SOUTH AIRDRIE CASP

COMMUNITY AREA STRUCTURE PLAN

ENGAGEMENT SUMMARY

September 2020

b&a

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COMMUNITY AREA STRUCTURE PLAN

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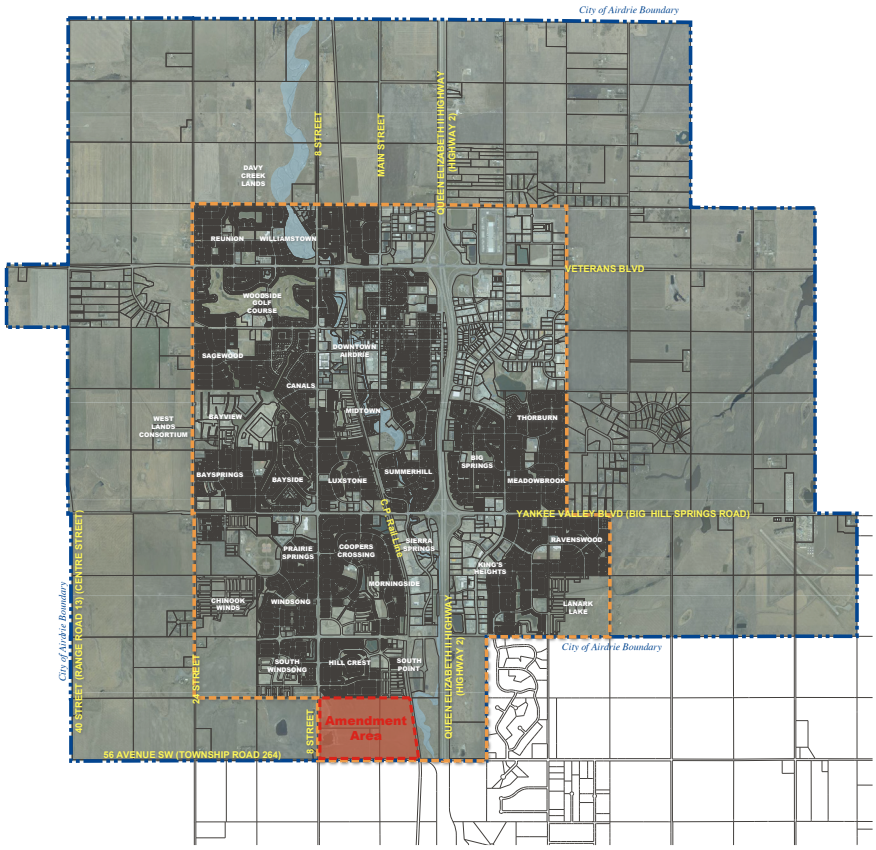
1 INTRODUCTION

This Engagement Summary has been prepared by B&A Planning Group on behalf of three landowners pursuing an amendment to the South Airdrie Community Area Structure Plan, which will allow for a new community containing a mix of residential and commercial uses.

The South Airdrie ASP, one of Airdrie's Community Area Structure Plans (CASPs), initially adopted by Council in September 1991, identified the subject lands for Industrial uses. Given the new context of the land and the surrounding non-industrial uses, the landowners are seeking an amendment to the South Airdrie ASP for a mixed-use commercial and residential development, including:

- Neighbourhood Residential Area;
- Commercial Area;
- Environmental Open Space;
- School Site; and,
- Public Utility/Stormpond.



Before the development of the proposed community, which will be further detailed at the next Neighbourhood Structure Plan (NSP) stage, the amendment to the South Airdrie ASP will outline the planning and servicing framework for the development, setting the general location of major land uses, major roadways, utility servicing, pathway systems, and population densities.

Given the nature of the proposed development, the South Airdrie CASP team is committed to engaging the public in its process, ensuring the amendment considers all stakeholders' comments and concerns. The following summary outlines B&A's engagement public engagement process and provides an overview of the feedback received to-date.

2 PROJECT TIMELINE

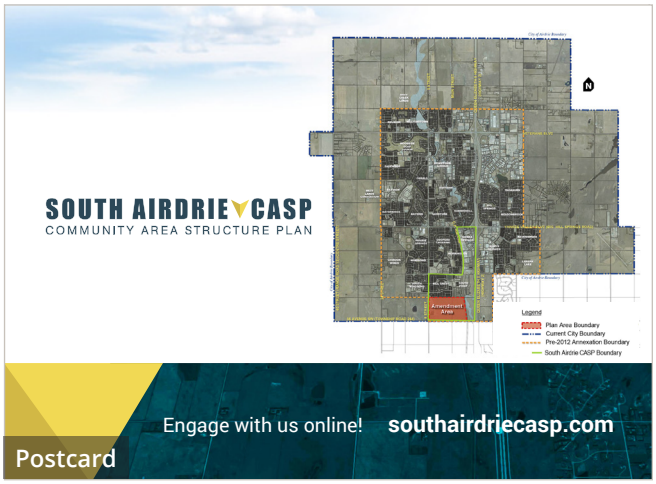
December 1986	Lands annexed into the City of Airdrie
September 1991	South Airdrie ASP approved by Council
September 2014	Final Readings given to current Airdrie City Plan (MDP)
March 2016	Office and Retail Market Growth Study for The City of Airdrie
April 2018	Council approved the Growth Strategy Update
June 2018	Council adopted the 12 Thousand Acres Plan (Comprehensive Growth Sequencing Strategy)
July 2018	CASP Amendment Justification Report submitted to City of Airdrie
August 2020	CASP review by City of Airdrie Administration and public engagement process
We are Here	
September 2020	**Public Engagement Summary Distributed**
September 2020 *Anticipated*	Feedback from public and Administration received, reviewed, and considered
Fall 2020 / Early 2021 *Anticipated*	CASP considered by MPC, Airdrie City Council, & CMRB for approval

3 ENGAGEMENT OVERVIEW

Due to the public health situation related to COVID-19 and the Government of Alberta's regulations around social distancing, the project team was unable to host an in-person public engagement event. In place of a standard public open house, the project team developed a project website and an online survey to provide stakeholders with the opportunity to learn about the project and provide their input. The online survey was available from August 14 to September 7, 2020, to ensure sufficient time was provided to participate.

Feedback collected through the survey will be considered by the project team alongside the City of Airdrie's concurrent review of the Plan. The project website will continue to be updated throughout the project.

Road Sign



Postcard

Website

OUTREACH

- **Project website launched**
  August 14, 2020
- **1,450 postcards delivered to neighbours**
  August 17, 2020
- **1 roadsign posted on the property, visible to traffic along 8th Street**
  August 14 – September 7, 2020

ENGAGEMENT SNAPSHOT

730+
website views

2
direct emails from project stakeholders

100
completed surveys

16
individual responses to participants who requested to speak with a member of the project team

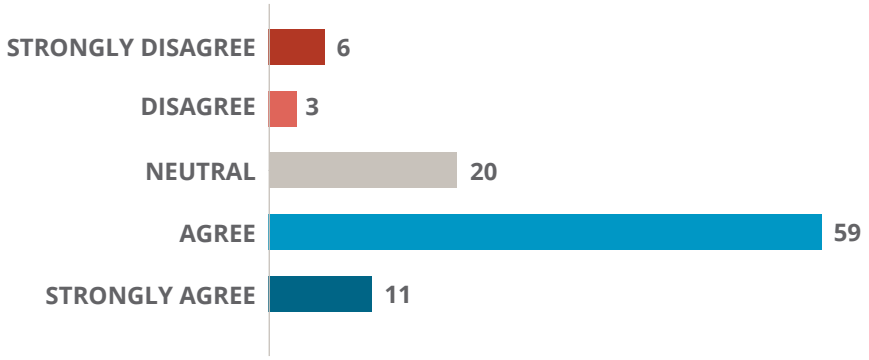
56
email subscribers

WHO PARTICIPATED

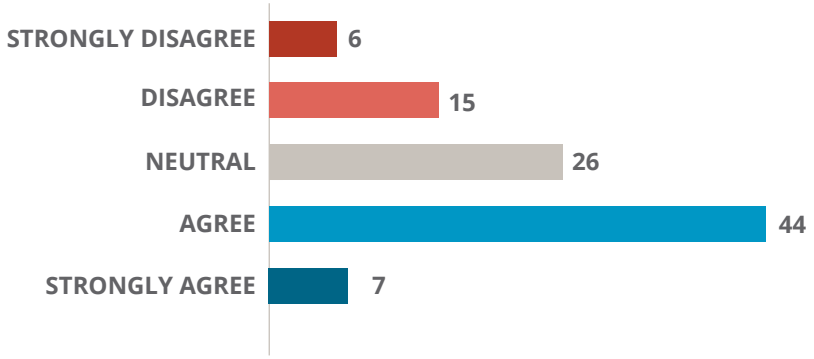
- **96 residents in neighbouring communities**
  - Hillcrest
  - South Point
  - South Windsong
- **3 residents in non-neighbouring communities**
- **1 resident outside of Airdrie**

ENGAGEMENT EVALUATION

The information on the website helped me understand the vision for the proposed amendments to the existing ASP.



The information on the website met my expectations.



4 WHAT WE ASKED

Through an online survey, the South Airdrie CASP team heard from 100 participants who shared their questions, comments and concerns regarding the proposed CASP amendments. The online survey included the following questions:

- **What do you like about, or consider a strength of the proposed amendment from Light Industrial to Residential and Commercial uses?**
- **Do you have any concerns with the proposed amendments?**
- **Please share any mitigations you would recommend to address your concerns.**
- **Do you have any final questions, comments or ideas related to the project?**
- **Would you like to speak directly with a member of the project team?**

After reviewing and analyzing all responses to the survey, the following themes emerged, outlining the key areas of interest, concern or comment among community stakeholders:

- **Transportation Infrastructure;**
- **Residential Buildings;**
- **Environment and Wildlife;**
- **Commercial/Recreational/School Offerings; and,**
- **Timeline of Development.**

5 FEEDBACK SUMMARY

The dialogue from the online survey and communication with community stakeholders have been transcribed and categorized into several themes, as seen below. The project team has provided responses to each theme.

TRANSPORTATION INFRASTRUCTURE

WHAT WE HEARD

- Consideration for 8th Street North-bound and South-bound traffic
- Inquiries into the timeline for the 40th Avenue connection construction
- Concern regarding the increase in traffic through the adjacent residential areas

RESPONSE

The development of 8th Street as a 4-lane arterial road will be an integral part of the road infrastructure required to support this development. As construction continues on 8th street, upgrading the highly-trafficked street, residents will continue to experience an ease of transportation throughout Aidrie's southwest. During the next phase of the project development, the Neighbourhood Structure Plan (NSP), the area will undergo a Transportation Impact Analysis (TIA) to further detail the road network and plans for future upgrades. This information is further detailed on the website's "Transportation & Servicing" page.

All development in Airdrie contributes to City Levies, which helps pay for road improvements as the City grows. Both the City and the development community are actively pursuing the Government of Alberta to advance the 40th Ave/Highway 2 (Queen Elizabeth II Highway) interchange.

RESIDENTIAL BUILDING

WHAT WE HEARD

- Consideration for spacing between residential communities
- Inquiries into the type of residential buildings (condos, duplexes, single-family homes, etc.)
- Number of residential houses projected
- Concern regarding light pollution to current residents

RESPONSE

At this stage, the residential proposal for the development includes a mix of low and medium-density residential offerings such as single and semi-detached houses, townhouses, and low-rise multi-residential. The spacing between the residential buidlings will be in line with the requirements of the Airdrie Land Use Bylaw. There are approximately 1,130 residents anticipated in this new community; however, this will be further detailed at the Neighbourhood Structure Plan (NSP) stage.

Street lighting will be provided as required by Airdrie City standards, this will be detailed through later stages of development.

ENVIRONMENT AND WILDLIFE

WHAT WE HEARD

- Safeguards for the natural wetlands
- Consideration for a larger green space in the CASP
- Inquiries for the wildlife preservation process
- Development of additional pathways throughout the greenspace

RESPONSE

The proposed land is currently designated for industrial purposes; the South Airdrie CASP is looking to re-designate the approved development for residential and commercial purposes, to better align with the City of Airdrie's needs. If the CASP amendment is approved, the planning process's next step requires a Neighbourhood Structure Plan (NSP). At the NSP stage, an Environmental Site Assessment (ESA) will be completed to assess the site's biophysical features, including hydrology, terrains, soils, vegetation, and wildlife. The Biophysical Impact Assessment (BIA) makes recommendations to ensure adequate protection of environmentally sensitive features and identifies mitigation strategies to avoid, eliminate or reduce potential environmental impacts.

For the proposed green space, Municipal Reserve (i.e. the school site and dedicated park space) will be provided in accordance with Provincial and Municipal requirements - this is typically 10% of gross developable land area.

COMMERCIAL/RECREATIONAL/SCHOOL OFFERINGS

WHAT WE HEARD

- Inquiries for the type of commercial offerings (boutique, local, warehouse, grocery, etc.)
- Consideration for additional recreational features in the community (basketball courts, tennis courts, playgrounds, etc.)
- Need for further day-to-day amenities in the area (groceries, gas stations, etc.)
- What type of school is being considered?

RESPONSE

The commercial areas in this proposed development are intended to provide a mix of community-oriented retail, restaurant, and service offerings to Airdrie's residents. These offerings could include local shops, cafes, medical clinics, etc. in addition to amenities. These details will be further refined at the Neighbourhood Structure Plan (NSP) stage.

A school will be located at the heart of this future community, connected by linear green spaces and multi-use pathways. The type of school will be confirmed at a later date through discussions with the school board to meet their needs.

TIMELINE OF DEVELOPMENT

WHAT WE HEARD

- Is the project set in stone or is there a chance plans will be amended again?
- Construction start date and length
- Consideration for the timeline of additional community construction (8th street, etc.)
- Concern for overlap of construction projects on Airdrie's southwest

RESPONSE

The owners are looking to develop their lands. They currently have the ability to move forward with industrial development; however, they feel residential development adjacent to Hillcrest and South Point would be more suitable. Therefore, the application they have made to the City of Airdrie is to amend the existing policy that directs for industrial development (the South Airdrie ASP) to allow them to proceed with a future application for residential and commercial development - this would be a secondary application. Airdrie City Council will decide on the proposed South Airdrie ASP amendment through a public hearing and three readings of the Bylaw, based on the plan, engagement, and Administration's recommendation. The decision is anticipated to take place later this Fall. Please note that these lands have been within Airdrie city limits since 1986, while the South Airdrie CASP has been in place since 1991.

Following Airdrie City Council approval for the South Airdrie CASP amendment, landowners are required to prepare and submit a thorough Neighbourhood Structure Plan (NSP) with an application to change the land use to the City. Pending approval, landowners are then required to obtain a Subdivision and Development Permit.

The timeline for these processes is approximately a year, placing a tentative construction start date at the end of 2021; however, no official timeline is in place at this time. During these processes, the South Airdrie CASP team will facilitate a similar engagement strategy to ensure all community stakeholders are informed and have the opportunity to provide feedback.

6 NEXT STEPS

The project team is currently reviewing all feedback received through the online survey as well as comments provided by the City of Airdrie. Upon completing this review, the project team will make any necessary amendments to the plans prior to the City's approvals process.

We are committed to ensuring the public has access to timely information regarding this project and will continue to share updates through the email subscriber list and on the project website.

CONTACT INFORMATION

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