

PUBLIC ENGAGEMENT SUMMARY

AT A GLANCE

Members of the community were invited to attend an in person engagement with the project team on April 13th, 2023 at the Town & Country Centre. This was an opportunity to learn more about the proposal and ask the project team any questions specifically relating to the proposed Direct Control District located at 8 Street SW located in the community of Midtown.

How Did We Engage?



Direct - In Person

An information session was held at the Town & Country Centre with the project team.



Direct - Virtual

Direct phone numbers and email addresses were available to any individuals with questions for the project team.

How Did People Hear About the Plan?



Shane Communities Project Website



Postcard Delivery



City of Airdrie Circulation Letter



Quick Facts Mailout

OBJECTIVE

It is extremely important to Shane Communities that the public accurately understands the proposal of the Direct Control District and is afforded an adequate opportunity to understand how these changes impact the built development. Building awareness and support among those engaged and within the community is imperative to endorse the development and approval of the plan.

WHAT WE HEARD & HOW WE RESPONDED



Transportation (Access) Concerns

- All traffic patterns are circulated through the parcel and directed towards 8th Street SW.
- No vehicular access from the parcel is granted towards lane-way or to Midtown Blvd SW.
- A dedicated pedestrian and emergency services corridor will be located in the north eastern corner of the lot.
- An updated Transportation Impact Review was completed that identified no increase to overall traffic patterns.



Height (Massing) Concerns

- Purposeful maintenance of four stories that integrates with the existing homes and has remained consistent with the original vision of the parcels development. Proposed design will also maximize the natural light and open space within the parcel.



Market Demand & Compatibility Inquiries

- It is Shane Communities intent to continue development of their lifestyle quality homes within the community, while adding diversity with a smaller scale, more affordable product. Since the original land use approval in 2014, market economies and increased construction costs; balanced with the need to accomodate smaller units for affordability, requires an increase in density for this parcel. This will ensure project viability and allow Shane Communities to maintain their quality standards.



Parking Concerns

- Stalls will be allocated to each residence, calculated according to the Land Use Bylaw requirement of 1.75 stalls/dwelling unit. As confirmed by City of Airdrie administration and will be reviewed at Development Permit stage.



Continued Communication with Community

- The project team has identified an additional opportunity for engagement in the form of a quick facts sheet to be mailed out to residents prior to the public hearing. This is to ensure that the community is aware of the proposed product and project deliverables that will positively contribute to the existing community.