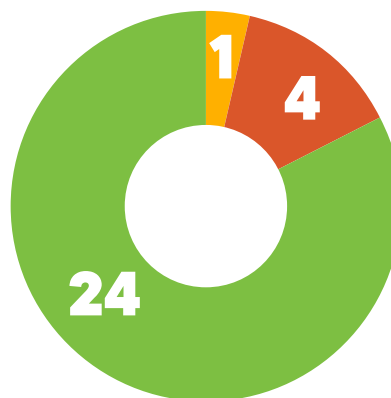
4.1 Who Participated?



Attended the virtual event?



Did you review the information package prior to completing the online survey?



PARTICIPANTS

I am an adjacent landowner to the CASP boundary

- 15** Chinook Gate **1** Township Road 264
- 1** Sagewood **1** Not identified
- 1** 24 Street SW

I am a landowner within the CASP boundary

- 4** Dry Creek Bay **1** Not identified

I do not live in Airdrie, but have a general interest in the project

- 1** Calgary

I live in Airdrie and have a general interest in the project

- 1** Coopers Crossing **1** Luxstone
- 1** Meadowbrook

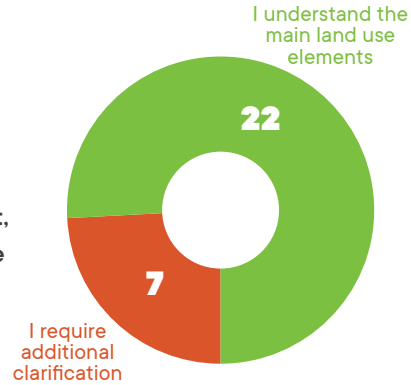
Other

- 1** I live within view of future development in some of this area

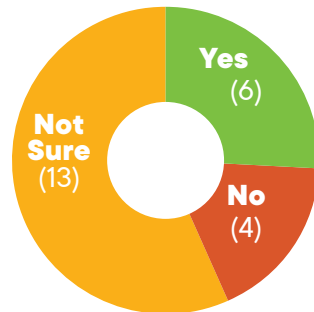


4.2 Online Survey Questions

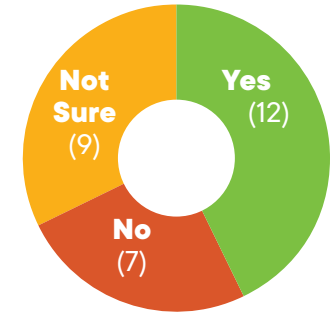
Q | In reviewing the proposed Land Use Concept, are the main land use elements (ie. Neighbourhood Area, employment Area, Community Commercial, Mixed Use Development, etc.) presented in an understandable way or do they require additional clarification?



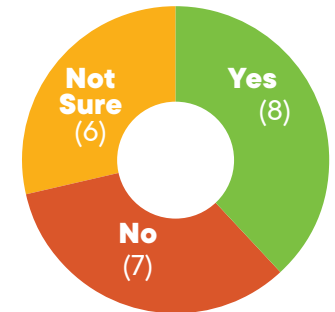
Q | In reviewing the defining characteristics of the four “Character Areas” (pages 9 to 14 of the Information Package), are there missed opportunities that have not been identified?



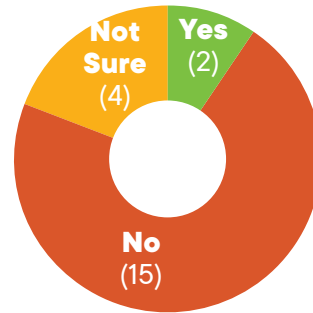
Q | Does the land use concept and associated policies within the CASP provide sufficient guidance for the preparation of future Neighbourhood Structure Planning, and specifically what future uses can be expected when lands are proposed for development?



Q | Does the general distribution of schools (elementary/middle) at the heart of new neighbourhoods and location of future high schools on major transportation routes require additional clarification?

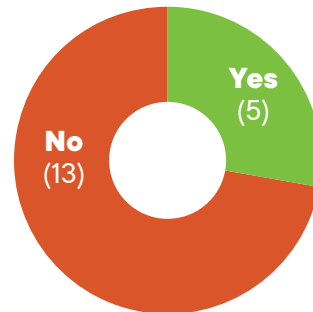


Q | Are there any issues or missed opportunities that should be considered in the Draft Southwest CASP and its proposed land use concept?



Q | Would you like to speak directly with a member of the project team?

**At the time this report was produced, the project team was in the process of following up with each of the five respondents who responded “yes”.*



Q | Do you have any additional questions or comments for the Southwest CASP project team?

All long answer comments/questions have been included within Section 5 of this report, along with responses from the project team.

Q | Please provide any additional comments or questions related to the engagement program

All long answer comments/questions have been included within Section 5 of this report, along with responses from the project team.



5.0 What We Heard

The project team provided multiple avenues for community members to ask questions and provide feedback, including telephone and email correspondence, the virtual community event and the online survey.

The feedback received throughout all platforms has been consolidated and categorized into a number of themes. This section provides a list of the identified themes, as well as an overview of specific questions and comments received, with the responses provided by the project team.


5.1 Feedback Themes

 Transportation	 Recreation
 Land Use Concept	 Stormwater / Drainage
 Dry Creek Bay	 Emergency Services
 Impact on Adjacent Neighbours	 Project Process / Timeline
 Schools	 Engagement
 Green Space / Open Space	

5.2 Feedback and Responses

In order to ensure transparency and open communication, project team has responded to every question and comment received throughout the public engagement program within the following tables. Qualico will provide more opportunities for involvement as their lands move into the more detailed neighbourhood design and land use stage.

Duplicate questions and comments received have been identified within the table. I.e. (2) means we heard that comment twice throughout the engagement program.

 TRANSPORTATION	
Question/Comment	Response
<p>Range Road 13 should be expanded on / used as the rapid transit route as it already connects directly to Calgary and the ring road. (5)</p>	<p>The City of Airdrie has updated their Transportation Master Plan in 2020. This plan is the City of Airdrie's primary transportation and investment strategy used for guidance by the City for the next 20 years and 140,000 population horizon.</p> <p>A link to the plan will be posted on our project website and can be reviewed here:</p> <p>https://www.airdrie.ca/index.cfm?serviceID=691</p> <p>Both Range Road 13 (40 Street) and 24 Street are identified as primary arterial transportation routes within the plan. With respect to transit planning, the following excerpt from the City's Transportation Master Plan provides guidance:</p> <p>"Given the anticipated pace of development along 24 Street, it is recommended right-of-way (ROW) be protected along this corridor to support a future enhanced transit service, connecting south to Calgary to Centre Street. A re-alignment of RR 12 to RR 13 is proposed as part of this connection, with an S-curve in Rocky View County recommended should the enhanced transit service be upgraded to include rail-based service in the future." – Section 21.0 Summary of Recommendations and Conclusions (Page 117)</p> <p>A proposed cross-section with staging strategy was developed for 24 Street, integrating the existing built environment for 24 Street into its ultimate cross-section. For reference, this cross-section is provided in Figure 36. The enhanced transit service is not anticipated to be required until 2039 based on projected population and employment.</p>



<p>What is the plan for 24 Street? Concern with impact to existing residential communities. (5)</p>	<p>In the last two years, the City has invested in their Transportation Master Plan Update - the 140k Plan, emphasizing 24 street as the primary transit corridor from the south.</p>
<p>What was the process for identifying 24 Street as a main road?</p>	<p>In this plan, the City has adopted a cross-section concept to reserve the central portion to accommodate all types of transit - including bus and LRT, etc.</p> <p>A link to the plan will be posted on our project website and can be reviewed here: https://www.airdrie.ca/index.cfm?serviceID=691</p>
<p>Concern with the impact on home values in Chinook Gate with 24 Street upgrades. (2)</p>	<p>The City of Airdrie's Transportation Master Plan dictates adjacent land use opportunities and focused on future plans for 24 Street specifically.</p> <p>A link to the plan will be posted on our project website and can be reviewed here: https://www.airdrie.ca/index.cfm?serviceID=691</p> <p>As an adjacent landowner to Chinook Gate, Qualico Communities is required and committed to engaging and sharing future development concepts and working with the City of Airdrie on the road cross section of 24 street.</p>
<p>Sound attenuation is required to lessen impacts on Chinook Gate. (2)</p>	<p>A proposed cross-section with staging strategy was developed for 24 Street, integrating the existing built environment for 24 Street into its ultimate cross- section. For reference, this cross-section is provided in Figure 36 of the Transportation Master Plan.</p> <p>The interface of lands located on the west side of 24 Street will be considered at the time of Neighbourhood Design and is currently being discussed with the City of Airdrie.</p> <p>Qualico will engage the residents located within Chinook Gate in making available all proposed interface concepts for 24 Street when prepared for comment.</p>
<p>Why not use Centre Street as the major route?</p>	<p>Centre Street is also identified as a major arterial transportation route for the City of Airdrie and Rocky View County and form part of a long-term route for the region. Further collaboration is expected to occur between the Municipal partners, The City of Airdrie, Rocky View County and the City of Calgary.</p>

<p>Will the increase in traffic be supported by improvements to the south end of 8 Street towards Balzac? Concern with the impact on increased traffic.</p>	<p>All future Neighbourhood Structure Plans are required to prepare a supporting traffic impact assessment and updated modelling to ensure impacts are assessed and necessary improvements are in place demonstrating alignment with City and Regional Transportation Plans. As part of these assessments modelled traffic movements on all routes will be considered.</p> <p>The current Master Transportation Plan (2020) has focused on the 2028 and 2039 horizon which translates into a 10 year and 20 year timeframe. The modeling has factored in expected increases in population and employment to the City's transportation network.</p> <p>Potential transportation network improvements for the 10 and 20 year horizons are outlined in Section 9.0 of the City of Airdrie's Master Transportation Plan.</p>
<p>It should be expressly highlighted that the extended 50 meter right of way will need to be accounted for on the West side of the existing roadway (within this CASP) as it was not accounted for in the Chinook Winds ASP.</p>	<p>24 Street has remained a priority for the City of Airdrie to protect the right-of-way and corridor to be able to facilitate the development of enhanced transit service over the long term.</p> <p>A proposed cross-section with staging strategy was developed for 24 Street, integrating the existing built environment for 24 Street into its ultimate cross- section. For reference, this cross-section is provided in Figure 36 of the Transportation Master Plan.</p>



LAND USE CONCEPT

Question/Comment	Response
Plans seem high level or vague, making it difficult to comment on. (4)	<p>The City utilizes two types of plans that together address the requirements of an Area Structure Plan (ASP). The first plan type is a Community Area Structure Plan (CASP) that provides the guidance for multiple more detailed Neighbourhood Structure Plans (NSP).</p> <p>The principles and objectives established in each Community Area Structure plan guide growth of future neighbourhoods by setting out general locations for major land uses (i.e. residential, commercial, industrial, schools and parks), major roadways, utility servicing, trail systems and potential population density.</p> <p>The primary purpose is to function as a growth strategy for a large area and provide sufficient guidance to future Neighbourhood Structure Plans when a greater level of detail and design is provided based on the anticipated land use contemplated.</p> <p>The City of Airdrie requires an CASP to be adopted by Council prior to the adoption of a Neighbourhood Structure Plan (NSP), land use designation or subdivision approval in newly developing areas.</p> <p>It is anticipated that over the lifespan of this CASP that a minimum of 10 Neighbourhood Structure Plans would be completed with full engagement plans with the community over the next 40 years.</p>
Plans are clear and easy to understand / straight forward (3)	No response required.
Doesn't look like anything was missed within the character areas or land use concept (3)	No response required

Please consider removing "live, work" designations unless there is proof that designing "live, work" communities has the intended outcome. As example, does Coopers Crossing retail/commercial employ more than 20% from the neighborhood? If it doesn't this "live/work" philosophy seems to fail, people (other than teenagers) normally do not restrict their search for employment to where they can walk to. Designing live/work that fails actually increases traffic in these neighborhoods as the people living there leave the area to work and people outside of the neighborhood travel to work there.

The project team will consider comments respecting the use of live/work built form within the design of the Neighbourhood Area Structure Plan for the Qualico lands and Neighbourhood Structure Plan Area B.

The proposed land use concept for the approximately 1,600 acres of land envisions a master planned community that aims to integrate future commercial and employment lands that take advantage of strategic locations, into a predominately residential growth area of the City.

The plan recognizes the importance of effectively distributing and creating a community that is amenity rich, creates work opportunity, supports educational and recreation within neighbourhoods, and is interconnected with key and diverse mobility options for all residents.

When looking at this quadrant of the City of Airdrie at a high level to support 40 years of growth for the City, a "live, work, and play" philosophy to the area is a central planning element for new development.

A significant objective of the plan is to support the inclusion of employment opportunities within this area of the City.

The City of Airdrie has a primary objective to improve the economic prosperity and resiliency of Airdrie by attracting and retaining a broad range of economic opportunities.

This is seen in 4 objectives:

1. Increase local employment opportunities through the strategic designation of land and targeted infrastructure improvements.
2. Attract and retain the local labour force by creating a city people want to live and prosper in.
3. Maintain an adequate supply of commercial and industrial land.
4. Achieve a viable residential/non-residential assessment relationship to reduce the tax burden.

The proposed plan places an emphasis on these future employment lands to be located along 56 Avenue and commercial opportunities along the west side of 24 Street where there is the greatest potential.

Providing these opportunities will create an opportunity for a local labour force to grow over time for the City as a whole and for those located within southwest Airdrie.

Specific opportunities for live/work built form located within neighbourhoods is not contemplated as a primary form of development and will be considered by future development in the preparation of a Neighbourhood Structure Plan for inclusion of a form of development in consultation with surrounding residents.



Let's use plain language and replace references to "employment nodes" and "employment areas" to what it is retail - commercial - industrial to clearly define what type of area future residential developments will be adjacent to. This will help inform future homeowners as to what type of traffic, noise, pollution to expect beside them.

The language chosen for the Southwest CASP is in keeping with terminology used by the City and developing terminology being developed for the Region for areas such as these.

The City of Airdrie's 12 Thousand Acres Plan has identified a City-wide growth strategy. The City introduces three broad categories of land use, Residential, Employment and Open Space/Environmental Features, which has been incorporated into the terminology of this Plan.

Further guidance on these non-residential lands can be reviewed in the 12 Thousand Acres Plan (2018).

In keeping with this guidance the Southwest CASP defines employment areas as:

"Employment Areas consist of mainly non-retail employment uses that provide local job opportunities for community residents. Businesses include small to medium-scale employment providing employment opportunity and will act as a potential transition between other land use areas. Supportive commercial and other amenities may also be integrated into these areas to provide an array of complementary uses for employees."

Neighbourhood Structure plan's prepared in support of future employment areas shall provide for a variety of industrial and commercial land uses that may include office complexes, research parks, warehousing, light-medium industry and manufacturing. The area may also include supporting uses for workers, such as food and business retail but does not include regional commercial centres. Where possible, they should be used as workplace destinations easily accessible by surrounding residential development and transit.

It is anticipated that the employment lands along 56 Avenue will be absorbed into City growth over three major population/time horizons, 110K, 160K and 210K thresholds. Market demand and future industrial and commercial assessments will help refine the specific land use type and size when contemplated under a supporting Neighbourhood Structure Plan and Land Use stage.

It is believed that the identification and terminology used does inform landowners and those adjacent of what the primary land use typology will be, while providing the flexibility needed to adjust specific land uses to respond to market demand.

<p>**Transit Route** should be redefined as "High Volume Traffic Corridor" so that everyone planning to purchase property near this corridor will be fully knowledgeable in what they are buying into. Unlike the poor souls within the Chinook Winds and West Airdrie ASP who now will live a few feet from a MAJOR transportation corridor.</p>	<p>The Land Use Concept and Conceptual Road Network Maps within the CASP indicate that 24 Street is an Arterial Transportation Route that is also designated as a Transit Route, as contemplated by the City's Transportation Master Plan.</p> <p>Further information on the City's plans for 24 Street can be viewed in the City of Airdrie "The 140K Plan: 2020 Transportation Master Plan"</p> <p>The project team will work with the City of Airdrie to review opportunities to add clarity to existing mapping and expectations for the preparation of the Neighbourhood Structure Plan with focus on 24 Street Concepts.</p>
<p><u>Neighborhood node</u> is a poorly defined concept, more definition is required. It appears this could simply be a school with a playfield and that's all? Maybe with retail development? (not to be confused with "commercial node" of course). With verbiage saying these could be "amenity areas" - What is a "amenity area" ? Since an amenity can be defined as a feature, facility, building or place? The Community Concept and the Generic Built Form do not align with the Precedent Image and the Airdrie Example. If there are multiple designs for this "node" then multiple Concept/Form/Image/Examples should be used.</p> <p><u>Mixed Use Development</u> the term "employment" is muddying the waters again. This is a mix of residential, commercial and retail uses (not residential, commercial and employment - is commercial use not an employment use or does no employment happen commercially?). It is redundant to indicate that there are different "employment types" along side the statement there is mixed commercial/retail land use, it would be assumed if there is commercial/retail land use that they would employ people to work there.</p>	<p>New neighbourhood development should be designed around a central activity and gathering place that aims to create a vibrant, walkable place for residents and provides for a range of supportive community services and housing choices.</p> <p>They can attract, but are not limited to the following:</p> <ol style="list-style-type: none"> 1. Neighbourhood Civic space 2. Joint Use Sites (JUS) for future school and park development 3. Multi-Family Housing 4. Supportive commercial and business opportunities in under-served neighbourhoods 5. Live / Work Developments 6. Retail, business and cultural facility development 7. Transit stops <p>Although this is not exhaustive the intent remains that a school site will be the predominate use of public space within each neighbourhood and capitalizing on this with surrounding and supporting other uses remain a guiding principal of the plan.</p> <p>In collaboration with the three school districts and the City of Airdrie a school site has been identified as the most significant neighbourhood facility anticipated to be developed for each new neighbourhood within the plan area.</p> <p>The ability to build around this significant public space is to form the core of each neighbourhood. Although it is proposed as a simple concept, it does have the potential to attract other compatible land uses and building types.</p> <p>Comment respecting mixed use development and its location will be considered by the project team. The use of mixed use development typology has been selective to key major intersections, adjacent to 24 Street Corridor and in proximity with identified employment areas.</p>



Community Commercial Node should be renamed to “Commercial Node”. The use of the term “community” implies this is designed for a small catchment area when the definition itself says “catchment generally in excess of the neighborhood level”. The spaces that people will be living beside should be clearly defined with concise language. “Community Commercial” would not necessarily indicate that the person buying their house next to this would expect 12,000 people a day driving there from elsewhere. Having FIVE giant commercial developments seems excessive for this plan, there probably is not five large commercial developments in the rest of the city. While also setting aside a substantial portion of Area G-I as commercial the Commercial Node seems excessive.

The project team will look for opportunities to add clarity in the development of the Neighbourhood Structure Plan for the Community Commercial Node at the Southwest corner of Yankee Valley and 24 Street.

The City of Airdrie’s Municipal Development Plan “Airdrie City Plan” defines type of commercial uses and intent for Downtown, Regional, Service and Community scales. Community Commercial is defined as areas that may include retail, personal services and general commercial uses serving a market catchment generally in excess.

The Municipal Development Plan further provides guidance on Commercial Areas in Chapter 5 Economic Prosperity & Employment Lands. Specifically, Section 5.21 provides guidance on the different forms of commercial areas within the City.

5.2.1 d defines Community Commercial areas with the intent to accommodate retail uses and services that meet the daily needs of local residents while also providing the opportunities to service multiple neighbourhoods in a pedestrian and transit-oriented form.

This rationale is a principle component of the proposed land use concept to take advantage of major intersections along the 24 Street transit corridor for community commercial scale development opportunities.

24 Street is expected to meet growth absorption targets for the City of Airdrie through immediate needs along the east side of the corridor for the coming 10 to 20 years, with the west side projected to be built out during the 110K and 160K population horizons. Consequently, future commercial areas are expected to be brought on for development along with growing market demand and primary trade area growth for Southwest Airdrie and the region and remain market driven.

<p><u>City Level Open Space Node</u> is defined but there is no representation on the Land Use Concept where this might be planned for. There is also a disconnect between the Concept (shows: school, play fields and “giant open bald prairie field”), the Generic Built Form (shows: playfields, rink, outbuildings and again “giant open bald prairie field”) the Precedent Image (shows: that hugely popular “giant open bald prairie field” (but how many of the 365 days in a year will families be watching movies outside??) and the Airdrie Example is what is defined on the land use concept as a “Recreational Facility” (this is Prairie Winds Park)</p>	<p>The City Level Open Space Node is located on Figure 14: Southwest Airdrie Open Space Concept. The City of Airdrie Great Places Plan is the City of Airdrie’s primary guiding policy plan for open space development within the City. This plan objective is to help facilitate high quality open space system in the City. Three major open space nodes have been described with general locations identified as potential locations. These three open space elements are District Open Space, City Level Open Space and Neighbourhood Level Nodes. See Section 4.2 Open Space Nodes and Map 1 Open Space Concept within the plan.</p> <p>A City Level Open Space Node are designed to host city level events or provide passive recreational opportunities for everyone in the city. Potential areas for development of these areas include the downtown, key commercial areas, major trail networks and other special urban plazas and parks.</p> <p>We have identified the City Level Open Space Node on Figure 14: Southwest Airdrie Open Space Concept as to the general location.</p> <p>Qualico and the project team will consider the provided comments in the design of the neighbourhood and are reviewing the integration of city level open space into current designs.</p>
<p><u>Open Space Study Area</u> there is extensive area on the Land Use Concept that is dedicated to “Open Space Study Area” the planning for these spaces should be captured within this CASP and not kicked further down the road.</p>	<p>A Biophysical Inventory was prepared to address the biophysical features within the plan area and has played a vital part in defining the potential open space and associated attributes associated with Dry Creek and grasslands in the immediate vicinity.</p> <p>This is reflected as a primary design consideration for future Neighbourhood Structure plans within Character Area 3 and 4.</p>
<p>There seems to be an abundance of commercial development. Is commercial development required at every intersection on 24 Street?</p>	<p>The City’s 12 Thousand Acre Growth Strategy has identified 24 Street as an opportunity for commercial development. This rationale is a principal component of the proposed land use concept to take advantage of major intersections along the 24 Street transit corridor for community commercial scale development opportunities.</p> <p>24 Street is expected to meet growth absorption targets for the City of Airdrie through immediate needs along the east side of the corridor for the coming 10 to 20 years, with the west side projected to be built out during the 110K and 160K population horizons. Consequently, future commercial areas are expected to be brought on for development along with growing market demand and primary trade area growth for Southwest Airdrie and the region and remain market driven.</p>



DRY CREEK BAY

Question/Comment	Response
<p>What are the plans for the country residential area (Dry Creek Bay)? (3)</p>	<p>The Dry Creek Estates Country Residential Area is recognized as primary land use typology within the plan with the intent to preserve the character of this form of residential. No change is contemplated to this intent within the proposed Southwest Community Area Structure Plan (CASP).</p> <p>Dry Creek Estates is currently designated RR-4, Rural Residential Four-Acre District in the City of Airdrie's Land Use Bylaw. The purpose of this District is to provide a residential use on small parcels of land which also accommodate minor agricultural pursuits and associated accessory buildings.</p> <p>It is expected that when development is considered through a Neighbourhood Structure plan on adjacent lands, consideration of appropriate interface policy is considered between urban and country residential uses while allowing for redevelopment opportunity, integration with future new neighbourhoods and availability of future servicing.</p> <p>The use of a "neighbourhood open space node" is encouraged as a design expectation for future neighbourhood development to address potential interface concerns from residents of Dry Creek Estates.</p> <p>Qualico is committed to working collaboratively on a future neighbourhood design with the residents of Dry Creek Estates in planning a mutually beneficial interface area that respects the country residential lifestyle enjoyed by existing residents.</p>
<p>How will quality of existing properties be maintained?</p>	<p>Dry Creek Estates is currently designated RR-4, Rural Residential Four-Acre District in the City of Airdrie's Land Use Bylaw. The purpose of this District is to provide a residential use on small parcels of land which also accommodate minor agricultural pursuits and associated accessory buildings. There is no change proposed to this purpose and intent.</p>



IMPACT ON ADJACENT NEIGHBOURS

Question/Comment	Response
<p>Concern with commercial and heavy density adjacent to existing community of Chinook Gate (property value and desirability to live there) (2)</p>	<p>The project team will take this advisory comment in consideration of proposed uses and scale of development in consideration of residents in Chinook Gate along with potential mitigation measures to perceived impact.</p>
<p>With commercial development already planned for the NW corner of Yankee Valley and 24 Street (see West Hills CASP page 17) would adding commercial development on the SW Corner of Yankee Valley and 24 Street turn this into a major commercial destination? Neither of these were part of the Chinook Winds ASP and residents adjacent to this corner should know the full design plan to be able to communicate the desire (or lack thereof) to live adjacent to a major commercial development.</p>	<p>The residents with Chinook Gate will have full opportunity to review and comment on proposed commercial concepts located at this location during the preparation of the Neighbourhood Area Structure Plan.</p> <p>The project team will take this advisory comment in consideration of proposed uses and scale of development in consideration of residents in Chinook Gate along with potential mitigation measures to perceived impact.</p>
<p>More non-residential than should be expected (concern with amount of people traveling to the neighbourhood for shopping).</p>	<p>The project team believes that the projected amount of non-residential within the plan area is in line with City of Airdrie's 50 year growth plan and expected absorption.</p> <p>The mix and proportion of residential and non-residential is a core principal of the plan and is central to help the City achieve and work towards a split of 75% residential and 25% non-residential over the built out of available lands within City limits.</p> <p>These non-residential uses have been strategically located to take advantage of key transportation corridors and intersections where traffic can be accommodated and a wider range of transportation choices are available.</p>
<p>Will character area one take into account the current homeowners in Chinook Gate? I see that the density of residential is quite high. I'm assuming that means lower income townhomes? I know often this can bring higher rates of crime and rentals. This as you can imagine affect home and property values in chinook gate.</p>	<p>At this stage, the specifics of the residential development have not been approved; this will be considered further along as the project progresses. The advantage of living in Chinook Gate is that Qualico can start doing preliminary planning at an earlier stage. A key takeaway from tonight is that you are receiving a high-level idea of the residential planning in the community. We will continue to engage with the community as the project progresses to ensure all interested parties are directly involved in the residential development planning.</p>



SCHOOL

Question/Comment	Response
Are the two high schools supported by either School District?	The number, location and type along with future ownership has been developed with direct guidance of the City of Airdrie and the three School Districts which collectively form the working Land Allocation Committee. The type and location is direct response to the projected population growth to meet immediate and future school planning needs.
Would placement be accurate for the high school planned for the SW section of the CASP?	Policy Section 9.0 Schools has been prepared collaboratively with the City of Airdrie and associated school districts. General locations are accurate with high school locations located on major arterial and transit corridors.
The CASP proposes one school for every neighborhood (10 total), is this level of school building supported by both school districts and the provincial government? Or will neighborhoods be left with an empty prairie field (boy those are popular in this CASP) for decades with only a sign “future school site”	School needs and demand has directly involved all three school districts and the City of Airdrie to meet expected demand and park requirements.
There needs to be more elaboration to the design intent of how a school site will be created as a “vibrant walkable gathering place”.	Future school sites will be a central design element for each future Neighbourhood Area Structure Plan. Schools are expected to remain a central activity area within new neighbourhoods and located at locations which maximize mobility options and choice.
More schools required in new communities.	School needs and demand assessment has directly involved all three school districts and the City of Airdrie to meet expected demand and park requirements.
Poor placement of southern most high school within industrial/commercial and adjacent to already planned high school.	High School locations are a significant sized facility of 20 acres and comprise a significant amount of active open space and outdoor facilities. The southern high school will take advantage of location on a transit corridor and transition from employment to residential uses to the north. They also function as a relatively high intensive use and create jobs along with demand for other supportive non-residential uses.
Do not know enough about estimates on future ages of residents to provide feedback on school planning.	School planning is a collaborative approach between the City of Airdrie and the three respective school districts who form part of a working committee. This Land Allocation Committee work under an agreed terms of reference which can be made available for further interest.



GREEN SPACE / OPEN SPACE

Question/Comment	Response
<p>There is no mention of regional pathway development in Area A-E. Instead, it seems like this CASP is lumping all the requirement to have natural green space with regional pathways in Area F, G, H and I and ignoring the residential areas (Area A-E). This does not seem to align with the intent of the City of Airdrie Great Places Parks Plan and does not align with recent developments in the City that incorporate in their core design connectivity to natural spaces. What has been defined as “Green Corridors” should be incorporated throughout all Areas of development (Area A-I).</p>	<p>The draft land use concept and associated open space concept illustrated on Figure 14: Southwest Airdrie Open Space Concept implements the aspirations of the Great Places Plan. A regional north / south pathway has been identified within areas A-E to provide these linkages to the more substantial open space network associated with Dry Creek to the south. Linkages to this “green corridor” is a central design element for future park planning.</p> <p>This green corridor is identified as regional significant due to the location of the Dry Creek Drainage and its associated environmental attributes.</p>
<p>The majority of “Regional Pathway” defined in the development plan looks a lot like sidewalks along roadways. This is a cop out and an extra foot of grass beside a roadway should not be considered a “Regional Pathway” – it is a sidewalk.</p>	<p>The City of Airdrie will not consider sidewalks as part of the parks system. Although sidewalks are an important mobility option, regional pathways will be primary dedicated to linear and public parks.</p> <p>The project team will review these comments for clarity.</p>
<p>The other “park” areas seem to be playfields attached to potential schools. This does not provide recreation activities nor invite use by the community – just a big empty prairie field that sometimes gets used for kids soccer. This is what communities would be designed like in the 70’s and does not match surrounding developments which have integration with nature.</p>	<p>Park and School development is proposed to be jointly planned sites within the plan area.</p>



<p>These issues with the regional pathway, the lack of purpose built planned green space in Area A-E do not seem to align with the intent of the City of Airdrie Great Places Parks Plan.” <i>provide a diversity of places for recreation, physical activity, and enjoyment of the outdoors....by ensuring that there is a complete range of open space types appropriate for Airdrie</i>”, “...provide good linkages through paths...” “.... aim to locate parks and open spaces within 5–10–minute walking distance to all residential neighborhoods...”</p>	<p>The project team agrees with this comment and are committed with working with the City to achieve these objectives. The neighbourhood area structure plan will look to maximize the available Municipal Reserve lands which comprise typically 10% of the total area, minus any undevelopable area. This provides up to 16 acres of land for park and school development.</p> <p>A land allocation committee between the City of Airdrie and the School Districts along with a developer will continue to collaborate to achieve these goals.</p>
<p>Plans require vibrant park planning, regional pathways and pathway development in Character Area 1</p>	<p>The project team is committed to working with the City of Airdrie and School Districts in creating a vibrant park and school plan for lands within Character Area 1.</p>
<p>With half of the proposed storm pounds there does not appear to be any green space around them.</p>	<p>The icons used depict general location and is not the pond design which will be detailed at the time of Neighbourhood Structure Plan along with site development.</p> <p>The following policy is included in Section 13.4 which provides direction on stormwater management.</p> <p>Stormwater Ponds:</p> <ol style="list-style-type: none"> 1. Stormwater ponds shall be located within a Public Utility Lot (PUL) for the permanent water level and below. Consideration of the use of surrounding park development and use of available Municipal Reserve to enhance the open space and recreational opportunities that may be present is encouraged. 2. Stormwater management facilities shall be distributed logically to integrate with public open space systems.
<p>There is some conflict between the Open Space Concept which shows “Civic Open Space Node” located on the SW corner of Yankee Valley and 24 Street and the “Land Use Concept” which places a commercial development in this spot.</p>	<p>The design of this commercial node is intended to incorporate city level open space node. The Great Places Plan identifies key commercial areas as opportunities for this type of use.</p> <p>Further design consideration will be done and is currently underway for this commercial node and will be presented to the surrounding residents for comment and consideration with the development of the local neighbourhood structure plan.</p>



RECREATION

Question/Comment	Response
Need for another sports complex	<p>A sports complex is under consideration on the west side of 24 Street, south of 40 Avenue and is currently under proposal consideration along with a future high school site and residential neighbourhood. This is a joint venture between the City of Airdrie, Rocky View School Divisions and a Mattamy Homes. Further engagement opportunities are underway and opportunity to review these plans under the Chinook Winds CASP are available at www.SouthwindsNSP.com.</p>
Need year-round space for recreation activities	<p>Agree with this comment and a commitment to encouraging winter design will be considered in by the project team.</p> <p>Further Chapter 6 Community Design & Development of the City of Airdrie's Municipal Development Plan (City Plan) encourages all new development to plan and design for the City to becoming a winter city.</p>



STORMWATER / DRAINAGE

Question/Comment	Response
<p>Concern with flooding and drainage issues. How will rain water drainage be handled?</p>	<p>Chapter 13.4 provides guidance and demonstrates alignment with City of Airdrie Master Drainage Policies and Servicing Standards.</p> <p>A Master Drainage Plan (MDP) has been provided by EXP Services Inc. in support of the Plan area, which includes all required pre- and post-development stormwater analysis, for the entire ten quarter sections, including affected downstream capacities. This MDP determined stormwater policy for post development, to a suitable level of detail to facilitate Staged Master Drainage Plans & Pond Reports with each NSP submission. This Southwest CASP MDP considers the City of Airdrie Master Stormwater Drainage Plan by Associated Engineering Group Ltd., dated March 2015.</p>
<p>Will there be a waste management plant/facility? Where would it be placed?</p>	<p>Airdrie is sending all the wastewater to Calgary for treatment, and that would continue here. The plan is to have Airdrie build a lift station; there are two currently planned on the annexed lands on both sides of Airdrie, everything flows down to there, then is pumped to Calgary; this is the current process in Airdrie. The plan is to have this infrastructure on the North portion of the site, where infrastructure is required due to grade constraints.</p>
<p>What would the lift station on the north side of the site look like? Would there be a smell associated with it? Will it impact my property value?</p>	<p>There are several lift stations within the community, and you may not even know it. Many are built to blend in with the surrounding community. All Lift Stations have to be built to meet specific criteria, considering smell and the least possible impact to the community. At the future development stages, there will be more information available about the specifics of how it looks, etc</p>



EMERGENCY SERVICES

Question/Comment	Response
<p>To rely on additional emergency services coverage from King's Heights Station seems to be flawed. It should be reasonably considered that East Airdrie will increase in population along with West Airdrie. Meaning there will be a resource draw on King's Heights for East Airdrie. Unless the Airdrie Fire Management Plan is agreeable to this coverage, the document available online (2013) does not show King's Heights being able to support development in the SW of Airdrie especially without the proposed NE station being built. Again, from their website, Kings Heights station appears only to have one engine, with its coverage area including the Highway 2 corridor it would be surprising if their risk management decision making allowed use of this single engine to reduce response time to SW Airdrie.</p>	<p>Fire protection is provided from the Chinook Winds Fire Station and Headquarters. It is expected that coverage will continue to be primary from this location along with resource and capital expansion that occurs along with City wide growth. This is in alignment with the 2013 Fire Management Plan.</p> <p>Emergency Response coverage is expected to continue to be served by the existing Chinook Winds Fire Station and will be enhanced with coverage from the King's Heights station following improved transportation connections following construction of the 40 Avenue Interchange with the QEII. This only provides flexibility to resource management and allocation by Airdrie Fire.</p> <p>Fire Response Times should continually be monitored and updated within the City of Airdrie Fire Management Plan as improved transportation network improvements are constructed and growth occurs within South Airdrie.</p>



PROJECT PROCESS / TIMELINE

Question/Comment	Response
When will this happen? What is the timeline? (2)	<p>We have been working on this project for many years and have developed a good concept that the City can evaluate. We will continue to facilitate our engagement with all stakeholders and landowners within the plan area. We hope to see general awareness and engagement for the project continue to be high to respond and build upon aspects of the plan based on this feedback.</p> <p>Next in our process is that the City of Airdrie reviews our plan, our engagement feedback and provides a decision; from there, it will be shared with the Municipal Planning Corporation for review and technical evaluation. Following this, it will go to Council for Public Hearing; at this stage, the public will be notified and have the opportunity to provide feedback again at this phase.</p> <p>If Council approves this through their three-reading process, it will be submitted to the Calgary Metropolitan Regional Board. If this Board approves it, it will come back to Council for final approval.</p> <p>For Qualico's lands specifically, the project hopes to begin development as soon as possible, with the approvals process continuing into this summer.</p>
Are the plans set in stone?	<p>The plan is draft concept that is expected to proceed to Council for consideration. The plan is subject to change. The plan relies on the Neighbourhood Structure Plan process for implementation and the detailed concept and land use proposal stage.</p> <p>Long range plans are typically all subject to change even after adoption as they must be kept consistent with other City and Regional Plans as they are prepared. The Southwest CASP is a long range planning strategy for up to 40 years and 1,600 acres of land. The proposed land use concept presented has built in flexibility to adjust to change and relies on future Neighbourhood Structure Plans for implementation. When and if CASP changes are required future amendments will be brought forward to Council for consideration in a public hearing.</p>

<p>What is the timeline from construction of Character Area 1?</p>	<p>Qualico has been working through this process with the City of Airdrie for several years. It takes a while to navigate the different planning approvals; however, at this point, we are hoping to navigate this current process to the Neighbourhood Structure Plan this year, with development looking at 2023. Different home builders are progressing in various stages. The Eastside will likely see development at the earliest stage, with the City planning for a two-lane paved road on 24 Street by 2028. Development on the Westside will be dependent on servicing approvals.</p>
<p>What is the timing of construction on 24 Street?</p>	<p>This is a very long-range plan. The City has outlined the improvements and timing for the next 20 years in a phased approach. This timeline is based on the feasibility of construction and the payment/funding of this project. Essentially, the most important thing to note is that the City has designated a Right-Of-Way for this to occur, facilitating an inter-municipal route to the City of Calgary. The City is planning for a two-lane paved road on 24 Street by 2028.</p>
<p>First time hearing about this plan – why are developers or sales centres mentioning the plan?</p>	<p>The plan was released to the public for comment and engagement beginning in March 2021. This process forms an important piece to hear back from affected parties and all comments will be considered for this process and future Neighbourhood Structure Plan development on the west side of 24 Street.</p>



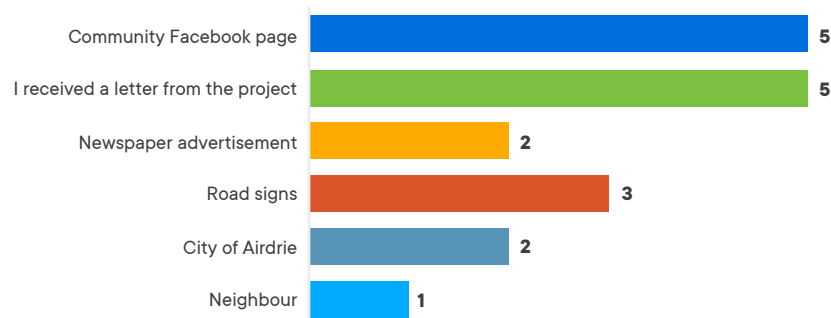
ENGAGEMENT

Question/Comment	Response
Thank you for communicating / engaging us (2)	No response required.
What is the engagement process for Dry Creek Bay landowners?	Dry Creek Bay landowners received a letter providing an introduction to the project, an invitation to the virtual information session and the opportunity to book a meeting with the project team. As adjacent neighbours to Qualico's land within the CASP, Qualico looks forward to continuing engagement throughout the future Neighbourhood Structure Plan process to ensure information is shared and there are multiple opportunities to provide feedback. The project team is available for one-on-one or group meetings to respond to any questions and collect feedback.
For transparency could you post correspondence on Facebook? I found out about this on the chinook gate Facebook group.	<p>After tonight's session, we will be developing a What We Heard Report to summarize all feedback, comments and concerns heard throughout our engagement. This will be shared with the public and the City of Airdrie. Moving forward, all of our information will be available on the project website and shared with interested parties who have registered for our stakeholder list.</p> <p>As a member of a community Facebook group, if you would like to share information about the project, we would be happy to provide you with the content.</p>
Can a link to watch a recording of the information session be made available?	Yes, a recording of the information session along with the slide deck have been posted on the project website at www.SouthwestCASP.com
Will Qualico be in contact with Chinook Gate homeowners to engage us in the future community development process?	Yes. The Neighbourhood Design / Neighbourhood Structure Plan (NSP) process is the more exciting part of the planning process, as that is the time we get to design the community following Airdrie citizens' needs. Our initial outreach and this information session are the first steps in building relationships with our neighbours. We will continue to share information and facilitate engagement opportunities throughout the NSP.

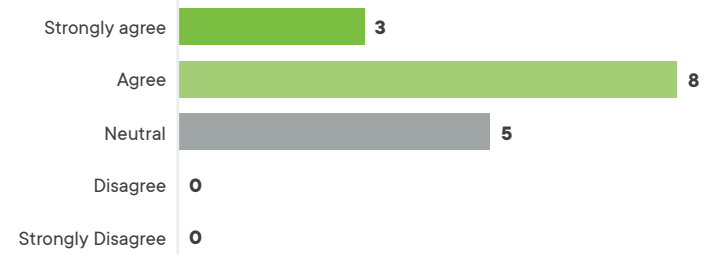
5.3 Evaluation

The following is a summary of the feedback provided by online survey participants related to the engagement program.

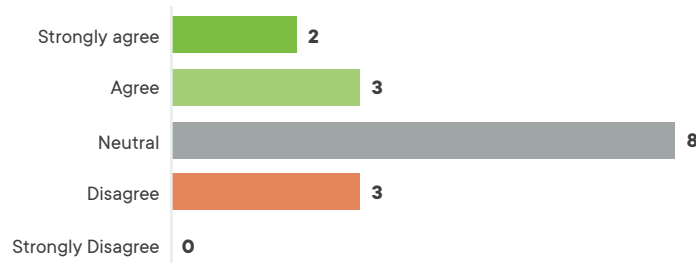
How did you find out about the Southwest CASP project and engagement program?



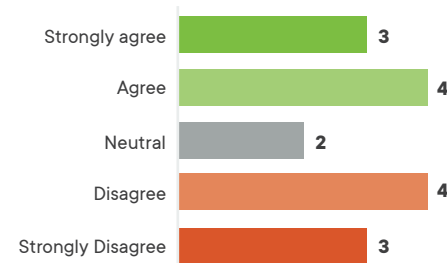
The information provided on the website and online information package helped me understand the proposed CASP.



The information provided on the website and online information package met my expectations.



I have been provided multiple opportunities to ask questions and provide comments.





6.0 Next Steps

The project team is currently reviewing all feedback received through the virtual information session, email and telephone correspondence, and online survey. Upon completing this review, the project team will make any necessary amendments to the plans.

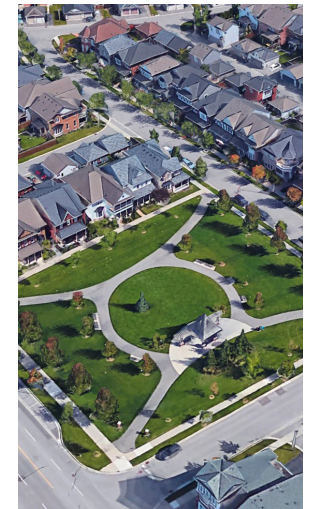
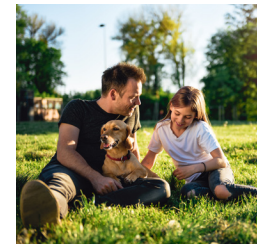
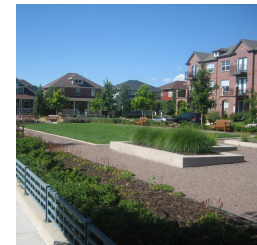
The project team anticipates Municipal Planning Commission and Public Hearing to Council to take place in May 2021.

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SOUTHWEST CASP

COMMUNITY AREA STRUCTURE PLAN



What We Heard Report