

COUNCIL – AGENDA REPORT

Meeting Date: 21 November 2022

Subject: Service Gap Analysis and Thematic Spatial Concepts for the Northeast Regional Park

Boards Routed Through: Community Services Advisory Board

Date: 12 September 2022

Issue:

Council is being provided with the results of a service gap analysis for outdoor recreation amenities and concept themes for the northeast regional park.

Background:

Planning the northeast (NE) regional park is a complex process. The first task, which involved obtaining funding and purchasing the land, was completed in December 2021. This was a strategic land acquisition aimed at meeting Airdrie's open space and outdoor recreation space needs to a population of 100,000.

In March 2022, the Community Recreation Needs Assessment for indoor and outdoor amenities, led by Community Services, was presented to Council. The Needs Assessment gave Airdrie residents an opportunity to express their desires and preferences for future recreation amenities, including outdoor amenities.

In April 2022, HarGroup Management Consultants, was retained by the City to complete a service gap analysis for outdoor recreation amenities and to suggest themes for the regional park. The service gap analysis used the Community Recreation Needs Assessment, City policy documents and other reports related to park development and planning to identify high priority amenities for the community. This was correlated with the park's physical characteristics to create three potential themes for the NE regional park that would convey a unique sense of place.

The three potential themes support the large, treed area within the park as well as recreation facilities. The themes are based on the NE regional park being a destination park.

Thematic concept “**Organized Sport/Tournament**”, on page 9 of the attached report, creates a major sports park for the community and includes a campground to support tournaments. Thematic concept “**Civic/Event/Arts and Cemetery**”, on page 10 of the attached report, includes a campground to support events and a cemetery to meet a community need.

Thematic concept “**Organized Sport and Civic/Event/Arts**”, on page 11 of the attached report, creates a premier multipurpose events park in Airdrie. It includes a campground.

Council’s preferred thematic concept will establish the vision for the regional park, which will guide the scope of work for the master site plan and all future decisions around its development. The master site plan will consider what can be developed in the near-term and what amenities are dependent on ultimate infrastructure servicing. The infrastructure servicing dependencies will influence the phases of development.

At a high-level, the next tasks can be broken into the activity groups shown as Now, Next and Later, in the table below. The development tasks will be adjusted to reflect Council’s preferred theme for the park. The timelines are guides and can be adjusted to reflect Council’s capital budget approvals and preferred phasing of development.

NOW (1-3 years)	NEXT (2-5 years)	LATER (5-15 years)
Planning Tasks: • Confirm the amenity mix and overall theme • Retain landscape architect • Begin master site planning process • Complete additional site investigations, studies, targeted engagement	Planning Tasks: • Understand the infrastructure servicing requirements • Prepare cost estimates and development phasing plans	Planning Tasks: • Update cost estimates and development phasing plans, as required
Development Tasks: • Passive park amenities, i.e. trails, pathways, rest area	Development Tasks: • Premier ball diamonds and rectangular fields • Parking	Development Tasks: • Develop the park based on phasing plans • Festival amenity • Washrooms
Dependency: • Preliminary designs and budgets for the park	Dependency: • Storm pond and irrigation systems	Dependency: Municipal services, i.e. water, sewer, and road upgrades

Planning and developing the park will be a major undertaking and will take many years to complete. While the amenities and phases of development have yet to be determined by Council, for preliminary budgeting purposes, a number of broad-based assumptions have been drawn from the Community Needs Assessment and City policy documents. These assumptions have been used to estimate costs and a potential development timeline, which is set out in the 10-year Capital Plan. The cost estimates exceed \$26MM from 2023 to 2030. This does not include costs to extend municipal services to the park’s boundary.

Ultimately, Council will need to balance the NE regional park’s development costs and timeline against other competing community needs.

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

N/A

Boards Routed Through:

The service gap analysis and thematic concepts were presented to the Community Services Advisory Board (CSAB) on September 12, 2022. CSAB provided supportive comments about the details included in the presentation and the concept themes. Consensus was offered for thematic option “Organized Sport and Civic/Event/Arts” theme. One member supported thematic option “Civic/Event/Arts and Cemetery”. If the cemetery is not included in the NE regional park, a separate funding request and land acquisition would be needed to meet this community need.

CSAB members supported prioritizing organized sports and civic festivals. They asked about including amenities that would make the park a four-season destination. Members expressed a desire to protect the trees and not to cut them down. They noted opportunities to create natural spaces like those in Stanley Park and Bowness Park would be desirable.

All members expressed support for the park’s ultimate development.

Alternatives/Implications:

Recommendation:

1. That Council selects thematic option “Organized Sport and Civic/Event/Arts” for the NE regional park.
 - a. Thematic option “Organized Sport and Civic/Event/Arts” creates a premier multipurpose events park in Airdrie and is supported by a campground. It aligns with the community’s outdoor recreation needs, as identified through the Recreation Needs Assessment and City recreation policies. It supports Council’s economic strategy to draw visitors to Airdrie through sports and recreation tourism. It protects and enhances a large, treed area and natural environment.

Alternatives:

2. Council could choose thematic option “Civic/Event/Arts and Cemetery”.
 - a. Thematic option “Civic/Event/Arts and Cemetery” addresses the community’s need for a large civic and festival space, as well as a cemetery and campground. It would not include amenities for organized sports.
3. Council could choose thematic option “Organized Sport/Tournament”.
 - a. Thematic option “Organized Sport/Tournament” acknowledges the short-term need for diamonds within the community and recognizes a longer-term need for rectangular sport fields. It would not include festival and civic events.

Public Engagement and Communications Plan:

As the park planning process begins, there will be targeted engagement with the park's neighbours, organized sports groups and service clubs.

Recommendation:

That Council selects thematic option "Organized Sport and Civic/Event/Arts" for the northeast regional park.

Ann Wood
Land Administrator

Presenter:	Ann Wood
Department:	Corporate Properties
Reviewed by:	Bob Neale, Lorne Stevens
Attachments:	#1: Service Gap Analysis and Thematic Spatial Concepts Report
Appointment:	Jon Hartenberger - HarGroup Management Consultants

Northeast Regional Park City of Airdrie

Service Gap Analysis and Thematic Spatial Concepts

August 2022





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Introduction

In 2021, the City of Airdrie acquired 185 acres (75 ha) of land in the northeast area of the community for a regional park. The land was chosen based on its natural conditions, location, and access. A service gap analysis was conducted to identify amenities that could be developed within a master plan for the Northeast Regional Park.

The future park will be representative of a District Level Open Space,¹ which is a classification established within the City's Great Places Plan (2016). District Level Open Spaces are intended to provide active and passive recreational opportunities for a number of neighbourhoods within the city. Definitional parameters for this space classification include:

- Have a distinct theme for establishing a unique sense of place
- Could include large scale natural features, major recreation facilities, historic resources, linear systems, campgrounds, and day use areas
- Could support facilities to draw festivals, tourists, or sporting events
- Should be connected to regional pathways

To identify potential service gaps, information was gathered and reviewed to:

- Identify Municipal policies that define principles for future development within the community and establish standards for open space development within Airdrie
- Assess needs and expectations among Airdronians for open spaces (i.e., analysis presented in the Indoor and Outdoor Recreation Needs Assessment Study, 2022)
- Contrast site characteristics and amenity opportunities with services offered at other open spaces in Airdrie

During the study process, it became apparent that there are short-term service gaps that could be addressed within the Northeast Regional Park. However, it will be a significant asset and a long-term perspective was needed to ensure that amenities will effectively contribute to the future of the community.

HarGroup Management Consultants Inc. was engaged to work with City representatives to identify and examine service gap opportunities.

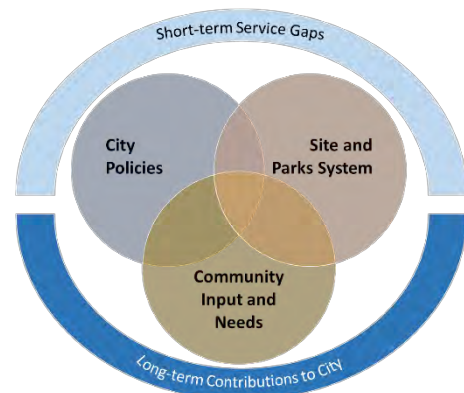
Northeast Regional Park within Airdrie



Service Gap Analysis Objectives:

- Review issues and opportunities associated with development of the Northeast Regional Park
- Identify service gaps that may be addressed within a master plan for the Northeast Regional Park

Overview of Service Gap Analysis Work Plan



¹ Other space types presented in the Great Places Plan include City Level and Neighbourhood Level.



City Policies Influences

A review of City policies revealed strategic guidelines to help direct the development of the Northeast Regional Park.²

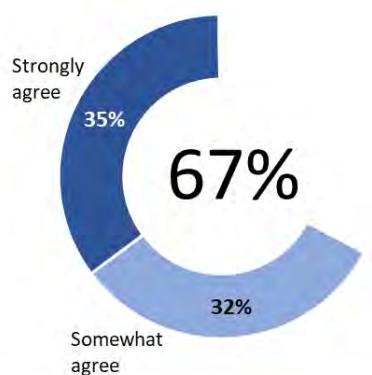
- Importance of developing arts, culture and heritage opportunities in Airdrie
- Need to contribute to the strong sport culture in the community and enhance sport tourism
- Clarification of principles for open spaces and District Level Open Spaces such as emphasizing distinct themes, enhancing access, and connecting to the pathway system, diversifying offerings, and striving for financial sustainability
- Identification of standards and future needs (current service gaps) for camping, cemeteries, diamonds, rectangular sport fields, outdoor skating rinks, and tennis/pickleball courts.

Community Input and Needs Influences

Results from the Indoor and Outdoor Recreation Needs Assessment Study (2022) reveal priorities for Neighbourhood, City, and District Level Outdoor Spaces in Airdrie.



Use a Regional Park in Northeast Airdrie



Source: Future of Recreation in Airdrie Survey 2021.

- | | |
|--------------------------|-----------------------|
| 1. Diamonds | 8. Outdoor pool |
| 2. Sport fields | Parks/community parks |
| Tennis/pickleball courts | Pathways/trails |
| 4. Ice rinks | Spray/splash parks |
| 5. Court pads | 12. Community gardens |
| Disc golf | Running track |
| Skateparks | 14. Dog parks |
| | 15. BMX track |
| | Playgrounds |

Other amenities identified as being needed in the community within the gap analysis study included campground(s), cemetery(ies), cross country ski trails, festival/event/civic spaces, and natural areas/spaces.³

The findings of the Recreation Needs Assessment Study also reveal significant interest among many Airdronians to use a regional park in northeast Airdrie regardless of demographic background or location of residence. These expectations, along with preferences among these residents for outdoor

amenities in Airdrie, provides compelling evidence that many residents presume that the Northeast Regional Park will be a distinct, compelling, and celebrated destination within the community.

² See Appendix A for additional information.

³ See Appendix B for additional information.

Site and Parks System Influences

At 185 acres (75 ha), the Northeast Regional Park will be the largest open space in Airdrie. To provide context, Chinook Winds Regional Park, which was previously the largest open space in the community, is 55 acres (22 ha).

Some areas of the site are comprised of natural and treed areas; features that are lacking within Airdrie's open space system. These areas are also known to have wildlife. Being centrally located within the site, the natural areas could act as a physical division between the west and east sides of the park, which might be developed with other amenities.

It's also worth noting that the land currently has limited site services.

Other District Level Open Spaces within Airdrie have prominent themes based on the amenities they comprise,⁴ although most are centred around sports fields and active recreation amenities. Further review of these open spaces reveals that:

- The existing festival/event/civic spaces at Nose Creek Park may not be sufficient to meet the future needs of the community
- With the 9 hole disc golf course becoming permanent at Fletcher Park, future development may be better suited in south Airdrie so that courses would be located in different areas of the community
- Community gardens exist in north Airdrie at Monklands and additional gardens are planned for Chinook Winds Regional Park
- An expanded BMX track⁵ may need more land than is available at Fletcher Park and, if moved to another location, would free space for another amenity
- An outdoor pool facility would require land that has site servicing and may be preferred in a centralized location within Airdrie

Over the long-term, some of these open spaces issues will be given further study (including through the Northeast Regional Park master plan process); however, they were evaluated to help identify amenity service gaps for the Northeast Regional Park.

Aerial Photograph of the Northeast Regional Park



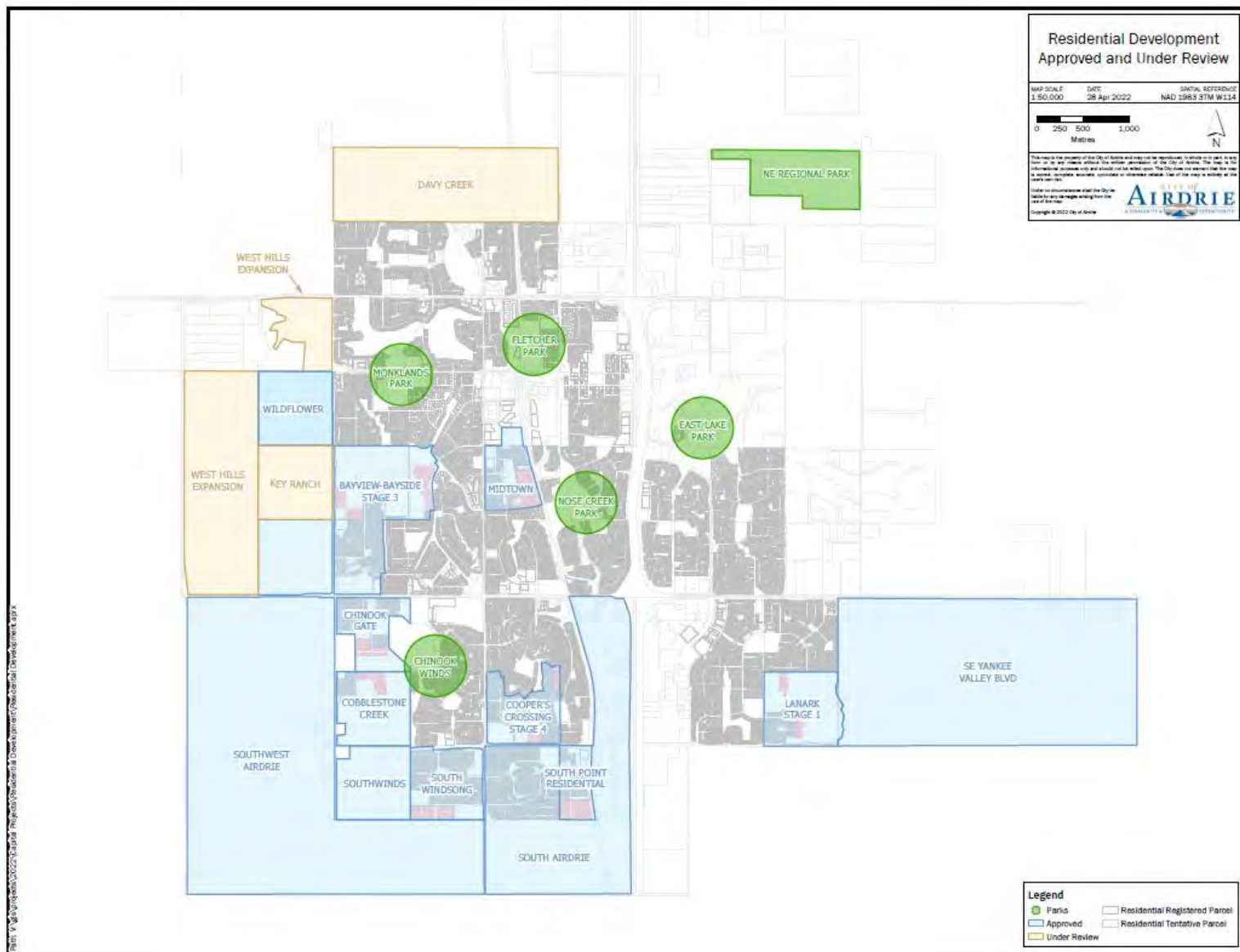
Themes of Other District Level Open Spaces:

- *Chinook Winds Regional Park – Sport fields, active recreation*
- *East Lake Park – Sport fields*
- *Fletcher Park – Sports fields, active recreation*
- *Monklands – Sports fields, active recreation*
- *Nose Creek Park – Festivals/arts, natural, active recreation*

(see map on next page for locations)

⁴ See Appendix C for additional information.

⁵ Proposed by current BMX track operators.



Current residential development adjacent to the Northeast Regional Park involves country residences. More dense urban residential development is not expected in the foreseeable future. Nonetheless, the site was chosen partly due to its accessibility from current or future vehicular or active transportation including transit services and the regional pathway system.⁶

Potential outdoor amenities that may develop at the new Southwest Recreation Centre/high school such as rectangular sport fields were also considered in the service gap analysis.

⁶ See Appendix D for additional information.

Amenity Service Gaps

Amenity service gaps identified from the review, along with sources, are listed to the right. Conducting the review using this approach helped to ensure that an exhaustive list of gaps was achieved.⁷ Some of the amenities originated through one of the sources, while others through two. The number of sources does not necessarily represent the extent of an amenity's gap within the community. Rather, it simply acknowledges that the gap originates from more than a single source.

Multi-Use Park Thematic Component Options

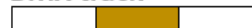
While the site for the Northeast Regional Park is large, it cannot accommodate everything that has been identified in the service gap analysis. Even so, it is expected that the Northeast Regional Park will be a multi-use facility comprised of several different types of amenities.

Parameters for the City's District Level Open Spaces specify that there should be a distinct theme or themes established to foster a unique sense of place for these types of parks.

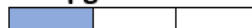
To help in this regard, the list of service gaps was categorized into eight different thematic components, which are presented on the next page. Each component represents an Option that could be developed within the Northeast Regional Park. Thematic Component Options consist of amenities that tend to have synergies or associations.

List of Amenity Service Gaps and Sources

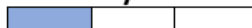
BMX track



Campground



Cemetery



Diamonds (premier)



Disc golf courses



Festival/event/civic spaces

(including stage/amphitheatre, shelters, outdoor art)



Natural areas/spaces

(including education/interpretive features)



Operations/maintenance



Other active recreation

(including community gardens, court pads, dog parks, outdoor ice rinks, skate parks, splash/spray park, tennis/pickleball courts)



Outdoor pool



Passive/social

(including picnic tables, fire pits, playgrounds)



Pathways and trails

(including natural, developed, cross country ski/snowshoe)



Rectangular fields (premier)



Main Sources for Service Gaps:

City Policies

Community Input/Needs

Site and Parks System

⁷ Note: Public engagement conducted through the Recreation Needs Assessment Study identified priorities for outdoor amenities within Airdrie. However, some of the amenities identified in this review did not surface in the Needs Assessment mainly because they are not foremost in the minds of stakeholders. For instance, the vast majority of residents will not articulate the need for cemeteries, festival/event/civic spaces, natural areas, or operational/maintenance depots in their expectations for the open spaces system. However, these are important opportunities that need to be considered for the Northeast Regional Park.

Thematic Component Options

Natural



- Education/Interpretive features
 - Outdoor classrooms
 - Self-guided interpretive displays
- Natural trails/pathways
 - Cross country ski/snowshoe trails

Passive/Social



- Picnic areas/shelters
 - Fire pits, BBQ pits
 - Picnic tables
- Playground structures
 - Children/youth structures
 - Multigenerational structures and equipment (e.g., game tables, fitness equipment, etc.)
 - Inclusive

Operations and Maintenance Services



- Equipment and supplies storage
- Washroom, lunchroom

Organized Sport (Premier amenities)



- Ball diamonds
- Rectangular sport fields

Civic/Festival/Art/Culture



- Event shelters
- Open space for festivals/performances
- Outdoor art
- Outdoor stage/amphitheater

Supporting Tournament/Tourism



- Campground
- Concession/meeting facilities

Cemetery



- Casket lots
- Cremation ground lots and columbarium niches

Active Recreation



- Destination/large scale amenities:
 - BMX park
 - Disc golf course
 - Outdoor pool
- Neighbourhood oriented/small scale amenities:
 - Community gardens
 - Court pads
 - Dog parks
 - Outdoor ice rink
 - Skate park
 - Splash park
 - Tennis/pickleball courts

Options Analysis

Attributes associated with the Thematic Component Options were further evaluated to validate possible inclusion in the Northeast Regional Park. The process involved consideration of individual characteristics, followed by high-level comparisons of various measures.

- **Individual Characteristics** – Audiences (Airdronians or visitors) and orientation (destination or neighbourhood services) for each Option were identified. Benefits and challenges associated with each Option were developed and assessed. Land area requirements for amenities within each Option were estimated (Note: The findings of the analysis are presented in Appendix E).
- **Comparability Analysis** – Appraisals about various factors and conditions were gauged and contrasted among each of the Thematic Component Options. Observations from the high-level deliberations are presented on the next page.

The compilation of findings from the analysis is extensive, however salient issues were apparent for each of the Options (see summaries to the right). Further consideration of these issues resulted in the Options being grouped into three classifications:

- **Base Options** – Likely to be developed within the Northeast Regional Park due to intrinsic qualities, compatibility with other Options, or being required for District Level Open Spaces.
- **Elective Options** – Each Option offers distinctive propositions and opportunities for the Northeast Regional Park, but not all of the Options can be effectively included within the site.
- **Supplementary Options** – Limited land area is needed for individual Active Recreation amenities and can be included if space is available.

Thematic Spatial Concepts

The results of the analysis have been used to develop three Thematic Spatial Concepts for the Northeast Regional Park (see concepts on pages 9 to 11). Each Concept includes the Base Options and some form of the Supplementary Options. Differentiations among the Concepts are based on the selection and mix of Elective Options.

Notable Attributes of Each Thematic Component Option:

Base Options:

Natural

- Existing beneficial feature of the site
- Lacking within the community
- Could be promptly developed and used by anyone

Passive/Social

- Amenities appealing to all population segments
- Complementary to other amenity options
- Limited investment and site requirements

Operations and Maintenance

- Required to service the park
- Scale would be determined in Master Plan

Elective Options:

Organized Sport

- Addresses immediate need for diamonds (long-term need for rectangular fields)
- Could generate revenue and economic opportunities
- Could enable reconfiguration of sport amenities in city (e.g., have specific diamonds, baseball/softball, located at either Northeast or Chinook Winds Regional Parks)

Civic/Festival/Arts/Culture

- City is outgrowing existing spaces
- Sufficient land is needed to accommodate requirements
- Could generate revenue and economic opportunities

Supporting Tournament/Tourism

- Lacking within the community
- Complements other amenity options
- Mainly used by out-of-town visitors/visiting friends/relatives

Cemetery

- Current site is near capacity
- May have compatibility issues with other amenity options (more aligned with passive recreation activities)

Supplementary Options:

Active Recreation

Destination/large scale amenities:

- BMX park – Group wants larger space
- Disc golf course – May be better suited in south Airdrie
- Outdoor pool – Needs site servicing, has limited seasonal use, and typically operates at a deficit

Neighbourhood oriented/small scale amenities:

- Limited land requirements for individual amenities
- Would mostly serve residential development in proximity to park

Comparability Matrix⁸

Thematic Component Options	Community Input/Need	Other Available Locations	Site Space Requirements	Investment Requirements	Development/Adoption Period	Site Servicing Requirements	Environ.	Revenue Generation	Diversity, Equity, and Inclusion
Natural							↑		✓
Passive/Social							↑		✓
Organized Sport								\$	
Civic/Festival/Art/Culture								\$	✓
Supporting Tournament/Tourism								\$	
Active Recreation									✓
Cemetery							↑	\$	✓
Operations/Maintenance	Required						n/a		

Estimate

High None

- Community Need – Extent of needs within the community based on planning studies, existing initiatives, lack of existing opportunities in the community, etc.
- Other Available Locations – Possibility that needs can be addressed at other existing locations within the community (e.g., other District Level Open Spaces, civic or neighbourhood nodes, etc.)
- Site Space Requirements – Quantity of land required to address development initiatives at the Northeast Regional Park.
- Investment Requirements – Level of investment needed to develop amenities or features.
- Development/Adoption Period – Amount of time required to develop amenities or features (e.g., potential for construction phasing) and for adoption of use by community (e.g., residential development in area, demand from/organization by community groups, etc.).
- Site Servicing Requirements – Level of site serving needed to support the development and operation of amenities or features.
- Environmental – Potential to contribute to City of Airdrie's guiding principles for sustainable natural environment (e.g., AirdrieONE/Airdrie City Plan – preservation and stewardship of natural areas; Great Places Plan – A system that is sensitive to both recreational needs and environmental needs of the City).
- Revenue Generating – Potential to generate revenues for the City of Airdrie (e.g., Airdrie City Plan – Pursue revenue diversification; Great Places Plan - Create effective and efficient methods for acquiring, developing, operating and maintaining parks, pathways and open space).
- Diversity, Equity, and Inclusion - Likelihood of aligning with diversity, equity, and inclusive initiatives of the City of Airdrie (Council's focus areas 2023-2026 - Removing barriers to equity, diversity and inclusion and embracing the intent of the Truth and Reconciliation Commission's Calls to Action).

⁸ The comparability analysis involved high-level appraisals and assessments.

Thematic Spatial Concept: Organized Sport/Tournament

Description:

A major sports park for the community; mainly for diamond and rectangular sport field activities. A campground would facilitate tournament opportunities, although it would also address camping needs for visitors to the city (e.g., maximum stay of two weeks). Concession, meeting, and gathering facilities would be developed for event organizers to manage tournaments and host revenue generating activities (e.g., beer gardens).

The Natural area represents a significant portion of the site with trails and interpretative features and is supported by Passive/Social amenities, all of which are likely to appeal to Airdronians for day use.

Various Active Recreation amenities may be considered, however those that could attract out-of-town visitors for events (e.g., BMX track, higher level disc golf course) may be warranted given the tournament-oriented amenities at the site.

Most of the amenities are likely to have a Destination Services Orientation.

General rationale:

- This Concept acknowledges the short-term need for diamonds within the community and recognizes that over the long-term rectangular sport fields will also be needed. Having a major park with various sport amenities that are supported by complementary event facilities will better position Airdrie to attract sporting events, while meeting local sport needs.
- Developing a campground could support tournaments and events, but also address a general need that does not currently exist within Airdrie (e.g., short-term camping for travellers and visiting friends and relatives).

Development/Adoption Timing:

Short term:

- Natural
- Passive/Social
- Organized Sport

Intermediate/long term:

- Supporting Tournament/Tourism
- Active Recreation

Thematic Component Options in this Concept:

Elective Options

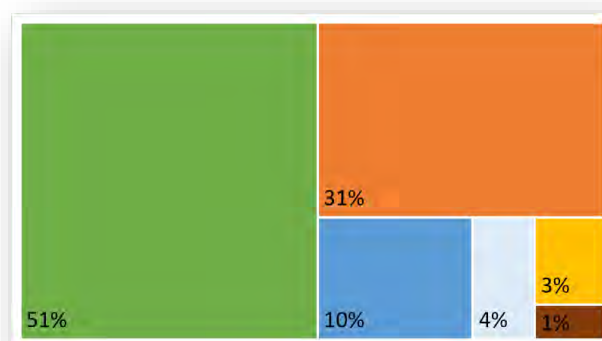
- Organized Sport
- Supporting Tournament/Tourism

Base Options

- Natural
- Passive/Social
- Operations/Maintenance

Supplementary Options

- Active Recreation



A significant portion of the Northeast Regional Park is attributed to the Natural Option to take full advantage of the natural and treed area that is available on site.



Thematic Spatial Concept: Civic/Event/Arts and Cemetery

Description:

A mix of Elective Options is contained within the site including a major open event space that could be used for civic functions, festivals, arts performances, and other large gatherings. Other Options include a campground and a cemetery.

For the major open event space, various related features such as an amphitheatre or outdoor stage, and event shelters and supports (e.g., meeting/organization rooms, sound and multimedia features, electrical outlets, etc.) would be developed at the site.

The campground would support festivals and events that occur on site, but also address short-term camping needs (e.g., maximum stay of two weeks) for visitors to the city).

A cemetery would be developed to address the long-term interment needs of the community.

The Natural area represents a significant portion of the site with trails and interpretative features and is supported by Passive/Social amenities, all of which are likely to appeal to Airdronians for day use.

Visual art and other cultural interpretive features may be distributed throughout the park.

Active Recreation amenities are more likely to be neighbourhood oriented/small scale amenities such as courts pads or tennis/pickleball courts.

Most of the amenities are likely to have a Destination Services Orientation, but also a few Active Recreation amenities that support a Neighbourhood Services Orientation.

General rationale:

- Various community needs are addressed within this Concept including a large civic, festival event space for Airdrie, as well as a cemetery. There would likely be an arts and cultural milieu to the site with various interpretive features present within the park.
- A campground could support events at the park, but also address a general need that does not currently exist within Airdrie (e.g., short-term camping for travellers and visiting friends and relatives).

Development/Adoption Timing:

Short term:

- Natural
- Passive/Social

Intermediate/long term:

- Civic/Festival/Arts/Culture
- Supporting Tournament/Tourism
- Active Recreation
- Cemetery

Thematic Component Options in this Concept:

Elective Options

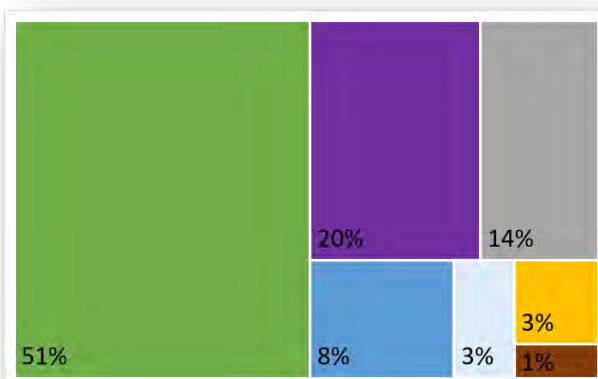
- Civic/Festival/Arts/Culture
- Supporting Tournament/Tourism
- Cemetery

Base Options

- Natural
- Passive/Social
- Operations/Maintenance

Supplementary Options

- Active Recreation



A significant portion of the Northeast Regional Park is attributed to the Natural Option to take full advantage of the natural and treed area that is available on site.



Thematic Spatial Concept: Organized Sport and Civic/Event/Arts

Description:

This Concept incorporates a combination of Organized Sport and Civic/Festival/Arts/Culture Options resulting in a premier multipurpose event park within the community.

It is expected that the Organized Sport Option would include quad diamonds and several rectangular fields.

The open event space would have an outdoor stage, event shelters and supports (e.g., sound and multimedia features, electrical outlets, etc.).

There may be meeting/organization rooms that are shared for both Organized Sport and Civic/Festival/Arts/Culture activities and functions.

A campground would support both sport tournaments and festival and events that occur on site, but also the short-term camping needs (e.g., maximum stay of two weeks) for visitors to the city.

The Natural area would have trails and interpretative features and is supported by Passive/Social amenities, all of which are likely to appeal to Airdronians for day use.

Active Recreation amenities are more likely to be neighbourhood oriented/small scale amenities such as courts pads or tennis/pickleball courts.

Most of the amenities are likely to have a Destination Services Orientation.

General rationale:

- The concept acknowledges the need for sport amenities and an outdoor gathering space for the community. Some amenities developed at the site could be available for either sport and event organizers that are hosting events.
- A campground would support various types of activities at the park, but also the general need for a campground in Airdrie (e.g., short-term camping for travellers and visiting friends and relatives).

Development/Adoption Timing:

Short term:

- Natural
- Passive/Social
- Organized Sport

Intermediate/long term:

- Civic/Festival/Arts/Culture
- Supporting Tournament/Tourism
- Active Recreation

Thematic Component Options in this Concept:

Elective Options

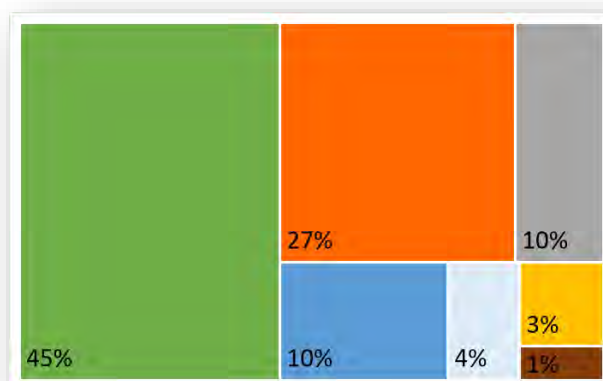
- Organized Sport
- Civic/Festival/Arts/Culture
- Supporting Tournament/Tourism

Base Options

- Natural
- Passive/Social
- Operations/Maintenance

Supplementary Options

- Active Recreation



A significant portion of the Northeast Regional Park is attributed to the Natural Option to take full advantage of the natural and treed area that is available on site (although less space dedicated to this Option than other Concepts).



Concluding Remarks

The needs for outdoor open space amenities within Airdrie are numerous, especially when short and long-term perspectives are considered. However, the Northeast Regional Park has afforded Airdrie a tremendous opportunity to develop a vibrant, creative, and inclusive community space that can be cherished by current and future Airdronians.

Three Thematic Spatial Concepts have been developed to help guide a Master Plan for the future of the Northeast Regional Park. All of the Concepts embrace the intrinsic features of the natural and treed area of the site. They are also mainly destination services oriented in that the amenities would appeal to and benefit Airdronians from throughout the city. The intent of visitors' uses of the park is what differentiates the Concepts (e.g., play in a sporting tournament, go to a civic festival, pay respects to a passed friend or relative, etc.).

Of the three choices presented in this summary, the Organized Sport and Civic/Event/Arts Concept is recommended for the framework of the Northeast Regional Park Master Plan. The rationale for this recommendation is that it:

- Distinguishes the park as the premiere outdoor event location in Airdrie
- Provides an optimal balance between developing immediate and long-term opportunities for the community
- Enables revenue generation from various sources
- Develops opportunities that are inclusive for all residents
- Fosters several onsite opportunities (e.g., sport and event) for use of the campground
- Encompasses a substantial portion of natural and treed area

Whichever concept or combination of options are incorporated in the Northeast Regional Park, it is acknowledged that other locations will need to be sourced for remaining service gaps (either short or long-term) that exist for the community.



Appendix A: Key Information Identified from City of Airdrie Policy Documents

Airdrie City Plan (updated 2018) AirdrieONE: Sustainability Plan (2012)

- Airdrie has a young population, which is expected to continue into the future
- A lot of Airdronians work outside the community (want opportunities in the community for their leisure time)
- Interest in community:
 - To develop arts, culture, and heritage opportunities
 - To further contribute to the strong sport culture within the community
 - To enhance opportunities for sport tourism (and other economic development opportunities)

Great Places Plan: District Level Open Space Policies and Standards

- Large scale natural features and major recreational facilities should provide connections to Airdrie's regional pathway system. The passive recreational elements within any district park should be well-integrated with existing wetlands, treed areas or any other natural features.
- Should have a distinct theme in order to establish a unique sense of place. Entrance areas and other internal activity centers within the district level node should also incorporate city's overall branding through consistent signage.
- Vehicular access to all district level open space nodes shall ensure safe routes via collector road system to avoid increased traffic passing through residential neighborhoods.
- Should provide good accessibility to public transit, high density residential areas and multi-modal linkages. Support facilities should be built in conjunction with district level open space nodes, particularly if the site will draw festivals, tourists or sporting events. The exact nature of support facilities should be decided subject to consultation with relevant event and activity organizers.
- Sportfield locations are offered in district, city, and neighbourhood open spaces.
- Where possible, outdoor sports and recreational facilities should include a range of recreation and sports facilities in district parks, to avoid over-specialization of open spaces, and to

encourage development of more multi-use and vibrant recreation nodes.

- Places for camping and day use are often associated with natural areas, and are usually close to road access. They can also take advantage of views or existing places of interest.
- There are currently no campgrounds or day use areas in Airdrie.
- Recommended guidelines (2025-28 projected population 85,000)
 - Baseball and softball diamonds -35 required
 - Tennis courts – 21 required
 - Soccer fields – 60 required
 - Basketball courts – 9 required
 - Outdoor skating rinks – 13 required
 - Campground - >80 ha

Sports Field Management Plan (2019)

- Guiding Principle #1: Continue to strive to achieve diversity in the provision of outdoor recreation opportunities and infrastructure.
- Guiding Principles #2: Financial sustainability is a primary consideration for future development of outdoor recreation infrastructure.
- Guiding Principle #3: Provide multi-purpose "hub" sites that achieve operational and functional efficiencies.
- Guiding Principle #4: Quality of provision will be considered in the planning/delivery of outdoor recreation opportunities in the community.
- Guiding Principle #5: Decision making will be transparent and based on clear rationale.
- Infrastructure provision target recommendations (total net required in next 10 years):
 - Rectangular sport fields – 6
 - Ball diamonds – 6
 - Boarded skating rinks – 1
 - Snowbank/pond skating rinks – 2
 - Pickleball courts – 1
 - Tennis courts – 1

Artificial Turf Sportsfield Feasibility Study (2021)

- Ed Eggerer Athletic Park site is functionally well suited for an artificial turf sports field.

Business Case for Cemetery Services (2020)

- Additional cemetery expansion land be acquired for 10 to 40 acres.

Appendix B: Key Findings from the Indoor and Outdoor Recreation Needs Assessment Study, 2022

Note: Some of the results presented are from further analysis of data from the Future of Recreation in Airdrie Survey.

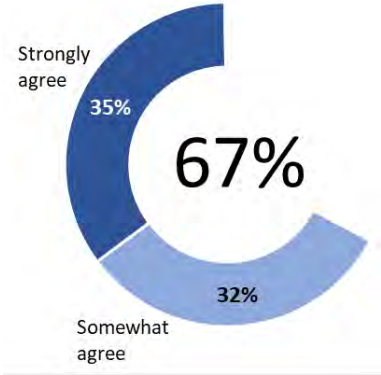
Gap Monitor of Outdoor Facilities							
	Residents Survey	Service Providers/ Stakeholders	Youth Needs Assessment	Comparative Review	Great Places Plan	Sport Field Management Plan/Artificial Turf Sport Field	Priority
BMX track	■						15
Diamonds	■	■ ■ ■		■	■	■	1
Community gardens	■	■	■	n/a			12
Court pads	■	■		n/a	■		5
Disc golf	■			■			5
Dog parks	■		■	n/a			14
Ice rinks	■	■	■		■	■	4
Outdoor pool	■ ■ ■		■				8
Parks/community parks	■ ■	■	■	n/a			8
Playgrounds	■			n/a			15
Pathways/trails	■ ■ ■	■		n/a			8
Running track	■	■	■				12
Skateparks	■			■			5
Sport fields	■ ■		■	■	■	■	2
Spray/splash parks	■ ■ ■		■				8
Tennis/pickleball courts	■ ■	■		■	■	■	2

Note: Each marker above represents an observed level of gap identified through the research and engagement processes of the Indoor and Outdoor Recreation Needs Assessment Study. These priorities did not consider potential locations such as Neighbourhood, City, or District Level Open Spaces.

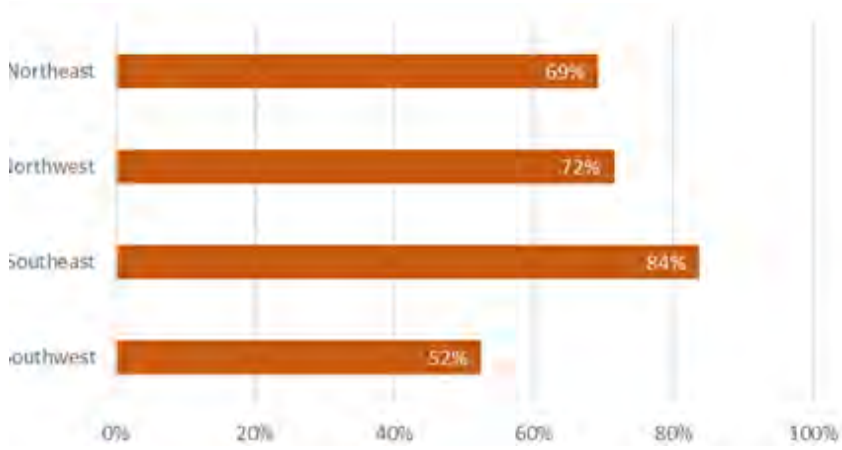
Considerations Based on High Level Expression of Needs for a New Regional Park			
Facility Components		Elements	Comments
Aquatics (outdoor)	Leisure	▪ zero depth entry pool with swimming basin that could be rectangular, oblong, oval, etc. in shape.	▪ Provides leisure swimming opportunities. ▪ Passive park features for social/sunbathing opportunities.
	Spray park	▪ Spray park features/play structures	
	Playground	▪ Playground structures.	▪ Structures to complement spray park and pool users.
Ball diamonds		▪ Quad diamond complex	▪ For softball/fastball/slo-pitch.
Hardsurface court pads		▪ Basketball nets, volleyball nets.	
Disc golf course		▪ 9 or 18 hole golf course	▪ In addition to existing temporary course.
Passive outdoor features		▪ Picnic tables, fire pits, and shelters.	▪ Provide passive/social/community programming options.
Racquet courts	Tennis	▪ 23.8m by 8.2m (78 ft by 27 ft) courts	
	Pickleball	▪ 6.1m by 13.4m (20 ft by 44 ft) courts	
Skateboard park		▪ Bowl, decks, ramps, half-pipes, rails, etc.	

Note: Initial considerations presented in the Indoor and Outdoor Recreation Needs Assessment Study, although it was recognized that additional analysis was needed to consider site characteristics and compatibility within Airdrie's Open Space System.

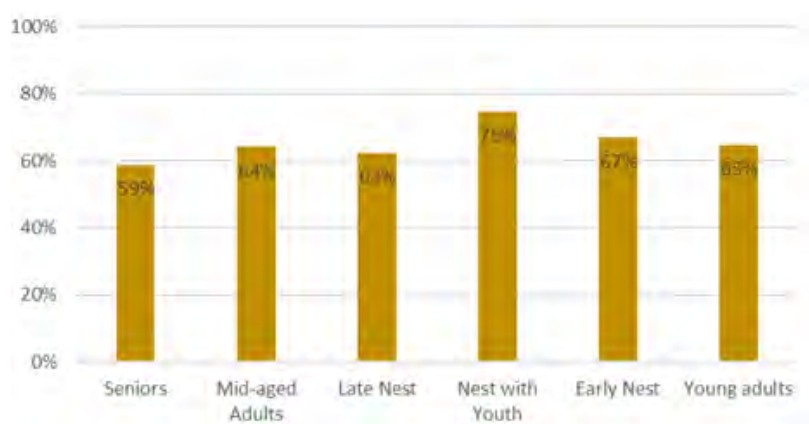
Question: Members of your household would use outdoor amenities and features at a new regional park* if it was located on the north east part of Airdrie
 (*examples of regional parks in Airdrie include Chinook Winds, East Lake, Fletcher, Nose Creek Regional Parks)



% of Northeast Regional Park Users within Airdrie quadrant areas.



% of Northeast Regional Park Users within households of various family life stage cohorts



Question: Please indicate which of these statements best describes your household's opinion towards new recreation facilities in Airdrie

Reference of Respondents' Expectations for Facility Development in Airdrie		
	%	
	Respondent Would Use the Northeast Regional Park	
	Yes	No
It is very important to my household that additional recreation facilities are developed in Airdrie	53	42
It is very important to the community, but not necessarily to my household that additional recreation facilities are dev	38	43
It really doesn't matter whether additional recreation facilities are developed in Airdrie	7	14
My household is opposed to additional recreation facilities being developed in Airdrie	2	1
Total	100	100

Question: If you were responsible for deciding what new recreation facilities would be developed in Airdrie and were given \$100 to spend, how much would you allocate to the following amenities?
(assume that each costs the same amount to build)

Average Respondents Would Spend on Recreation Amenities in Airdrie		
Recreation Amenities	Respondent Would Use the Northeast Regional Park	
	Yes	No
Outdoor pathways/trails	\$ 7.36	\$ 7.72
Outdoor parks/community parks	\$ 4.47	\$ 2.90
Outdoor spray parks	\$ 3.44	\$ 4.15
Outdoor dog park (large dogs)	\$ 3.00	\$ 1.89
Outdoor ice rinks	\$ 2.97	\$ 2.13
Outdoor dog park (small dogs)	\$ 2.16	\$ 1.46
Outdoor tennis/pickleball courts	\$ 2.07	\$ 0.96
Outdoor baseball/softball/slopitch diamonds	\$ 1.97	\$ 0.54
Outdoor playgrounds	\$ 1.85	\$ 1.38
Outdoor pool	\$ 1.51	\$ 0.32
Outdoor skate parks	\$ 1.12	\$ 1.35
Outdoor sport fields - rectangular for soccer, football, Ultimate frisbee, etc	\$ 0.69	\$ 0.85
Outdoor court pads	\$ 0.25	\$ 0.96
Indoor recreation amenities	\$ 67.38	\$ 74.35
Total	\$ 100.00	\$ 100.00
Details presented for outdoor recreation amenities only.		

Additional community need related issues

- **BMX track** – group wants an expanded track; have begun fund raising
 - Expansion likely needs more land than is available at Fletcher Park
 - If relocated, would create space at Fletcher Park for a high priority amenity
- **Campground** – no (public) facility in community; supports tournaments and tourism
 - Partnerships with other municipalities might be considered (none have been approached)
- **Cemetery** – additional cemetery lands identified as needed for the community
 - Partnerships with other municipalities might be considered (none have been approached)
- **Cross country ski trails** – local group donated trail making equipment to municipality
- **Diamonds (premier)** - slo-pitch for leagues and tournaments
- **Disc golf course** – additional disc golf opportunities identified
 - 9 hole course at Fletcher Park has become permanent
 - Further (future) disc golf opportunities may be better situated in south Airdrie
- **Festival/event/civic spaces** – existing spaces provide limited opportunities for community the size of Airdrie
- **Natural areas/spaces** – limited natural areas in existing District Level Open Spaces (note: wildlife known in area)
- **Operations/maintenance** – to support park operations
- **Rectangular fields** (premier) – hub of fields with supportive infrastructure (e.g., concessions or equivalent features for large events)
- **Other active recreation**

(including community gardens, court pads, dog parks, outdoor ice rinks, skate parks, splash/spray park, tennis/pickleball courts)

 - Typically serve residential development in proximity to location
 - Typically associated with Neighbourhood Level Open Spaces
 - Community gardens are planned for Chinook Winds Regional Park
- **Outdoor pool** - Would require serviced land area
 - While destination oriented, a centralized location would be preferred
 - Typically, six to eight week operating season
 - Typically a cost centre (rather than profit centre)
- **Pathways and trails**

(including natural, developed, cross country ski/snowshoe)

 - Large land area conducive to pathways/trails that attract destination users
 - Should connect to regional pathway system

Appendix C: District Level Open Space Amenities Inventory

Chinook Winds Regional Park

Theme: Sport field/active recreation
(tournament use – baseball/softball/slo-pitch)

- 8 baseball diamonds
- Open picnic tables and areas
- 2 concessions
- 2 washroom facilities
- Outdoor showers
- Splash park
- 2 playgrounds
- Skate park
- Boarded skate rink with lights (Roller derby in summer)
- Beach volley ball court
- Toboggan hill

East Lake Park

Theme: Sport field
(tournament use – soccer)

- Paths
- 4 tennis courts - Multi-use for basketball
- 4 soccer fields - One major, one practice
- Washroom facilities
- Picnic shelter
- Hockey facility - Asphalt Pad
- Lookout decks onto East Lake
- Outdoor Gym
- Playground
- Fire pits

Fletcher Park

Theme: Sports field/active recreation
(tournament use – baseball/softball/slo-pitch)

- Three shale infields diamonds
- Concessions
- Playground equipment
- Pay RV sani-station
- BMX Park
- 9 hole disc golf course
- Washrooms

Monklands Soccer Park

Theme: Mainly a soccer sports field park/active recreation (tournament use - soccer)

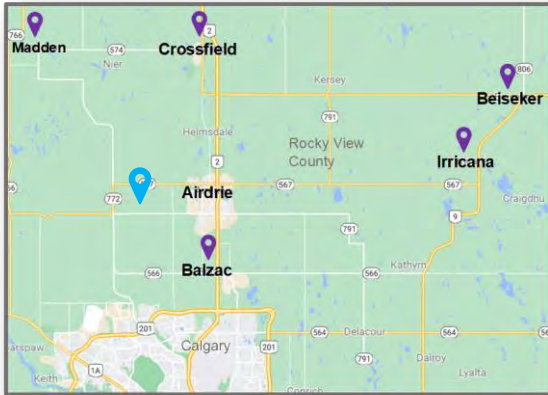
- 4 soccer fields (Full size)
- 3 soccer fields (kids' size)
- 1 community garden

Nose Creek Park

Theme: Festivals/arts, natural, active recreation

- Nose Creek Pond
- Amphitheatre
- Picnic Shelter
- Fire Pit
- Sheltered Concession
- Washroom facilities
- Off leash dog park
- Outdoor gym
- Miller Street Art Gallery
- Numerous bridges
- Open picnic areas
- Natural areas

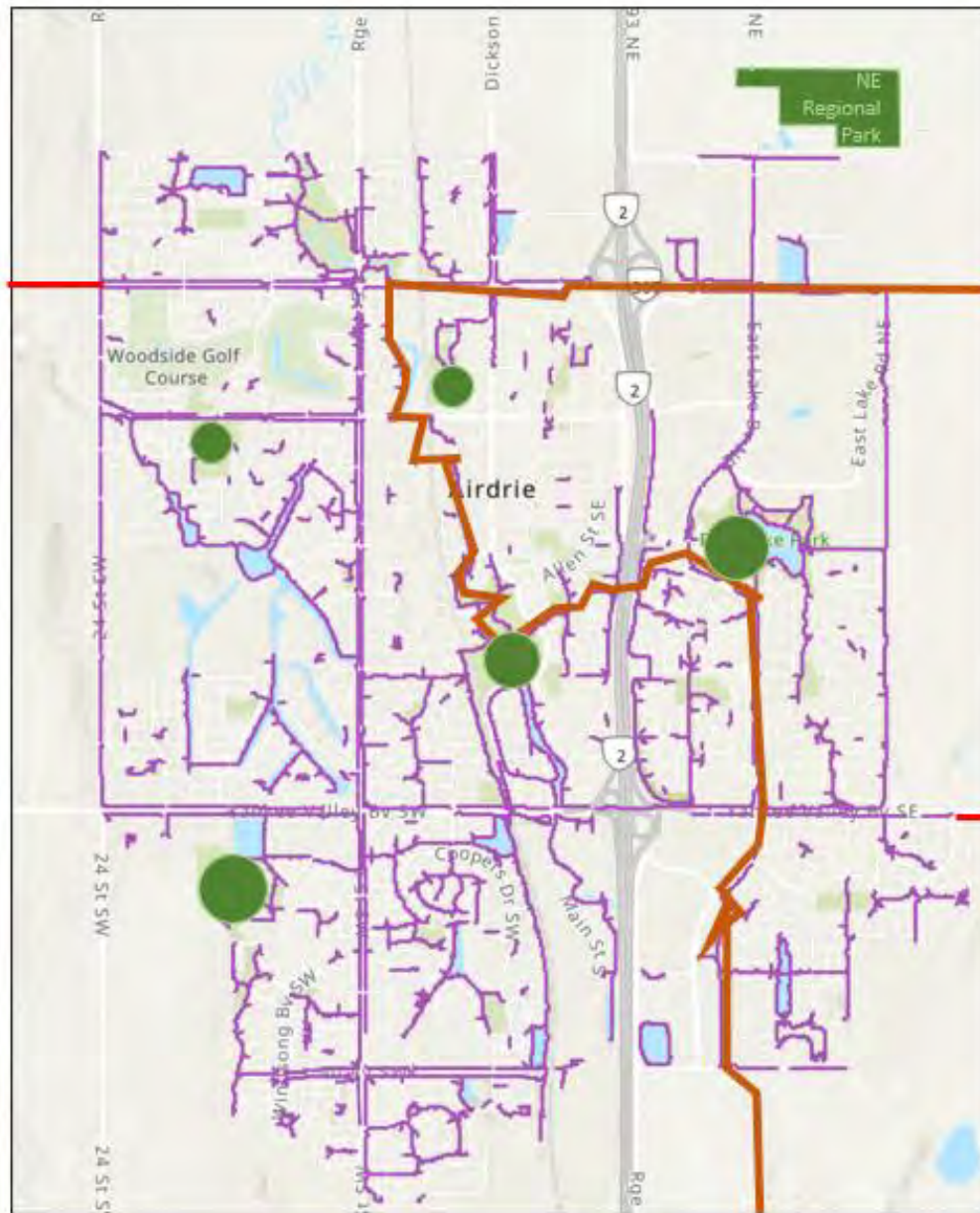
Potential Regional Influences



• Airdrie Rodeo Grounds – Basic events camping – no services

- Crossfield – splash/spray park, diamonds, rectangular fields and other park amenities
- Beiseker – diamonds, rectangular fields, and other park amenities
- Irricana – diamonds, rectangular fields and other park amenities
- Madden – diamonds and other park amenities
- Possible urban area (Balzac West) with a population of 35,000 to 45,000 to develop south of Airdrie (could reach Airdrie boundaries) – could have significant implications to open spaces in south Airdrie

Appendix D: Potential Connections with Pathways/Trails



- Airdrie pathways
 - Proposed Rocky View County trails
 - Trans Canada Trail
 - Locations of District Level Open Spaces
- Connections will be needed to link to regional pathway system.

Appendix E: Analysis of Individual Characteristics of Thematic Component Options

Natural

- Education/Interpretive features
 - Outdoor classrooms
 - Self-guided interpretive displays
- Natural trails/pathways
 - Cross country ski/snowshoe trails

Main Audience/Orientation:

- Airdrie (and area) residents
- Destination services

Benefits:

- Builds on the natural and treed area of the park
- Natural trails may be developed in short term to encourage prompt park use
- Could appeal to all Airdronians as a destination
- May have complementary association with other thematic component options (e.g., passive/social, civic/festival/art/culture, cemetery)

Challenges:

- May need an identity for education/interpretive features
- Would need trails/pathways to appeal to a broader base of Airdronians

Possible size implications:

- About 75 acres (30 ha) natural and treed area on site

Passive/Social

- Picnic areas/shelters
 - Fire pits, BBQ pits
 - Picnic tables
- Playground structures
 - Children/youth structures
 - Multigenerational structures and equipment (e.g., game tables, fitness equipment, etc.)
 - Inclusive

Main Audience/Orientation:

- Airdrie (and area) residents
- Destination and neighbourhood services

Benefits:

- Commonly associated with other District Level Open Spaces (e.g., trails/pathways and picnic areas/shelters)

- Provides many different opportunities; thus potentially enhancing the appeal of the park to a broader audience of Airdronians (particularly trails/pathways)
- Social features/amenities such as picnic areas/shelters can enhance the appeal of the park to specific segments of the population (e.g. residents living in dwellings with limited outdoor spaces, culturally diverse populations, etc.)
- May have complementary association with other thematic component options (e.g., natural, Civic/Festival/Art/Culture, ctive recreation)

Challenges:

- May be somewhat redundant to other thematic components (e.g., natural, civic/festival/art/culture)

Possible size implications:

- Playgrounds – 0.6 acres (0.25 ha)
- Fire pits, BBQ pits, picnic tables – 0.6 acres (0.25 ha)

Operations and Maintenance Services

- Equipment and supplies storage
- Washroom, lunchroom

Main Audience:

- Parks

Benefits:

- Provides location to service open spaces in north and east areas of community

Challenges:

- Land could be used for other needs

Possible size implications

- Potentially a satellite location – size will be dependent on final configuration of the park

Organized Sport (Premier amenities)

- Ball diamonds
- Rectangular sport fields

Main Audience/Orientation:

- Airdronian and out of town sport participants
- Destination services

Benefits:

- Would address immediate need for additional sport fields in the community (Sportfield Management Plan estimated 6 diamonds needed and 6 rectangular fields in 10 years - 2019)

- Could accommodate reconfiguration of diamonds within community (consideration might be given to reconfiguration of Chinook Winds Park to softball/fastball/slo-pitch and baseball at Northeast Regional Park)
- Would likely be used from April to October (particularly for slo-pitch)
- Could generate revenue to the Municipality

Challenges:

- May not be perceived as being available to all Airdronians

Possible size implications:

- Ball diamonds – quad diamond facility 14 acres (6 ha) per quad
- Rectangular fields 3.5 acres (1.4 ha per field)

Civic/Festival/Art/Culture

- Event shelters
- Open space for festivals/performances
- Outdoor art
- Outdoor stage/amphitheater

Main Audience/Orientation:

- Airdrie (and area) residents/local organizations/promoters and tourists
- Destination services

Benefits:

- Larger space could better accommodate festivals, events, and functions (e.g. increase dedicated seating >100 and open space seating/standing areas >2,000, but might overlap with other thematic component spaces)
- Promotes community spirit, pride, and engagement
- Enables opportunities to attract events and performances to the community
- Encourages development of arts identity for the Airdrie community
- Supports initiatives encouraged by Community Events Grant for new events, heritage and culture resources and opportunities, and Public Art Policy
- Could appeal to all Airdronians as a destination
- Could attract investment in infrastructure from festival/event organizers

Challenges:

- Land consumptive to accommodate space requirements (e.g., >2,000 attendees)
- A central location may be better suited for outdoor civic/festival/event spaces

Possible size implications:

- Open space – 10 to 20 acres (4 to 8 ha)

Supporting Tournament/Tourism

- Campground
- Concession/meeting facilities

Main Audience/Orientation:

- Airdronian and out of town sport participants; tourists; visiting friends and relatives
- Destination services

Benefits:

- Campground could attract tournaments and sport competitions to be hosted in Airdrie
- Amenities would contribute economic benefits to the Airdrie community
- Could support civic/festival events
- Campground could be useful for various purposes – tourism, visiting friends and relatives, support Airdrie Rodeo Grounds camping opportunities, etc.
- Campground would be compatible with natural and treed area
- Likely to generate revenue to the Municipality
- A campground might be developed through phasing (e.g., begin with unserviced/open land options that could evolve to sites/serviced based on demand)
- Potential to partner with neighbouring municipalities

Challenges:

- May not be perceived as being available to all Airdronians
- Depending on scope of development, could be costly to build

Possible size implications:

- 10 to 20 acre (4 to 8 ha) for campground

Cemetery

- Casket lots
- Cremation ground lots and columbarium niches

Main Audience/Orientation:

- Airdrie (and area) residents
- Destination

Benefits:

- Availability of land to accommodate site needs
- Enhances local interment options for the community

Challenges:

- Typically, cemeteries are peaceful/passive park sites and this location may have other active recreation opportunities that would impede upon cemetery visitors
- Possible size implications:
- Business Case for Cemetery Services suggests between 10 to 40 acres (4 to 16 ha)

Possible size implications:

- Disc golf course - 0.5 to 40 acres (2 to 16 ha) depending on course
- BMX track – 5 acres (2 ha)
- Pickleball courts (6 courts) – 0.4 acres (0.16 ha)
- Skateboard park – 0.6 acres (0.25 ha)

Active Recreation

- Destination/large scale amenities:
 - BMX park
 - Disc golf course
 - Outdoor pool
- Neighbourhood oriented/small scale amenities:
 - Community gardens
 - Court pads
 - Dog parks
 - Outdoor ice rink
 - Skate park
 - Splash park
 - Tennis/pickleball courts

Main Audience/Orientation:

- Airdrie residents
- Destination and neighbourhood services

Benefits:

- Provides variety of opportunities; thus enabling appeal to a broader audience of Airdronians
- Multi-generational appeal
- (eventually) Could provide some services (tennis/pickleball courts/outdoor ice rink, etc.) for north Airdrie residents rather than having them travel to other areas of city
- Could facilitate year round use of the park (e.g. outdoor ice rink)
- Addresses various District and Neighbourhood Level Open Space needs

Challenges:

- Some amenities may need significant site servicing infrastructure (e.g., splash/spray park/outdoor pool)
- Likely not able to accommodate all amenities with other needs required at site
- Could result in duplication of amenities that are developed at Neighbourhood Level Open Spaces