Southwinds
in Airdrie

mattamyHOMES

# WHAT WE HEARD REPORT

Prepared by
B&A Planning Group

On behalf of Mattamy Homes

b&a

MAY 2021

Southwinds
in Airdrie

# CONTENTS


| | |
|---|---|
| **1.0** PROJECT BACKGROUND | **01** |
| **2.0** PUBLIC ENGAGEMENT | **02** |
| **3.0** VIRTUAL INFORMATION SESSION | **04** |
| **4.0** ONLINE SURVEY | **06** |
| **5.0** WHAT WE HEARD | **08** |
| **6.0** NEXT STEPS | **18** |

# 1.0 PROJECT OVERVIEW

The Southwinds Neighbourhood Structure Plan (NSP) will guide the development of approximately 155 acres of land within the Chinook Winds Community Area Structure Plan (CASP) in southwest Airdrie.

As per the City's planning process, a Neighbourhood Structure Plan is required to provide the detailed planning policy to guide land use and future legal subdividing of a plan area. A NSP serves as a statutory document that provides the rationale and logic behind the design for future development.

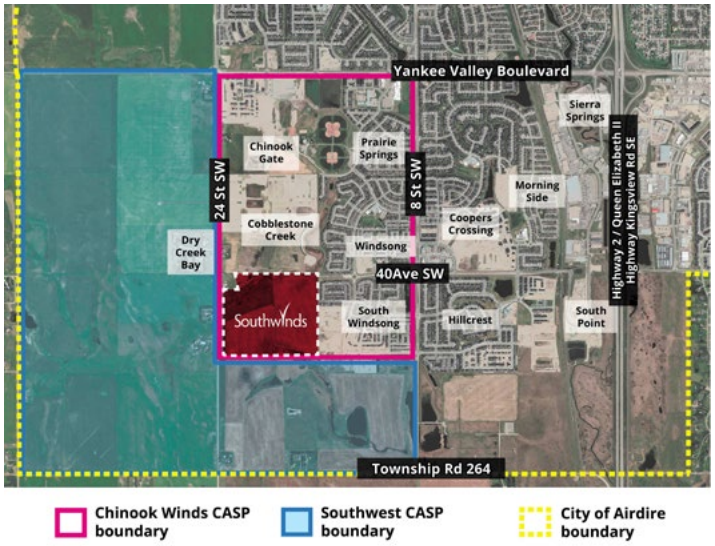
Through the preparation of the NSP, it was determined that amendments to the Chinook Winds Community Area Structure Plan (CASP) are required to ensure Southwinds NSP area can be developed efficiently and meet the needs of future residents. A City of Airdrie recreation centre and Rocky View School District high school site are planned within the NSP area and were not included in the current version of the CASP.

Mattamy is pursuing an amendment to the Chinook Winds CASP concurrently with the Neighbourhood Structure Plan.

## 1.1 OWNERSHIP

Mattamy Homes, The City of Airdrie and Rocky View School District are co-owners of the land and have been working collaboratively to prepare a concept for the site.

This What We Heard report has been prepared by B&A Planning Group (B&A) on behalf of Mattamy Homes, who is sponsoring and leading the preparation of the NSP. 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.



# 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.SouthwindsNSP.com

> **Mailouts**

Postcard mailouts were delivered to 2,000 adjacent homes on April 16, 2021.

> **Newspaper Advertisements**

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

> **Road Signage**

Road signs were placed on 24 Street SW, 40 Avenue SW and 8 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 29, 2021 to share information about the project, answer questions and collect feedback.

> **Online Survey**

A recording of the virtual information session, a copy of the presentation slides and an online survey were available on the project website from April 30 to May 11, 2021 to provide an additional opportunity to participate.

> **Engagement Representative Email and Phone Number**

A project email address (engage@southwindsnsp.com) and contact information for 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**

April / May 2021

**6**

Individuals provided feedback and questions via email

**Virtual Information Session**

April 29, 2021

**83** Registered

**59** Attended

**30** Comments/questions received through Q&A session

**Online Survey**

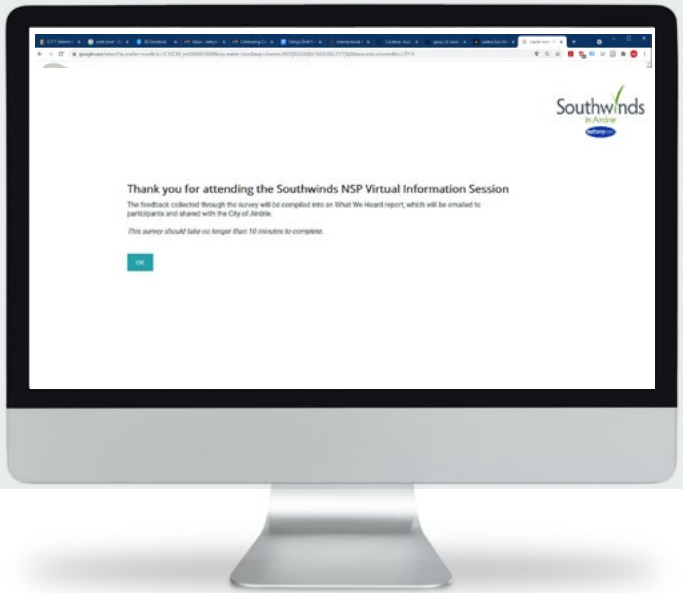
April 30 – May 11, 2021

**17**

online surveys completed

*Virtual Meeting*

*Online Survey*



# 3.0 VIRTUAL INFORMATION SESSION

## 3.1 WHO PARTICIPATED?

> **FACILITATORS**

**Kathy Oberg,** Planner, Partner, B&A Planning Group

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

> **PROJECT TEAM MEMBERS IN ATTENDANCE**

**Mat Simmons,** Mattamy Homes
**Ross Thurmeier,** Scheffer Andrew
**Stephen Sheldrake,** Pasquini & Associates
**Allyson Matthews**, Nak-Design

> **VIRTUAL INFORMATION SESSION PARTICIPANTS**

Eighty-three people registered and 59 people attended the virtual meeting. Attendees included

- Adjacent neighbours x48
- Unknown x6
- City of Airdrie x2
- Rocky View School Division x1
- Mayor Peter Brown
- Councillor Tina Petrow

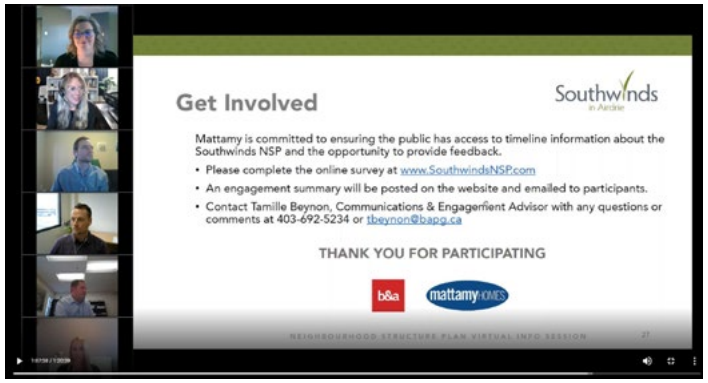
## 3.2 VIRTUAL INFORMATION SESSION OVERVIEW

The Virtual Information Session was held on Thursday, April 29, 2021 from 6–8 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.
- Kathy Oberg (B&A) gave a brief presentation to share the purpose and rationale of the NSP, 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*

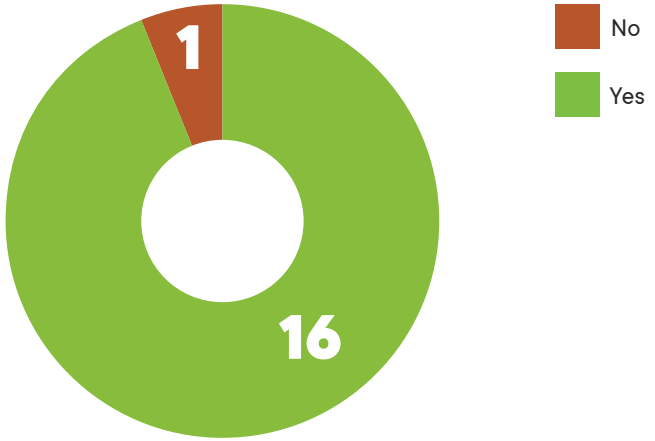


# 4.0 ONLINE SURVEY

## 4.1 WHO PARTICIPATED?

**17**
**SURVEYS COMPLETED**
*APRIL 30 – MAY 11, 2021*

**Attended the virtual event?**




**PARTICIPANTS**

- 2 Windrow Crescent
- 2 Windrow Link
- 2 Osborne Rise
- 1 Windrow Manor
- 1 Windwood Grove
- 1 Windgate Close
- 1 Windsong Boulevard
- 1 Windstone Lane
- 1 24 Street SW
- 1 Winford Heights
- 1 Osborne Common
- 1 Osborne Green
- 1 Osborne Drive
- 1 Falchurch Crescent

## 4.2 WHAT WE ASKED

**Did you have any outstanding questions for the project team?**

**Do you have additional comments or ideas related to the proposed Neighbourhood Structure Plan?**

*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 information session 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

- Rocky View School / City of Airdrie Recreation Site
- Housing Types
- Community Name / Sign
- Green Space / Pathways
- Construction
- Transportation
- Off Leash Park
- Engagement
- Support
- Timeline
- Commercial
- Drainage
- Other

## 5.2 FEEDBACK AND RESPONSES

In order to ensure transparency and open communication, the project team has responded to every question and comment received throughout the public engagement program within the following tables.

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

### ROCKY VIEW SCHOOL DIVISION / CITY OF AIRDRIE SITE (10)

| Question/Comment | Response |
|---|---|
| What is the timeline for the school site? (3) | Mattamy is unable to comment on timeline for the High School or Recreation Centre.<br><br>As per Rocky View School Division, the high school will have a longer time frame than surrounding development as they cannot request funding until the site is shovel ready. |
| What is the timeline for the recreation centre? (3) | Mattamy is unable to comment on timeline for the High School or Recreation Centre. The City of Airdrie anticipates the planning will take place over the next two years. Construction may start in late 2023. |
| Need for another recreation centre | No response required. |
| Will the rec centre be similar to what we have in the East? | The City of Airdrie states that the proposed recreation centre will be very similar to Genesis Place. There will be a Community Facility Needs Assessment and further Community Engagement led by the City of Airdrie to help inform the design. |
| Will the school site be seeded or sodded until it is developed? | Once all the boundary roads are in place the school area will be landscaped which will include the pathway connection. The site is a high priority for Rocky View School Division but we cannot speak to exact timelines. |
| Does that light blue line dividing phase 9 from slide 24 indicate the planned split between the school and the rec centre? | The line on Phase 9 does not indicate any division of the site. There is still work to be done to determine the layout of the site. |

## HOUSING TYPES (7)

| Question/Comment | Response |
|---|---|
| Are there any plans for single bungalow or bungalow villas? (2) | We will not be offering bungalows in this development with this plan. |
| Will there be apartment buildings in this plan? | Currently there are no plans for apartment buildings in this NSP area. |
| Concern with more townhouses and row houses instead of single family homes. Homes on small lots and secondary suites make parking challenging. | All new communities are required to meet community design and density goals as outlined in the city's municipal development plan. All parking requirements will be met in accordance with city policy. |
| Is Mattamy going to develop retirement buildings with the aging demographic? | Currently, Mattamy does not build any low-rise, mid-rise or high-rise buildings. Our focus is low density residential in the form of single family and townhomes. |
| Will the residential floor plans be similar to the current layouts? | The residential floor plans will be similar to what is currently offered. There will be three product types developed by Mattamy. The single family product in this community will have a slightly wider lot and there will be new floor plans available. Townhouses with garages off the lane will be a similar product. There will also be townhouses with garages in the front as well. |
| Is the ruby design coming back? | Mattamy will take this comment back to the building group and discuss further. |

## COMMUNITY NAME / SIGN (6)

| Question/Comment | Response |
|---|---|
| Confusion with South Windsong versus Southwinds. The City of Airdrie calls the existing community South Windsong, but Mattamy calls it Southwinds. (4) | We understand there is some confusion around the naming of the community. This Neighbourhood Structure Plan is for an extension of the existing Southwinds Community, directly to the East. It will be considered as one community and have a similar look and feel. We will not be changing any existing signs to say South Windsong. It will be marketed the same as the existing Southwinds community. The only reference to South Windsong is within the City of Calgary's planning documents, and we apologize for any confusion this may have caused. |
| Will the Southwinds sign be moved? | |
| Propose a new community name to differentiate the two communities (i.e. East Southwinds) | |

## GREEN SPACES / PATHWAYS (5)

| Question/Comment | Response |
|---|---|
| Are there plans for more green spaces and walking paths? | Please review the presentation slides to view the proposed green spaces and walking paths. |
| Will there be walking paths along the storm pond? | Yes there will be walking paths along the storm pond. |
| Will the area have more shrubs and trees like we see along the corner of 40th and 8th? | Landscaping for the entire community will meet the requirements as per City of Airdire policy. Some landscaped areas will contain more trees and shrubs than others, as determined at detailed design stage. |
| Would like more information about Mattamy's portion of the fields that are required at the proposed High School site. | Mattamy does not own any of the fields at the high school site. The high school and recreation site is owned by the City of Airdrie and Rocky View School Division and they will determine the layout of the site and fields. |
| Will there be sidewalks with the greenspace between the road and the sidewalk on all sidewalks | This plan has a combination of separated sidewalks and monolithic sidewalks. Separated sidewalks will be used on collector roads such as Osborne Drive, Southwinds Blvd and Southwinds Drive. These will have separated sidewalks with greenspace in between. Slide 16 shares details about the proposed sidewalks and pathways. |

## CONSTRUCTION (5)

| Question/Comment | Response |
|---|---|
| Where will construction traffic be routed / will 24 Street be used for construction traffic? (2) | It has not yet been determined which road will be used for construction. The first option is through 40 Avenue SW and the second option is through 24 Street SW. It most likely will be through 40 Avenue SW as 24 Street SW is not paved along the boundary of the site. |
| When will construction to extend 40 Avenue west begin and how long will it take? | Extension of 40th avenue is planned to begin in 2022. It will be constructed in segments and the timeline for ultimate completion to 24th street is yet to be determined. |
| Will construction crews avoid Osborne Drive? | Mattamy will ensure that construction traffic impacts the least amount of people possible. As a result we will likely avoid Osborne Drive. Construction plans are not finalized. |
| With the wind coming from the West, is there a plan to suppress dust that will be heading to the existing South Windsong community? The current construction in the south west portion of South Windsong is generating significant dust and dirt to the existing residents. | There will be dust control efforts during construction. The City of Airdrie requires a developer to prepare an Erosion and Sediment Control Plan as part of the grading permit. This includes a variety of erosion and sediment control practices to manage dust that blows off site and erosion due to rainfall. |

## TRANSPORTATION (4)

| Question/Comment | Response |
|---|---|
| As we keep adding population, are there any conversations with city to have new connections with Highway 2 by adding in exit in future? | This question is beyond the scope of this project. The City of Airdrie and Alberta Transportation are having ongoing conversations. There has been recent news about a 40 Avenue SW interchange with HWY2. The City is also looking at 24 Street SW as a future connection south towards the City of Calgary and a similar connection on the East side of HWY 2 in an effort to not overload HWY 2. |
| There are only two exits to the highway. And there are only rural roads connecting to Calgary. Are there plans for a faster exit from Airdrie, as we are currently taking rural roads to connect to Calgary. | That is beyond the scope of this project. The City of Airdrie is planning for additional connections to Calgary, for example 24 Street SW is planned to connect to Centre Street North. The City has a document called the Transportation Master Plan, which can be found here: https://www.airdrie.ca/getDocument.cfm?ID=8287 |
| Will 40 Avenue SW be Connected to HWY 2 | There are plans for an interchange, these plans are led by Alberta Transportation and the City. |
| Since the city is on the call, are there any plans to control the amount of cars parked on the streets in the current residential area? Or there will be any control of that when population grows? | The City of Calgary documented this question and has shared the concerns about parking with the transportation department. |

## OFF LEASH PARK (3)

| Question/Comment | Response |
|---|---|
| Would like more information about the off leash park (2) | There is a proposed dog park as shown on slide 17 image 2. The proposed dog park will include a centralized parking lot, a small dog area with agility equipment and a large dog agility equipment area. The entire area will be fenced. |
| Will the dog park design be something like the ones we already have in Airdrie, or something similar to the one that is located at East Village in Calgary? | The intent with the dog park agility equipment is to still maintain a natural turf field. |

## ENGAGEMENT (3)

| Question/Comment | Response |
|---|---|
| Where can stakeholders find the online survey? | The survey will run from April 29 through to May 11. The survey link and presentation deck will be emailed to everyone who registered for the information session. The information and survey is also available at www.southwindsnsp.com. An engagement summary will be shared with stakeholders in mid-May. |
| Will attendees get an email with the survey link? | |
| Will the presentation slides be made available after the call? | |

## SUPPORT (3)

| Question/Comment | Response |
|---|---|
| We appreciate you have thought of multiple demographics. A pump track and off leash area will be wonderful additions to the community | No response required |
| Great idea | No response required |
| Very exciting development. We are happy to be part of a growing community and look forward to the construction being completed. | No response required |

## TIMELINE (2)

| Question/Comment | Response |
|---|---|
| When will the Community be completed and what is the phasing's timeline? | For the residential development, we anticipate Phase 1 will be starting construction in Spring 2022. Completion of the residential development may occur between 4 and 7 years. We cannot provide more details for the School/ Rec Centre or the development along 40 Avenue SW. |
| When will you be breaking ground? | Timelines are always market dependant. Phase 1 may break ground ins Spring 2022. Full build-out for the residential area make take 4 to 7 years. |

## COMMERCIAL (2)

| Question/Comment | Response |
|---|---|
| Are the commercial areas open for sale? | No, the commercial areas are not currently for sale. The timing of sales will likely align with future development of the residential, high school and recreation centre. |
| Concern with change from commercial to special study area in the northwest corner. | Upon further discussions with the City of Airdrie and the landowner in the northwest corner, the "Special Study Area" has been removed. The five acre-privately owned parcel of land, along with Mattamy's surrounding lands will remain as Commercial within the Community Area Structure Plan (CASP). Within the NSP, Mattamy's lands have been updated to "Urban Holdings (TBD)" to ensure the adjacent parcel and Mattamy's parcel are planned wholistically at a future time. Please see the updated land use concept at www.SouthwindsNSP.com. |

## DRAINAGE (1)

| Question/Comment | Response |
|---|---|
| Concern about drainage and water pooling (taking place in Windsong) | The new community will be designed by professional engineers to drain in accordance with the City of Airdrie design standards. Concerns with existing drainage should be brought to the attention of the City of Airdrie. |

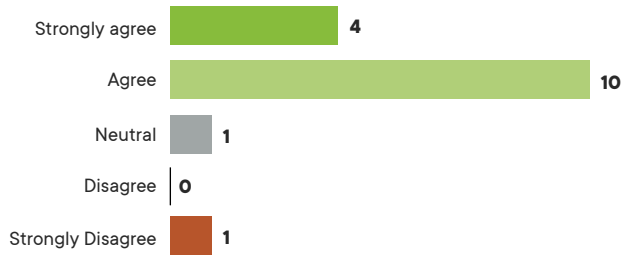
## OTHER

| Question/Comment | Response |
|---|---|
| No additional questions or comments at this time (7) | No response required |
| What is happening with the land currently vacant at 40th Ave and Windsong Drive traffic circle? | That land is not owned by Mattamy homes, so we are unable to comment on development plans or timing. |
| Is there a plan for the farm land located on Osborne Drive entering the community from 8th street? | This piece of land is not owned by Mattamy so we cannot speak to that site. It is owned by a private landowner. |
| Do you own or have any plans to develop in the future Southwest CASP? | We do not own any lands in the Southwest CASP area. B&A Planning Group is supporting the Southwest CASP as well, and more information about that project can be found at www.southwestcasp.com |
| When is the K–8 school proposed to start building and when will it be completed? | The school is currently number three on Rocky View School Division's list for capital requests, however they do not control the timing of government funding or approvals. The next round for government approvals is March 2022. The High School site will not receive funding until the site is shovel ready. There will be ongoing discussion between the School Division and Mattamy on timing and coordination of development. |

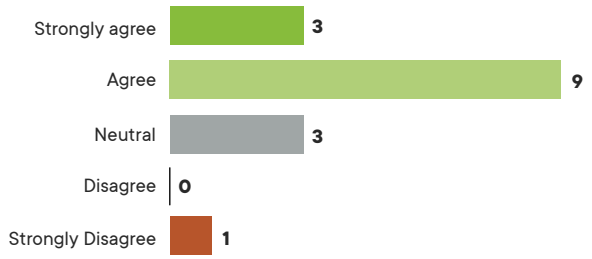
## 5.3 EVALUATION

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

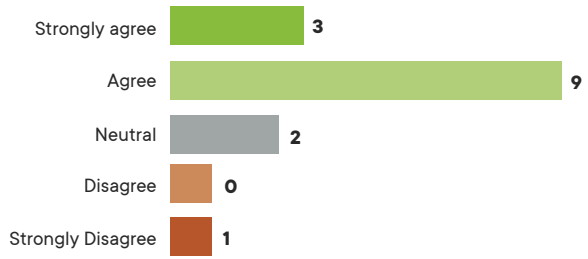
**The information provided in the virtual community meeting helped me understand the proposed Neighbourhood Structure Plan.**




**The information provided in the virtual community meeting met my expectations.**




**I was able to provide feedback and ask questions.**



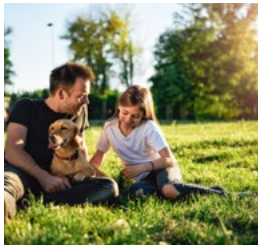

**Would you like to speak directly with a member of the project team?**

# 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 to take place on June 3, 2021 and the Public Hearing of Council to take place on June 21, 2021.

## CONTACT INFORMATION

**Tamille Beynon, Senior Engagement Specialist**

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