BYLAW NO. B-10/2022
CITY OF AIRDRIE
PROVINCE OF ALBERTA

BEING A BYLAW of the City of Airdrie, in the Province of Alberta, to adopt Bylaw No. B-10/2022, being the Sawgrass Park Neighbourhood Structure Plan.

WHEREAS under the authority and subject to the provisions of the ***Municipal Government Act***, Revised Statutes of Alberta, 2000, Chapter M-26, and amendments thereto, the Council of the City of Airdrie may pass Bylaws adopting an Area Structure Plan; and;

NOW THEREFORE the Council of the City of Airdrie in Council duly assembled, enacts that Bylaw No. B-10/2022 “Sawgrass Park Neighbourhood Structure Plan”, be adopted in the manner as written and illustrated in the attached Schedule “A”.

Read a first time this 16th day of May, 2022.

Read a second time this 16th day of May, 2022.

Read a third time this _____ day of _____, 2022.

This bylaw was executed as of the latest date
evidenced by digital signature below.

_____
Mayor

_____
City Clerk

Bylaw No. B-10/2022
Schedule “A”
(Sawgrass Park Neighbourhood Structure Plan)

Sawgrass Park

BY Hopewell

Neighbourhood Structure Plan

DRAFT May 2022

Sawgrass Park

BY Hopewell

Neighbourhood Structure Plan

DRAFT May 2022

Submitted to:
City of Airdrie

Prepared by:
B&A Planning Group

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PART A

Welcome to Sawgrass Park

BY Hopewell

PURPOSE AND INTENT

The Sawgrass Park Neighbourhood Structure Plan (NSP) is a statutory document that will facilitate the development of the neighbourhood of Sawgrass Park. The NSP provides a land use concept, planning policy and other detailed information to guide subsequent land use and subdivision applications.

The Sawgrass Park NSP aligns with the policy direction of the Airdrie City Plan and the Davy Creek Community Area Structure Plan (CASP). Neighbourhood Structure Plans are required by the City of Airdrie prior to redesignation and subdivision, and provide an explanation of the layout and design, along with future engineering and servicing decisions for the area.

VISION

Sawgrass Park is envisioned as a neighbourhood that residents tell their friends about, a place where residents can meet their daily needs close to home and where they feel safe, welcome and engaged. More than just building houses, this is about creating a home for Airdrie residents from all walks of life. Sawgrass Park is envisioned as a comprehensively planned neighbourhood that includes a variety of housing choices, local commercial, neighbourhood nodes and community amenities, and exceptional access to a wide range of natural and programmed open spaces.

The focal point of Sawgrass Park will be an open space corridor and pathway system that links residents to the Nose Creek Environmental Reserve (ER) and pathway, a Community Activity Centre and joint use school site, naturalized stormponds, and a range of neighbourhood park spaces throughout the Plan Area.

The Community Activity Centre site will welcome residents of Sawgrass Park and visitors alike. This major open space and recreation feature will be visible from each major entrance road and will provide views all the way through the neighbourhood to the Nose Creek ER.

Residents will have access to an extensive active modes network with exceptional access to natural open space, recreation opportunities and community amenities. All told, residents will have access to over 81 acres of accessible open space within their neighbourhood. Sawgrass Park will also be home to a range of amenities and land uses which are designed to make this a place where people come to live and play, to raise families and engage with their neighbours.

LOCATION

Sawgrass Park is located in northwest Airdrie and comprises 277.78 acres (112.41 hectares) of land within the Davy Creek CASP.

OWNERSHIP AND LEGAL DESCRIPTION

The plan area is legally described as NW1/4 14-27-1-W5M and a Portion of NE 1/4 14-27-1-W5M. The entirety of the Sawgrass Park NSP lands are owned by Hopewell Davy Land Corporation.

FIGURE 1 : LOCATION

SITE CONTEXT

As shown in Figure 2, the plan area is bounded to the:

- south by the existing residential communities of Reunion and Williamstown;
- west by 24 Street NW/ Range Road 12 and agricultural lands within Airdrie;
- east by future residential development lands within the Davy Creek CASP; and
- north by agricultural lands within Airdrie.

In addition, the east portion of the plan area is defined by Nose Creek and its floodway.

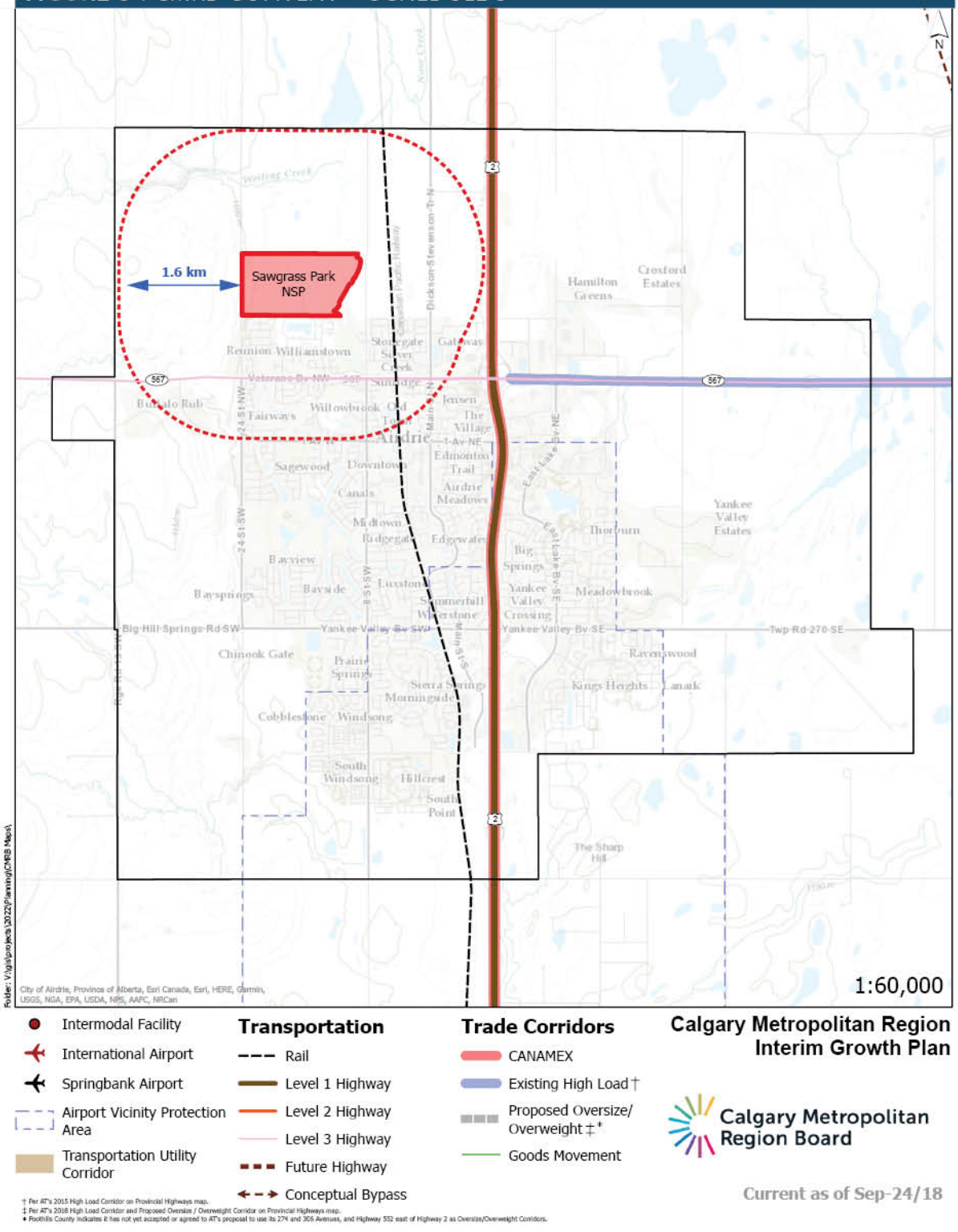
FIGURE 2 : SITE CONTEXT

Calgary Metropolitan Region (CMR) CONTEXT

Figures 3 and 4 show the plan area in the context of major mobility corridors as noted in the Calgary Metropolitan Region Board's (CMRB) Growth Plan. The Sawgrass Park NSP is proximate to:

- CP Railway corridor
- QEII Highway to the east which is a Level 1 Highway and part of the CANAMEX trade corridor
- Highway 567 / Veterans Boulevard to the south, a Level 3 Highway
- The Airdrie-Calgary intermunicipal Transit Corridor and proposed future Higher Order Transit Corridor to the southwest along 24 Street

FIGURE 3 : CMRB CONTEXT – SCHEDULE 3



- Intermodal Facility
- International Airport
- Springbank Airport
- Airport Vicinity Protection Area
- Transportation Utility Corridor

Transportation

- Rail
- Level 1 Highway
- Level 2 Highway
- Level 3 Highway
- Future Highway
- Conceptual Bypass

Trade Corridors

- CANAMEX
- Existing High Load †
- Proposed Oversize/ Overweight ‡*
- Goods Movement

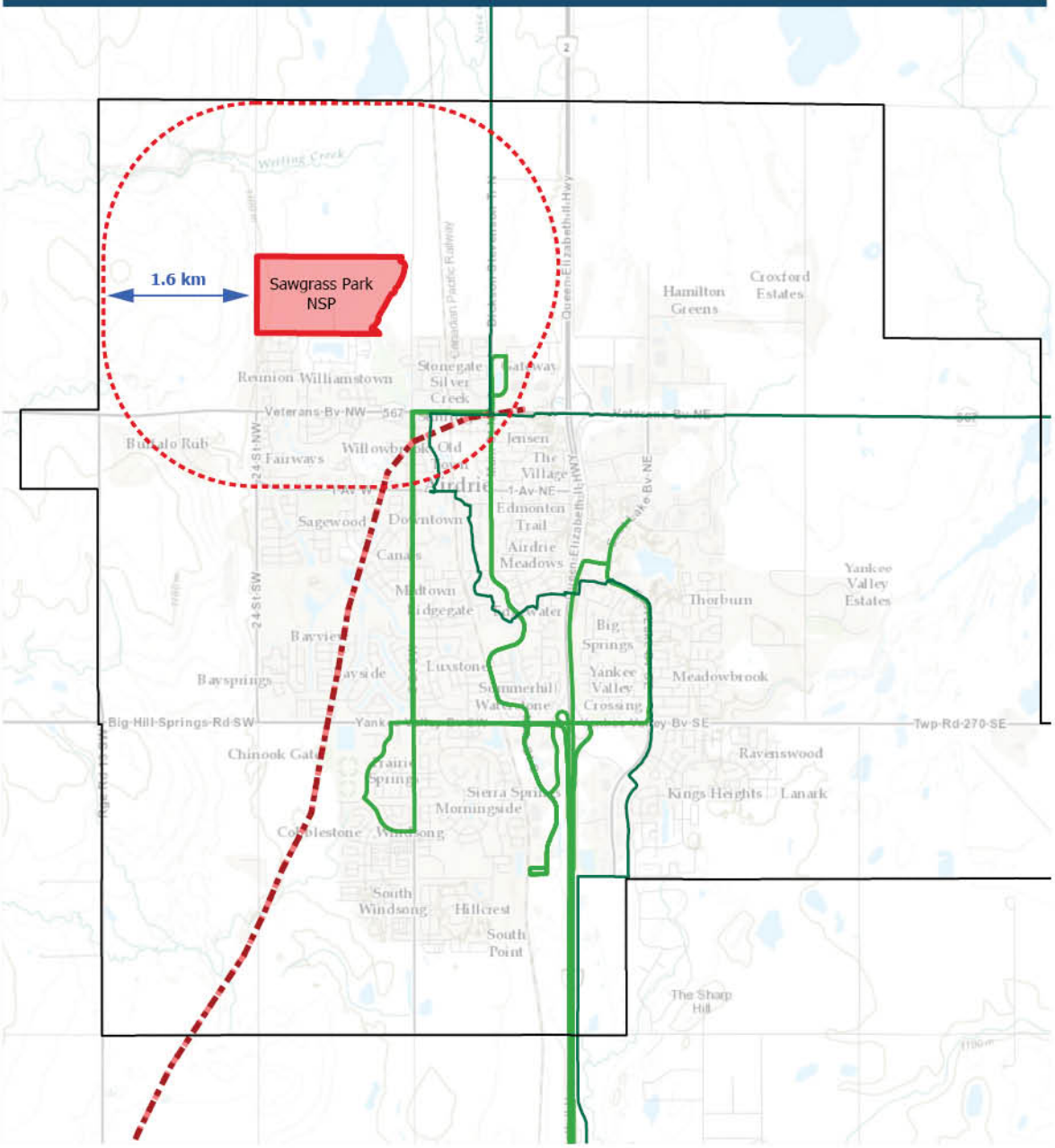
Calgary Metropolitan Region Interim Growth Plan

Calgary Metropolitan Region Board

Current as of Sep-24/18

† Per AT's 2015 High Load Corridor on Provincial Highways map.
‡ Per AT's 2018 High Load Corridor and Proposed Oversize / Overweight Corridor on Provincial Highways map.
* Foothills County indicates it has not yet accepted or agreed to AT's proposal to use its 274 and 305 Avenues, and Highway 552 east of Highway 2 as Oversize/Overweight Corridors.

FIGURE 4 : CMRB CONTEXT – SCHEDULE 4



- Park and Ride
- Future Park and Ride
- LRT Terminus Station/ Intermunicipal Connection
- Transportation Utility Corridor

Active Transportation Corridors

- The Great Trail †
- Regional Pathway

Higher Order Transit (HOT) Corridors

- Potential Future HOT ‡
- Existing HOT ‡
- Planned HOT ‡

† Formerly the Trans Canada Trail
‡ Higher order transit (HOT) includes light rail transit (LRT) and rapid transit (BRT)

Intermunicipal Transit Corridors

- Public Intermunicipal Transit
- Private Intermunicipal Transit
- Future Intermunicipal Transit

Calgary Metropolitan Region Interim Growth Plan

Calgary Metropolitan Region Board

Current as of Sep-24/18

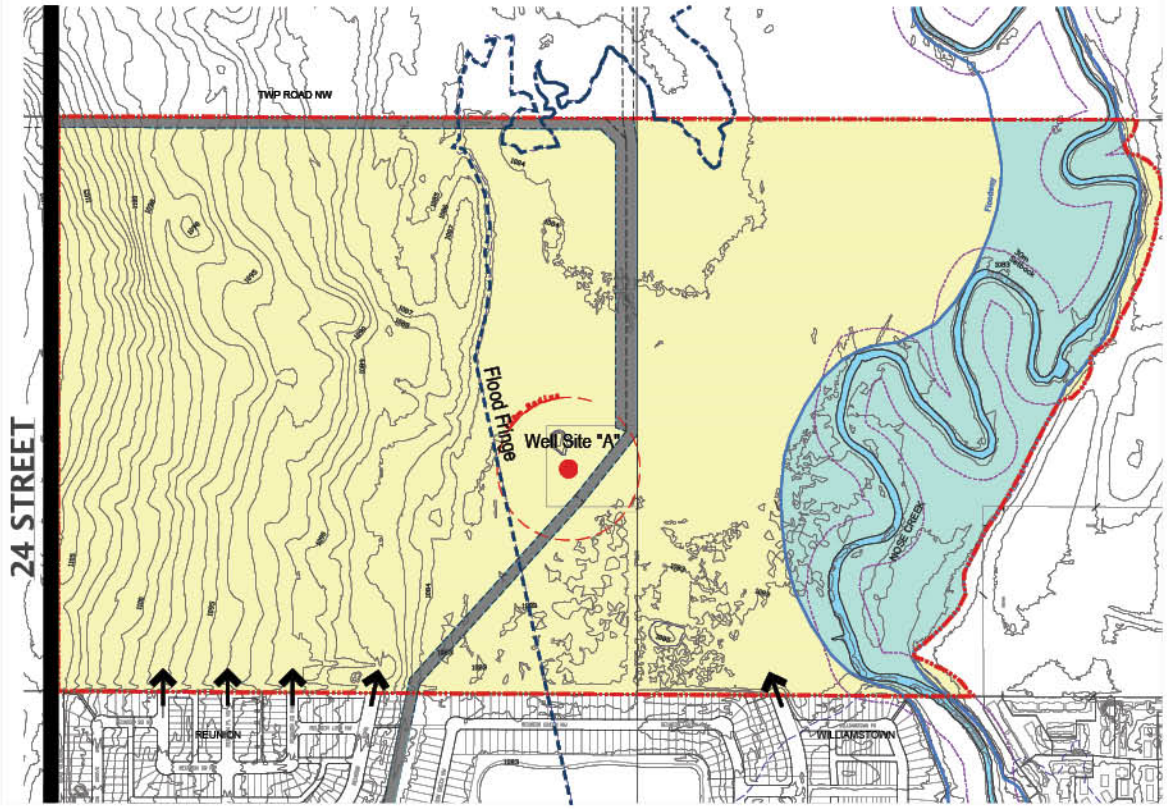
EXISTING SITE CONDITIONS

The plan area and adjacent properties have historically been used for agricultural and country residential uses.

An operating oil well and battery site is currently located on the Sawgrass Park NSP lands. This facility is connected to an operating oil well in Reunion. The operating well site is classed as a sweet gas well (not sour). However, through the Davy Creek CASP a 100 m setback was implemented from the well site in its current state to any habitable dwellings, including residences and school buildings. Hopewell has initiated discussions with the owner of the oil well with the intent, subsequent to statutory approvals for the Sawgrass Park NSP, to purchase and abandon the two oil well facilities (Well site "A" within the Sawgrass Park NSP, and the connected operating well in Reunion) and restore the lands to residential standards so that they may be integrated as part of their respective residential neighbourhoods. The subject pipelines that runs from Reunion through the westerly portion of the Davy Creek Lands and along the north boundary will also be removed as part of the overall phasing of development.

Nose Creek runs through the east portion of the plan area and is part of this NSP to enable the inclusion and protection of the environmental amenities. The portion of the Nose Creek floodway within the Sawgrass Park NSP will be protected through Environmental Reserve dedication at subdivision, along with areas within the required minimum setback of 30m from the creek (totalling 51.86 acres of ER land). As shown in Figure 5, the floodway is the area within which development is not permitted, whereas the flood fringe is the area within which development is permitted subject to City of Airdrie Land Use Bylaw regulations. Development in the flood fringe will align with City of Airdrie Land Use Bylaw regulations for development in a flood fringe.

FIGURE 5 : EXISTING SITE CONDITIONS



Legend

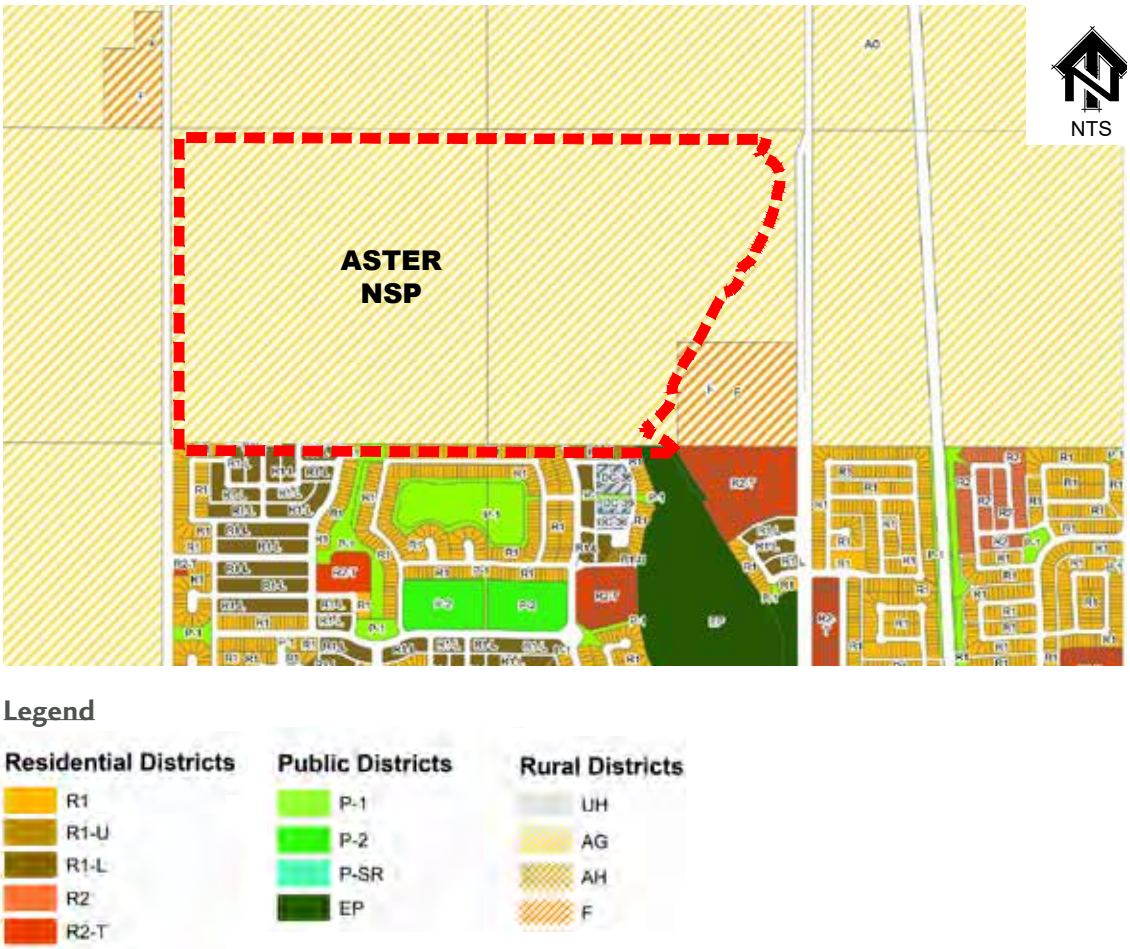
- Sawgrass Park NSP Boundary
- Well Site
- 100m Active Well Setback
- Existing Pipeline ROW
- Nose Creek Floodway
- Flood Fringe
- Nose Creek 30m Setback
- Existing Access Points
- Existing Major Road

EXISTING & ADJACENT LAND USES

As shown in Figure 6, the existing (2021) land uses for the Sawgrass Park NSP under the City of Airdrie Land Use Bylaw are AG (General Agriculture) and F (Rural Farmstead). The purpose of these districts is to allow for agricultural and supportive uses prior to urban development. These land uses also dominate the agricultural lands to the west, north and east.

Existing land uses to the south within Reunion and Williamstown predominantly include a mix of residential land (e.g. R1, R1-L, R2, and R2-T) allowing for housing types ranging from single detached dwellings to townhomes. In addition, small pockets of multi-family development are accommodated in Georgetown and Reunion through Direct Control districts. To the southeast within the Gateway commercial centre, a mix of commercial and mixed-use districts accommodate commercial, office and light industrial development.

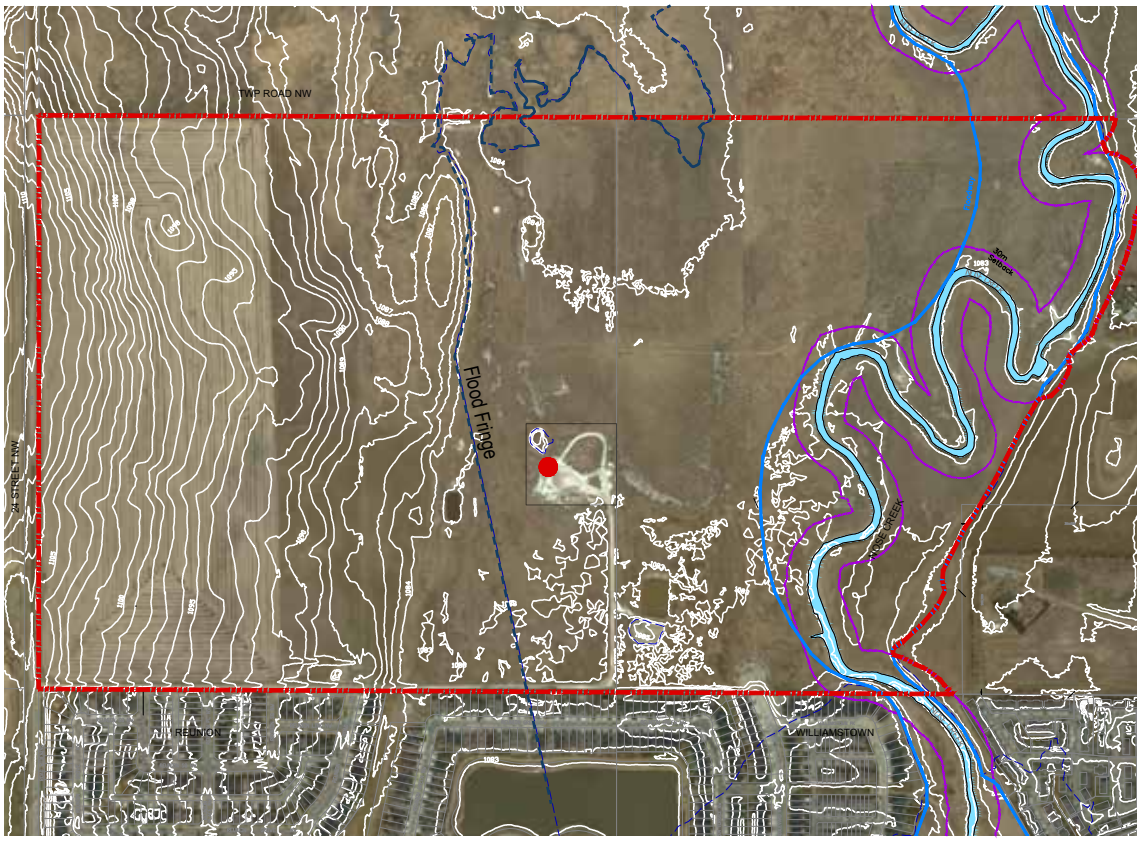
FIGURE 6 : EXISTING LAND USE



TOPOGRAPHY AND DRAINAGE

The plan area slopes from the high point in the west down to Nose Creek in the east portion of the plan area. As a result, all drainage is proposed to be directed through a series of stormponds flowing eastward with an outfall to Nose Creek.

FIGURE 7 : TOPOGRAPHY AND DRAINAGE



Legend

- Sawgrass Park NSP Boundary
- Nose Creek Floodway
- Flood Fringe
- Nose Creek 30m Setback

NTS

SUPPORTING INFORMATION

GEOTECHNICAL EVALUATION

A comprehensive geotechnical evaluation was completed for the Davy Creek CASP lands in 2013 by McIntosh Lalani Engineering Ltd, titled Geotechnical Evaluation Davy Lands Airdrie, Alberta, May 2013.

The results of the evaluation determined that soil conditions for the plan area are consistent with adjacent developed lands and nothing of concern was identified that would preclude the lands from development.

HISTORICAL RESOURCES IMPACT ASSESSMENT

A Statement of Justification was completed and submitted to Alberta Culture to determine the level of historical review required on the Davy Lands. Alberta Culture determined that, due to Nose Creek, there was a requirement for a Historical Resources Impact Assessment (HRIA). An HRIA was completed for the Davy Creek CASP lands by Stantec Consulting Ltd. under the title of Historical Resources Impact Assessment, Hopewell Davy Land Corp. City of Airdrie, Community Area Structure Plan – Davy Lands, October 2014.

Alberta Culture also required a palaeontological investigation along the Nose Creek valley to investigate and document past historical relevance. This investigation was completed by Stantec Consulting Ltd. under the report title Palaeontology Deep Testing, City of Airdrie Community Area Structure Plan- Davy Lands, May 2015. The report identified the high palaeontological potential of the Nose Creek valley for Quaternary resources. Continued Palaeontological monitoring will be required during deep excavations only for the purpose of recording any possible fossil findings. Alberta Culture reviewed the Historical Resources Impact Assessments completed for both archeological and palaeontological resources and determined the Davy Creek CASP Lands clear for development on August 11, 2015.

BIOPHYSICAL IMPACT ASSESSMENT

Stantec Consulting completed the Sawgrass Park Biophysical Impact Assessment (BIA) January 2021, building on the Biophysical Inventory prepared in 2018 for the Davy Creek CASP.

The BIA included both a desktop review and field investigations and was submitted under separate cover.

- Wetland 02 (W02) is the only wetland within the Study Area. W02 has been rated as a C-value wetland based on the Alberta Wetland Rapid Evaluation Tool - Actual (ABWRET-A) (Government of Alberta 2015b) assessment completed April 2, 2018.
- A riparian vegetation community was observed extending from the wetted edge of Nose Creek. An artificial pond (dugout) is present within the north portion of the Riparian community.
- An ephemeral drainage (ephemeral water body) occupies the central portion of the Study Area. It begins at the northern boundary of the Study Area in two separate branches, which converge at the Study Area's southern boundary. Two artificial ponds (dugouts) are present within the drainage.
- A wildlife habitat reconnaissance survey was conducted on foot and by roadside. No habitat features (e.g., nests, tracks, burrows) were observed within the Study Area. The Study Area does not include suitable sites for breeding amphibians.

The City of Airdrie's Wetland Policy (City of Airdrie 2019b) is focused on ensuring that wetlands and their benefits are sustained for future generations. The goals of the policy include a focus on conserving highvalue wetlands and ensuring that wetland decisions are integrated in the planning and development process. The Study Area includes a Temporary Marsh (Class II) wetland (Wetland 02). As a Temporary Marsh (Class II) wetland, Wetland 02 is not considered a priority for retention under the Wetland Policy (City of Airdrie 2019b).

Portions of the ephemeral drainage and riparian vegetation community that overlap with the Nose Creek Environmental Reserve will be retained; however, given that these segments of the ephemeral drainage will be disconnected from the actual drainage source from the lands to the north, these retained portions are not considered functional ephemeral drainage post-development. As such, the retention of Nose Creek and removal of the wetland and ephemeral drainage aligns with the CASP and BI. The wetland removal will be addressed using in-lieu replacement as outlined within the Alberta Wetland Mitigation Directive (Government of Alberta 2018b).

ENVIRONMENTAL SITE ASSESSMENT

Trace Associates Inc. conducted a Phase I Environmental Site Assessment (ESA) in August 2017. Based on the information collected during the study, Trace identified one active oil well site located within the boundaries of the site as a potential source of contamination.

In January 2022, Trace updated the Phase 1 ESA based on an additional site visit and assessment in October 2021. This update specifically focused on the active wellsite currently managed by Taqa North Ltd. (Taqa). No specific changes have occurred on site since the 2017 report which present new interest or concern pertaining to soil and/or groundwater quality at the site. The following storage tanks and container storage areas were observed:

- Above-ground Storage Tank (AST) Area #1: in the south central portion of the wellsite, five ASTs (ranging from 2,000 L to 10,000 L in capacity) and one propane bullet were observed within a soil-bermed area or a drip tray.
- AST Area #2: in the northeast portion of the wellsite, two ASTs(approximately 2,000 L in capacity) were observed within a soil-bermed area, or a drip tray.

The contents, age and construction details of the ASTs are unknown and the potential for soil and groundwater impacts exists. However, the current wellsite owners are mandated to conduct an environmental investigation including Phase 1 ESAs and/or Phase II ESAs prior to reclamation. No further investigation at the Site is recommended at this time and the environmental information, which will become publicly available prior to issuance of a Reclamation Certificate, should be reviewed by a qualified environmental professional prior to investigation at the site.

ARSENIC ASSESSMENT

Athena Environmental Consultants Ltd (Athena) and Millennium EMS Solutions Ltd. (MEMS) prepared an Assessment of Natural Arsenic Concentrations Soil Arsenic Management (2019) and Soil Arsenic Management and Communication Strategy (2020) for the Davy Creek CASP. The assessment was conducted in response to concerns raised by the City of Airdrie about the potential for high arsenic concentrations.

All selenium and barium concentrations previously measured were below the human health guideline thresholds and thereforewere not considered further. Elevated arsenic concentrations were encountered in native clay soils and not in the overlying engineered fill. The elevated arsenic concentrations were found to be associated with the localized presence of iron staining, iron oxide inclusions and illuviated layers, and therefore are considered to be naturally occurring. While remediation of naturally occurring metals is not typically a requirement, these natural concentrations are above the generic Tier 1 human direct contact guideline for arsenic in some limited areas and as such, risk-based human health guidelines were derived to assess potential risks to humans at proposed developments in the plan area. These risk-based human health guidelines were circulated to and agreed upon by all parties including the City of Airdrie and Alberta Health Services, allowing Sawgrass Park to develop safely.

RISK ASSESSMENT

In accordance with Policy 2.5.2 of the Davy Creek CASP, "an application for Neighbourhood Structure Plan shall include a Risk Assessment or an Environmental Impact Assessment for the oil and gas wells. This assessment will be used by the City of Airdrie to determine any additional setback distances, acceptable use of the setback area for public infrastructure, and whether additional mitigation measures should be integrated into the development to reduce nuisance to the surrounding community."

Hopewell Residential (Hopewell) retained Millennium EMS Solutions Ltd. (MEMS) to complete a qualitative risk assessment (QRA) in May 2021 in support of the Davy Creek proposed residential development, focused on the operating wellsite on the Sawgrass Park lands. The objective of the QRA was to ascertain if Hopewell's proposed development setback of 100m between the Site and the future community is sufficient to minimize "nuisance" impact associated or potentially associated with the Site on the future surrounding community. Nuisance impacts considered herein comprised of objectionable sensory impacts guided by a policy document regarding development around oil and gas facilities (City of Edmonton, 2008) supplied by the City of Airdrie, and included noise, odour, dust, glare, traffic, and aesthetic concerns.

The report concluded that although there are several potential sources of nuisance at the Wellsite, exposure to these potential nuisances may be appropriately managed through Hopewell's proposed 100m setback distance from the Wellsite. Therefore the 100m setback from habitable dwellings is encouraged to be retained while the Wellsite is operating, however additional setbacks are not deemed necessary.

Compliance with AER and AEP regulations, and compliance with City of Airdrie bylaws will also help to mitigate potential nuisances. Proposed additional mitigation methods may include: berm construction and/or landscaping, paving and/or relocating the gravel access road, and licensee engagement to reduce nuisances (limiting work hours, lights, vehicle idling, etc.). Mitigation measures to minimize concerns regarding increased traffic flow outside of normal operations and aesthetic concerns are also recommended.

Sawgrass Park

Neighbourhood Structure Plan

April 2021

PART B

Neighbourhood Structure Plan (NSP) Interpretation

TITLE

This Area Structure Plan (ASP) shall be titled the "Sawgrass Park Neighbourhood Structure Plan" and it may also be referred to as the "Neighbourhood Structure Plan" or the "NSP."

AUTHORITY

Section 663(1) and (2) of the Municipal Government Act (MGA) authorizes a Council to adopt an ASP. This section states:

1. For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

2. An area structure plan:

a) must describe:

i) the sequence of development proposed for the area,
ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
iv) the general location of major transportation routes and public utilities, and
v) may contain any other matters the council considers necessary

COMPOSITION

The adopted NSP comprises Part B (Neighbourhood Structure Plan) including all text, policy and maps. Part A (Welcome to Sawgrass Park) and all Appendices are included in the document for information purposes and do not form part of the adopted NSP. Administration may freely interpret any content within Part A and all Appendices.

MAPS

An area, symbol or figure shown on a map in the adopted NSP shall be interpreted as approximate only and not absolute, except where the area or symbol coincides with a fixed and clearly defined physical or legal boundary such as a property line or road or utility right-of-way.

TEXT INTERPRETATION

Text contained in the adopted NSP, including tables and illustrations, is provided for information purposes only, and will not be used in a regulatory manner. If a conflict should arise between text and policy statements, the policy will take precedence.

POLICY INTERPRETATION

Where a policy applies the verb "shall", it is considered to be mandatory. However, any quantitative figures in a mandatory policy such as numerical targets can be relaxed, provided that the relaxation is considered to be minor and does not undermine the achievement of the overall intent of the policy.

Where a policy applies the verb "should", the policy is intended to be complied with but may be relaxed where:

1. the application of the policy is determined to be unworkable or impractical, or
2. the policy will be achieved in an alternative manner that will result in an improved or equivalent development outcome,
3. the relaxation does not undermine the achievement of the overall intent of the policy.

PLAN AMENDMENT

Amendment of this plan shall be required as described under Section 5.1 of the City of Airdrie Guidelines For The Preparation Of Community Area Structure Plans, Neighbourhood Structure Plans, And Area Redevelopment Plans. –

1.0 Policy Context

This section provides a background summary of the municipal policies that apply to the Sawgrass Park NSP. Appendix A: Policy Conformance identifies the specific policies that govern the plan area and demonstrate how proposed development meets those policies.

1.1 AIRDRIE CITY PLAN / MUNICIPAL DEVELOPMENT PLAN

Approved in 2014, the Airdrie City Plan or Municipal Development Plan (MDP) is the overarching document for land use planning decisions within Airdrie and sets the guiding principles for a number of statutory and non-statutory plans, including Neighbourhood Structure Plans.

The Sawgrass Park NSP lands are identified in the City Plan as Residential within the Anticipated Growth Boundary as defined by the City of Airdrie 12 Thousand Acres Plan (2018).

1.2 AIRDRIE/ ROCKY VIEW INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

The City of Airdrie and Rocky View County adopted an Intermunicipal Development Plan in August 2001.

The intent of this plan is to address any issue on land of mutual interest between the two jurisdictions. The IDP addresses the coordination of future land use and development on land bordering both municipalities and serves as a means of information exchange between the municipalities. The IDP identifies the Sawgrass Park NSP lands as being within the Policy Area.

1.3 AIRDRIE GREAT PLACES PLAN

Approved in 2016, the Great Places Plan identifies and addresses the parks and open space needs of Airdrie residents, establishes a typology of open spaces and provides a plan for the creation of future open space networks in Airdrie.

In addition to the Green Corridor which runs the length of Nose Creek, the Great Places Plan also identifies a District Open Space Node partially within the plan area. A District Open Space Node is intended to provide a regional amenity with active and passive recreational opportunities, a distinct theme, and connections to regional pathways.

1.4 AIRDRIE TRANSPORTATION MASTER PLAN (140K PLAN)

The City of Airdrie Transportation Master Plan (TMP) (2020) guides the future direction for the transportation facilities, services and the policies that shape Airdrie's transportation system. A TMP considers growth in population and employment, and what improvements can be made to ensure viable travel. This TMP, entitled the 140K Plan, is intended to guide the City over the next approximate twenty years of development and growth as the City reaches the 140,000 population horizon.

The plan identifies 24 Street as part of Airdrie's skeletal street network at the population horizon of 110,000 people, and the corridor is expected to carry up to 40,000 vehicles per day with a median separated four lane cross section with separate pathways and sidewalks flanking the street edges. 24th Street is also identified for future transit corridor in the TMP. Township Road 273 is identified as a future 4 lane arterial which will lead east to a flyover of the QEII Highway.

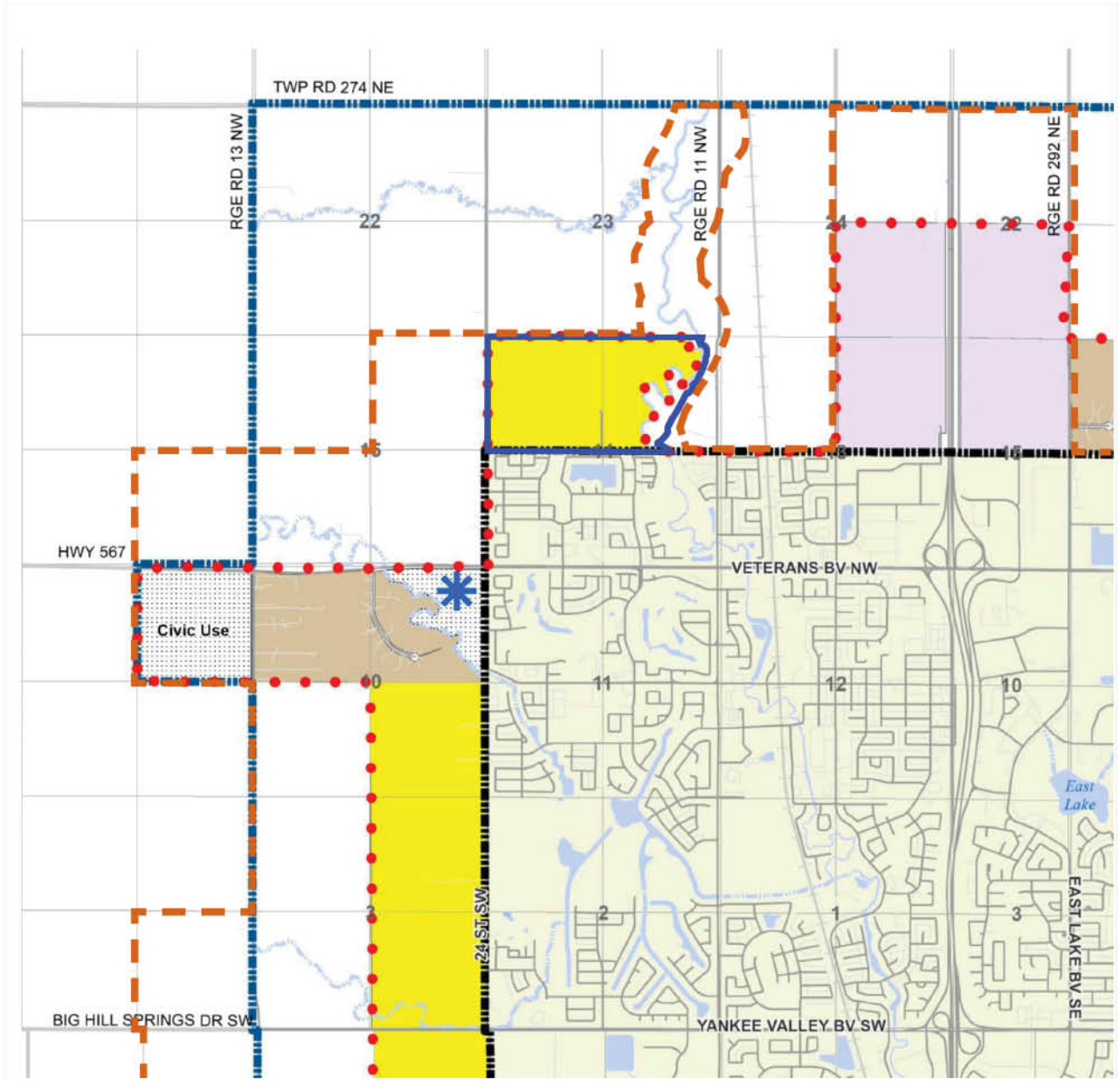
1.5 AIRDRIE TRANSIT MASTER PLAN

Completed in June 2016, the Airdrie Transit Master Plan for the City of Airdrie provides a short and long-termframework for the future of transit services operated by the City of Airdrie Transit.

Identified Service Design Standards target 90% of residences to be within 400 metres walking distance of transit service, and 90% of medium and high density developments to be within 250 metres walking distance to transit service.

The City of Airdrie - does not currently include specific service for lands in the NSP area; however, this NSP includes potential transit routes that could be implemented in the future.

FIGURE 8 : POLICY CONTEXT

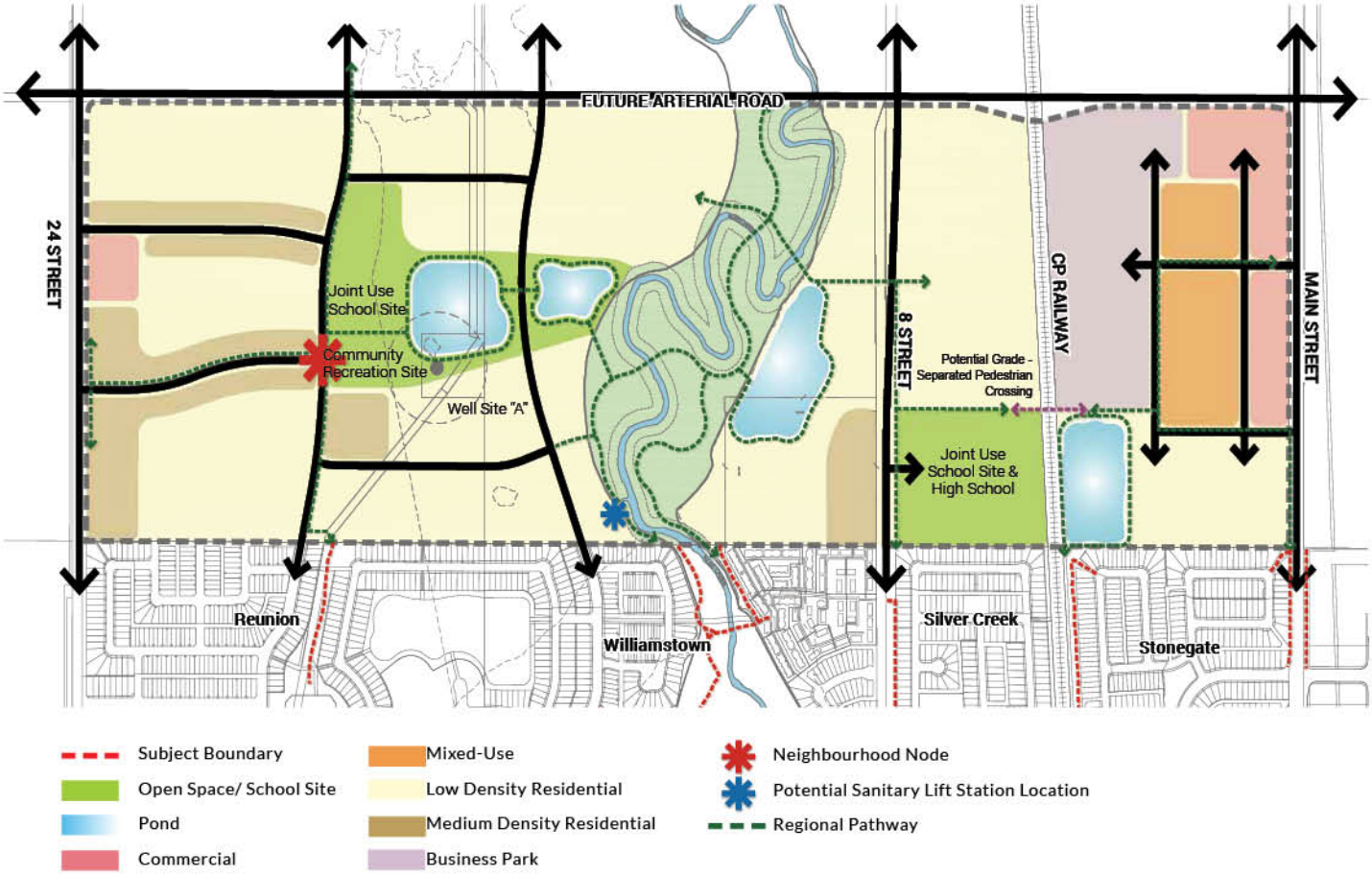


1.6 DAVY CREEK CASP

The Sawgrass Park NSP comprises Neighbourhood 1 of the Davy Creek CASP (2020), and is indicated as predominantly Low Density Residential with pockets of Medium Density Residential, Commercial and a Neighbourhood Node. The Sawgrass Park NSP will align with the general land use concept defined in the Davy Creek CASP and conform to the policies contained within the CASP.

To the south is the approved NW CASP which contains the developed residential communities of Reunion and Williamstown.

FIGURE 9 : DAVY CREEK CASP LAND USE



1.5 AIRDRIEONE SUSTAINABILITY PLAN

The AirdrieONE Sustainability Plan was approved by Council in March 2012. It is a high-level strategic plan for Airdrie that identifies sustainability goals, objectives, actions and measures. It provides a vision statement, guiding principles and priorities that were developed through community input and adopted by Council.

AIRDRIEONE GOALS AND OBJECTIVES

ECONOMIC PROSPERITY

Goal: Modern, innovative and welcoming. Airdrie is an emerging city of opportunity for entrepreneurs and businesses of all sizes.

BUILT ENVIRONMENT

Goal: Our built environment is vibrant, diverse, inviting and contributes to people's health, safety and well-being.

SOCIALLY SUSTAINABLE COMMUNITIES

Goal: Our community is healthy and provides ample opportunity for social interactions and meeting people's needs.

ARTS, CULTURE & RECREATION

Goal: The unique arts, cultural and recreational aspects of Airdrie contribute to its overall identity, sense of place and quality of life.

SUSTAINABLE NATURAL ENVIRONMENT

Goal: Environmentally sensitive ares are protected and the Nose Creek natural areas are set aside for conservation and outdoor recreation purposes.

WATER

Goal: The Community recognizes that water is a scarce and valued resource in this region and takes the appropriate steps to steward it.

WASTE MANAGEMENT

Goal: The amount of solid waste that is generated in the community is greatly reduced as Airdrie citizens participate in waste reduction, waste diversion and recycling efforts.

ENERGY

Goal: Our community's energy use is sustainable and energy consumption is reduced in the community and in the City's operations.

SUSTAINABLE TRANSPORTATION

Goal: Our city has an integrated, efficient and affordable transportation system that provides a range of mobility options for people of all ages and abilities.

GOVERNANCE

Goal: Sustainability principles and approaches are integrated into the municipality's formal and day-to-day decisions making processes.

2.0 Guiding Principles

The following principles set the foundation of the Sawgrass Park NSP neighbourhood:

1. 
Provide a mix of land uses that contribute to complete community and support residents' ability to meet their daily needs within the community.

2. 
Encourage housing diversity by providing a variety of residential products to accommodate a range of demographics, lifestyles and income levels.

3. 
Establish a multi-modal transportation and active modes network that is efficient and safe, with clear and direct routes to key destination points.

4. 
Plan commercial, mixed-use, and higher density residential in neighbourhood nodes and adjacent to the collector road system to maximize access to transit and community amenities.

5. 
Provide a variety of open spaces including active and passive parks, and linear pathway connections.

6. 
Natural and manicured spaces, and an integrated regional pathway network.

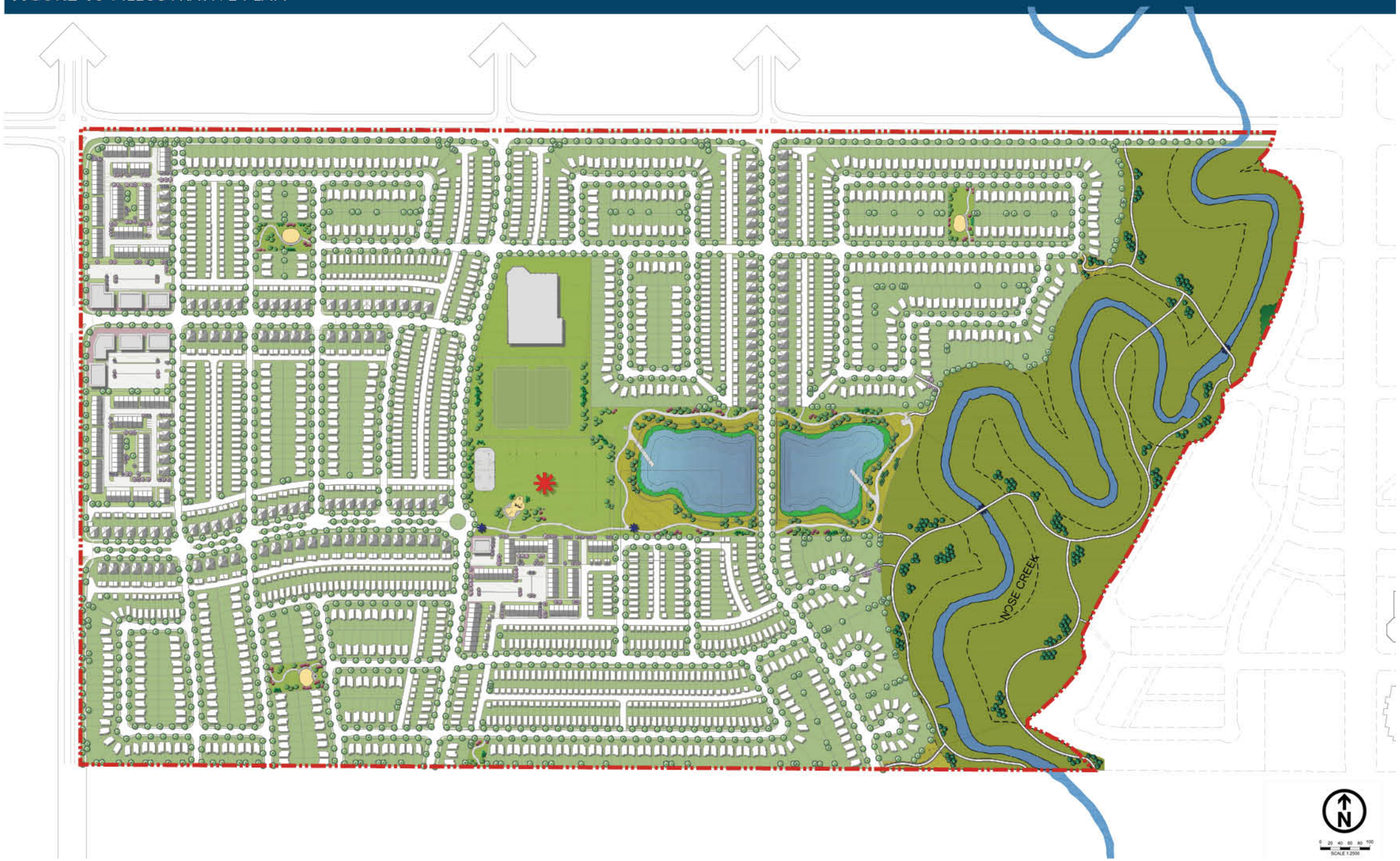
7. 
Protect the Nose Creek floodway area through Environmental Reserve dedication and provide an extensive pathway and trail system that capitalizes on the exceptional natural amenity.

8. 
Connect Sawgrass Park to surrounding neighbourhoods and amenities by crossing existing natural and physical barriers to create a truly integrated community.

9. 
Design street networks, public open spaces, and regional and local pathways to implement Crime Prevention through Environmental Design (CPTED) principles.

10. 
Ensure an appropriate interface between Sawgrass Park and adjacent developments in terms of land use, density, building massing and continuity of transportation and open space systems.

FIGURE 10 : ILLUSTRATIVE PLAN



*All site plans are conceptual only and subject to change

3.0 Neighbourhood Land Uses & Statistics

3.1 Land Use Summary

A breakdown of the land use summary is listed in Table 1. The Sawgrass Park NSP is predominantly residential with supporting neighbourhood commercial, open space and public utilities. The land uses proposed in the plan area are in alignment with Figure 9 Land Use Concept of the Davy Creek CASP. When calculating gross developable area for the purpose of measuring density and Municipal Reserve requirements, Environmental Reserve is deducted from the total area of the plan, as is the future road widening area for the future arterial road to the north.

The anticipated gross density of Sawgrass Park is 20.1 units per hectare or 8.20 units per acre. Based on 2.7 people per household from the 2019 Airdrie Civic Census, at full build-out Sawgrass Park will be home to approximately 4,789 residents based on 2.7 persons per dwelling unit. The community is also estimated to support approximately 250 new jobs, based on 3.8 home occupations per 100 residents and 1 retail job per 100 square metres of projected commercial space.

3.2 Land Use Bylaw Amendment

A Land Use Bylaw amendment application has been submitted under separate cover to support the proposed development of Sawgrass Park.

3.3 Municipal Reserve Dedication

Ten percent (10%) of gross developable lands in Sawgrass Park are provided as Municipal Reserve in accordance with the Municipal Government Act.

TABLE 1 | LAND USE STATISTICS & DENSITY

	Area			
	Hectares	Acres	% of GDA	Units
Total Area	**112.42**	**277.78**		
Less Future Road Widening	3.78	9.33		
Less Environmental Reserve	20.89	51.62		
Gross Developable Area (GDA)	87.75	216.83	100%	
Residential Area	52.49	129.70	59.8%	
Low Density Residential	43.23	106.83	49.3%	1,302
Medium Density Residential	9.26	22.87	10.5%	472
			Total Units	1,774
Neighbourhood Commercial	1.49	3.69	1.7%	
Open Space (Credit)	8.78	21.70	10.0%	
Public Utility Lot	3.44	8.50	3.9%	
Public Roadways	21.55	53.26	24.5%	
Residential Density	20.2 uph		8.2 upa	

4.0 Neighbourhood Design

4.1 Built Environment and Sense of Place

The built environment of a neighbourhood has a direct influence over people's lives, their wellbeing and sense of place. Sawgrass Park is envisioned as a 'lovable neighbourhood' one that residents will want to tell their friends about and be proud to live in. Residents should feel they have access to employment opportunities and daily needs within a kilometre of home. To achieve this sense of place, Sawgrass Park includes a carefully considered mix of land uses, open spaces and community amenities to serve its residents.

Key elements of the built environment that contribute to Sawgrass Park's identity include:

Public Space

Attractive and well-connected public spaces that facilitate community gathering through active interfaces with adjacent land uses and the provision of amenities with a unique draw.

Walkability

Community amenities and focal points are located centrally, and higher density housing is adjacent to amenities and future transit. Regional pathways draw direct routes through the neighbourhood, unhindered by frequent road crossings.

Neighbourhood Focal Points

The transportation network is designed to direct you to Sawgrass Park's most prominent focal points: the Neighbourhood Node with its proposed amenities and mixed use development the commercial and medium density nodes at its western gateways, and the Nose Creek pathway system to the east.

Neighbourhood Identity

Unified urban design and architectural controls will tie together the range of residential housing types. Sawgrass Park will provide a range of low-density housing types in configurations that are affordable but also achieve density targets and the 'critical mass' to support neighbourhood amenities like commercial development and schools.

FIGURE 11 : CONCEPT PLAN

Legend

- Sawgrass Park NSP Boundary
- Regional Pathway
- Local Pathway
- Nose Creek 30m Setback
- Active Well 100m Setback*
- Neighbourhood Node
- Nose Creek Crossing Bridge
- Environmental Reserve
- Park
- Public Utility Lot
- Bus Stop
- Low Density Residential
- Medium Density Residential
- Neighbourhood Commercial

*Active Well 100m Setback is from the well centre to habitable structures while the well is operational, per Davy Creek CASP policy.

4.2 Housing Mix

The plan area will include a range of different residential housing types and densities throughout the neighbourhood. Residential designations for Sawgrass Park include the following categories:

- Low Density Residential (73.4% of housing) - Single detached homes with front attached or rear detached garage, in a variety of configurations, and semi-detached.
- Medium Density Residential (26.6% of housing) - a variety of housing types including apartment, townhouse, paired homes and live/work. Medium Density Residential may include both condominium and fee-simple development.

TABLE 2 | PROPOSED HOUSING MIX

Housing Type	Units	% of Total
Low Density Laneless (Single Detached)	677	38.2%
Low Density Laned (Single / Semi Detached)	625	35.2%
Low Density Residential Total	**1302**	**73.4%**
Ground-Oriented Laned (Paired/ Townhouse)	192	10.8%
Multi-Residential Low Rise	280	15.8%
Medium Density Residential Total	**472**	**26.6%**
Attached/Semi Detached Total (Anticipated)	**672**	**37.9%**
Total Units	**1,774**	**100%**

Sawgrass Park Policy 1: Sawgrass Park shall accommodate a diversity of housing types to meet the needs of residents of a range of ages, income levels and lifestyles including single-detached, semi-detached and attached dwellings.

Sawgrass Park Policy 2: Sawgrass Park shall meet the City Plan's minimum of 30% housing stock comprised of attached and semi-detached dwelling units.

Sawgrass Park Policy 3: As defined under the Land Use Bylaw, small and narrow lot single-detached development should not comprise more than 35% of the housing stock within Sawgrass Park.

Sawgrass Park Policy 4: With each Subdivision Plan submitted to the Approving Authority, an updated Housing Mix table shall be provided demonstrating how Sawgrass Park Policies 1, 2 and 3 are being met across the Neighbourhood Structure Plan.

4.3 Low Density Residential

Sawgrass Park will provide a mix of low-density housing types, lot configurations and price points to offer choice to prospective homebuyers. The low density residential area will be predominantly single detached, with semi-detached housing located along transit routes and near amenities. The Low Density Residential area is intended to contain a mix of laned and laneless houses, a range of lot sizes from traditional to narrow lot and zero lot line. These typologies are envisioned as being dispersed throughout the plan but also within individual streets with the intent to create diverse and interesting streetscapes.

4.4 Medium Density Residential

Sawgrass Park includes two comprehensive multi-residential sites located along 24 Street and one adjacent to the Community Activity Centre, approximately as indicated in the Davy Creek CASP. In addition, Medium Density Residential is also indicated along the east-west entrance road to Sawgrass Park from 24 Street. The Medium Density area will include townhouse and attached dwelling types. The Medium Density Residential area may also include a more dense form of semi-detached dwellings (also referred to as "paired homes") where those dwelling types achieve an appropriate minimum density as to be similar to other attached housing forms.

Sawgrass Park Policy 5: Attached and semi-detached housing within the Plan Area shall be located on key transportation routes and in proximity to open space and public amenities or commercial uses.

Sawgrass Park Policy 6: Semi-detached and townhouse dwellings shall be located only on lots with lane access.

Sawgrass Park Policy 7: Semi-detached dwellings may be permitted within a Medium Density Residential area provided that those dwellings have an average lot width of less than 7.5m, and/or a minimum gross residential density of 30 units per hectare.

Sawgrass Park Policy 8: Where semi-detached dwellings are proposed within a Medium Density Residential area as part of a subdivision application, the applicant shall provide architectural design details for those dwellings to the satisfaction of the Development Authority.

Sawgrass Park Policy 9: In order to provide an appropriate interface with adjacent communities, single-detached housing shall be provided where the existing adjacent development within Reunion and Williamstown is also single-detached.

Sawgrass Park Policy 10: Front-drive access to residential dwellings shall not be permitted from Primary Collector and Arterial roads and should be discouraged from Collector roads.

4.5 Neighbourhood Commercial

Sawgrass Park will provide opportunities for neighbourhood and local scale commercial within the plan area. In the surrounding commercial context, regional retail and shopping exists to the east (the Gateway shopping centre) and to the south, both within a 5-minute driving distance. Additionally, the future Neighbourhood 3 within Davy Creek proposes regional and community-scale commercial, business park and mixed-use.

Providing for smaller-scale commercial opportunities within the plan area will give residents more options for fulfilling their daily shopping needs within proximity to home while also creating potential for niche and local businesses to arise.

Commercial areas within Sawgrass Park will be located along key transportation routes and at neighbourhood gateways to support their viability. These commercial sites will also be located along regional pathways to promote multi-modal traffic. As gateways to the community, these commercial sites should also be designed to be pedestrian-accessible and with a high-quality aesthetic facing both the street and adjacent residential uses.

Sawgrass Park Policy 11: Predominant land uses within the commercial site shall consist of employment generating uses, including, but not limited to retail and service commercial, office, cultural, or institutional uses compatible with adjacent and nearby residential uses.

Sawgrass Park Policy 12: Commercial sites shall be designed to be pedestrian-accessible from multiple facings including from the street, from regional pathway routes, and from adjacent multi residential sites.

Sawgrass Park Policy 13: Parking, loading, storage facilities and delivery areas for commercial buildings shall be located away from public streets and shall be visibly screened using natural landscape buffers where possible.

FIGURE 12 : MULTI RESIDENTIAL / NEIGHBOURHOOD COMMERCIAL CONCEPT

*All site plans are conceptual only and subject to change

4.6 Neighbourhood Node and Live / Work

The Neighbourhood Node is located as indicated by the Davy Creek CASP at the east terminus of the main entry to Sawgrass Park. This Node will be a major focal point for Sawgrass Park, providing a mix of community and regional-scale open space amenities with commercial and medium-density residential uses that front the park and create a sense of community within the park space.

The open space within the Neighbourhood Node is referred to as a "Community Activity Centre" and may include large-scale sport and recreation facilities, plazas, seating areas, community gathering places and/or community buildings. As described in more detail under Section 5.1, the exact components of the Community Activity Centre will be determined through discussion with the City of Airdrie based on a needs assessment.

To activate and enhance these potential recreation amenities, the Sawgrass Park NSP will provide opportunities for small-scale commercial and live/work development within the Neighbourhood Node as shown in the Neighbourhood Node Site Concept. This area is intended to allow for limited mixing of medium density residential with small-scale compatible non-residential uses such as retail, office or live/work. This mix of uses may be achieved either vertically (multiple uses within the same building) or horizontally (a mix of uses on a site which are not contained within the same building).

The interaction between open space and commercial and residential uses creates opportunities to activate the Neighbourhood Node as a community gathering place with a distinctive identity. Some of the envisioned interactions in this space may include:

- A coffee shop or microbrewery with a patio opening onto all-season amenity space;
- Home businesses or live/work offices that benefit from walk-in traffic;
- Pop-up markets or temporary/seasonal community events.

The Neighbourhood Node Site Concept illustrates a potential layout for the site that would allow for the above outcomes.

Sawgrass Park Policy 14: Special consideration shall be given to the design of open spaces, buildings and streetscapes in and around the Neighbourhood Node and at neighbourhood gateways from the west to instill safety and comfort, accessibility and a sense of public ownership of those spaces.

Sawgrass Park Policy 15: Buildings within the Neighbourhood Node should be oriented to public streets and/or open space in order to create a pedestrian-friendly environment and frame public spaces.

FIGURE 13 : NEIGHBOURHOOD NODE CONCEPT

*Site plans are conceptual only and subject to change

5.0 Open Space Network

The open space and pathway network are at the heart of Sawgrass Park. The neighbourhood will be planned around a series of open spaces and natural areas that provide a focal point for the community. Entering Sawgrass Park from the west, both entrance roads terminate onto vistas of open space. Pathway connections extend naturally east to west through the neighbourhood, traversing the Community Activity Centre and school sites, past two connected storm ponds and arriving at the regional pathway links along Nose Creek.

Nose Creek runs through the east portion of Sawgrass Park, separating the plan area from the remainder of the Davy Creek lands to the east. Nose Creek, its setbacks and floodway will be dedicated as Environmental Reserve and provide opportunities for natural observation and interaction. Sawgrass Park will include 52 acres of Environmental Reserve and over 21 acres of Municipal Reserve. Combined with stormwater facilities, this totals over 81 acres of open space or nearly 30% of the land within the neighbourhood.

Neighbourhood parks are provided in each quadrant of the plan area to provide greater diversity of park spaces. Linear open space connections are strategically located to provide direct routes for pedestrian traffic and establish connections to surrounding communities. The Sawgrass Park open space network is designed to be easily navigable, safe and accessible to pedestrians and cyclists, minimizing road crossings along anticipated travel routes. The central open space ensures all Sawgrass Park residents will have access to open space within walking distance of home.

Sawgrass Park Policy 16: A variety of multi-functional open space shall be provided that allow for both passive and active recreation in both manicured and naturalized settings.

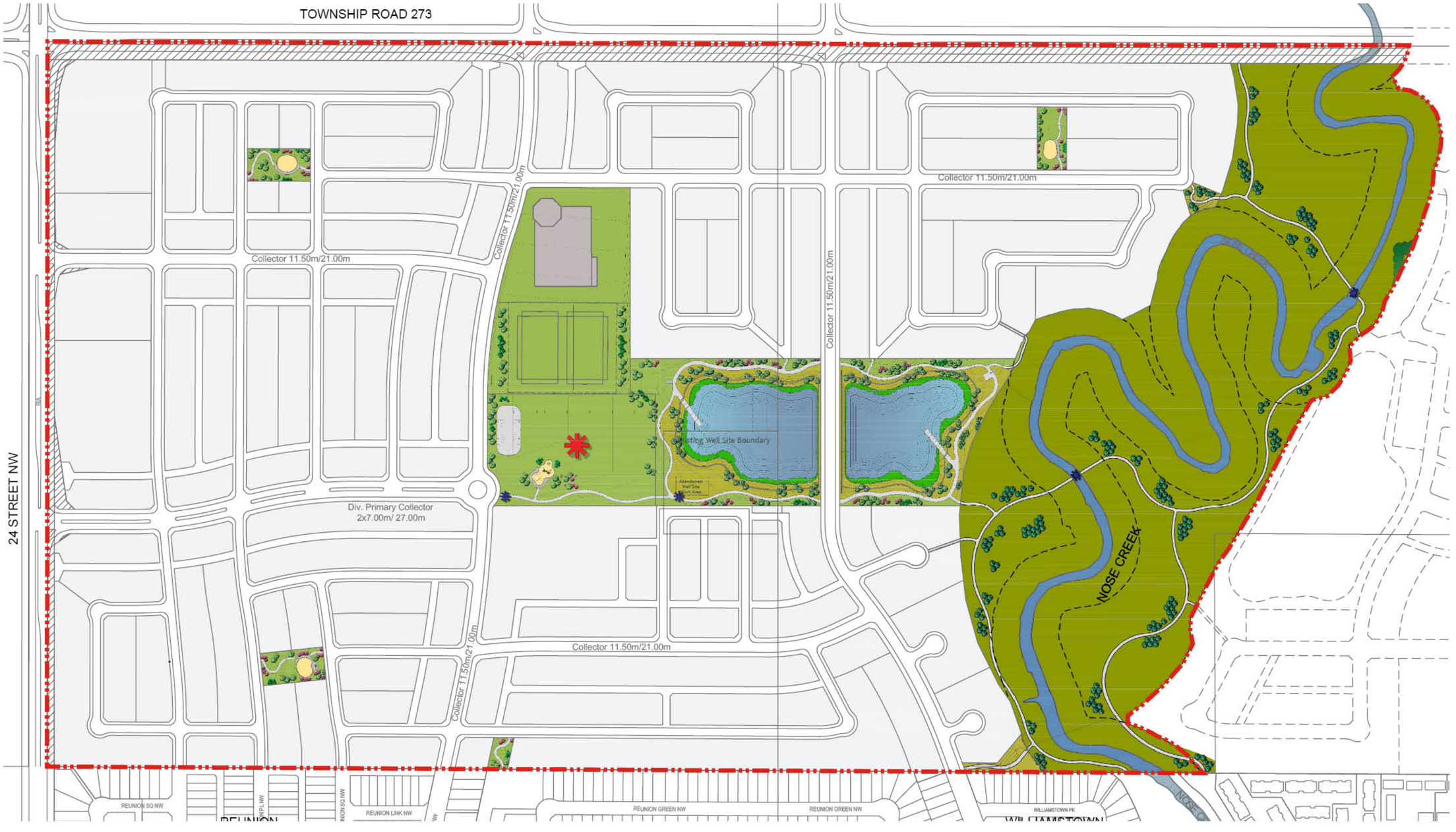
Sawgrass Park Policy 17: Open spaces and pathways should be designed to encourage a diversity of activities and active modes of transportation during all seasons. Playgrounds and other open spaces should be accessible for all users including those with limited mobility.

Sawgrass Park Policy 18: Where possible, opportunities for enhancement of the Nose Creek corridor should be explored to enhance access and protect natural assets, including but not limited to pathway and/or boardwalk improvements, native plantings, wildlife observation and education opportunities.

Sawgrass Park Policy 19: A minimum 30 metre setback shall be provided from Nose Creek, measured from top of bank, as identified in the Nose Creek Watershed Water Management Plan. Nose Creek, its floodway and setbacks, shall be provided as Environmental Reserve.

Sawgrass Park Policy 20: The developer shall be responsible for the construction of pathways and pedestrian bridges within the Nose Creek Environmental Reserve area.

FIGURE 14 : OPEN SPACE NETWORK



5.1 DISTRICT OPEN SPACE NODE / COMMUNITY ACTIVITY CENTRE

The Airdrie Great Places Plan identifies a District Open Space Node within the Sawgrass Park NSP. The District Node is an opportunity to provide a regional amenity within Sawgrass Park which will benefit not only its residents but those in neighbouring communities as well. By consolidating the District Node and a potential future Community Activity Centre Site adjacent to linear connections and school playfields, an opportunity exists for a concentration of Type E: Large Scale Outdoor Sport and Recreation Facilities. This is an important feature of the development and designed to be welcoming to those residents returning to their homes in Sawgrass Park, as well as welcoming other users from within Airdrie. It will provide a focal point terminating the main entrance road from 24 Street and creating views all the way to the Nose Creek ER.

Per the Great Places Plan, a District Node may include several different open space typologies and should have a distinctive identity. The District Node includes a 52 acre Environmental Reserve which includes Nose Creek, linear pathway systems, an outdoor permanent multi-use rink and basketball nets, a playground, a school site with two minor and major soccer fields. The potential future Community Activity Centre site and the linear green space will provide connections between the two.

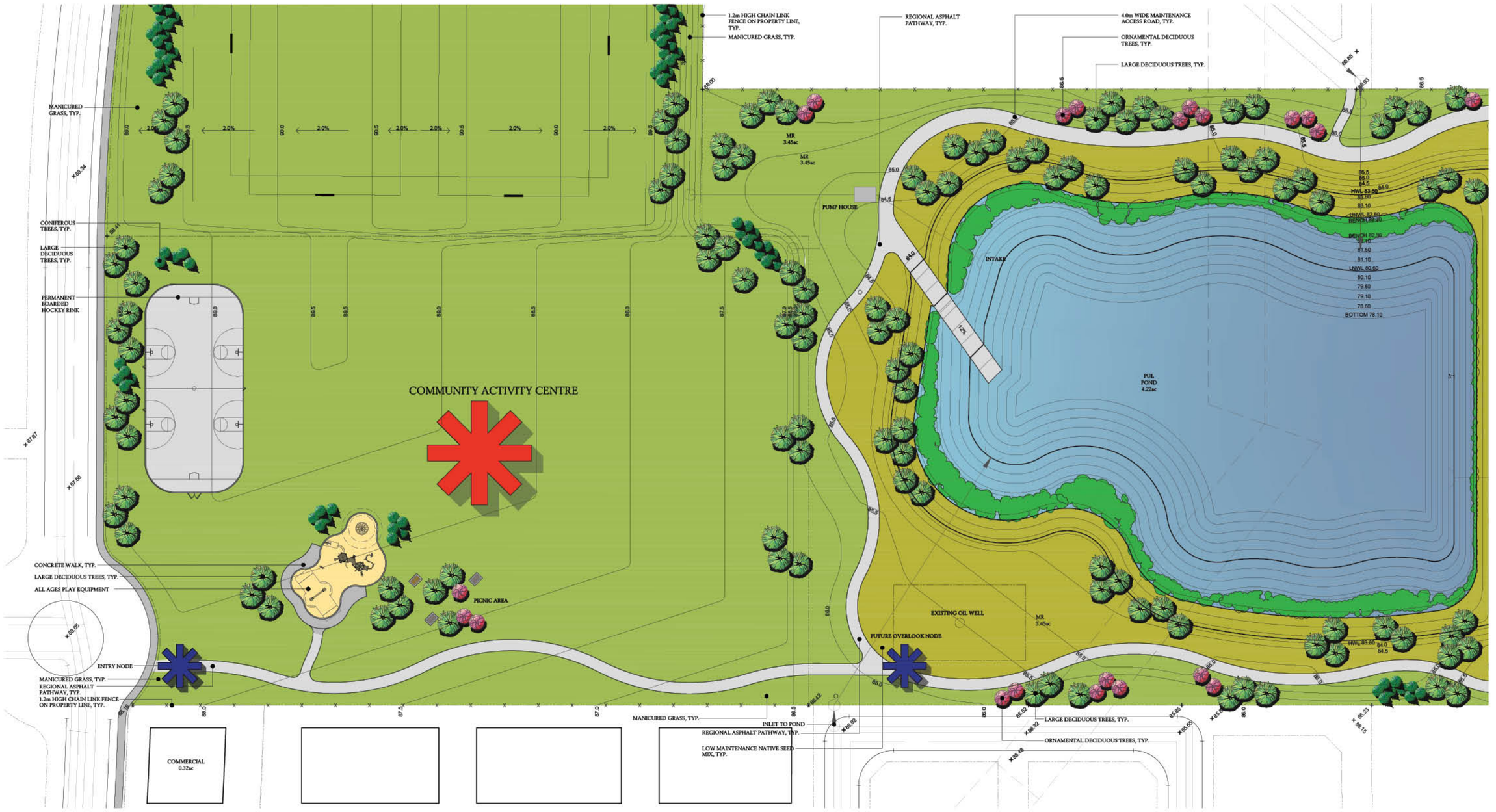
The NSP concept identifies a District Node that meets the intent of the Great Places Plan and the following typologies of space:

- Type A: Natural and Naturalized Green Space or Watercourses - Nose Creek and an interconnected series of stormponds with regional pathways connection within both
- Type B: Historic Resources, Cultural Landscape, or Landmark – Nose Creek is considered a defining landmark of the site
- Type C: Neighbourhood Parks, Gardens and Civic Spaces - A playground within the District Node
- Type D: Joint Use Sites – A joint use site is included within the site, it includes a K-9 school and 2 minor/1 major soccer field, and a future playground within the school site
- Type E: Large Scale Outdoor Sport and Recreation Facilities - Outdoor permanent boarded hockey rink w/ basketball courts
- Type F: Linear Systems, Green Corridors and Other Linkages - Regional pathway connections and linear green spaces linking the District Node, storm ponds, Environmental Reserve, and school site
- Type G: Campgrounds and Day Use/Picnic Areas - Picnic table area

The District Node concept includes amenities that meet the definition of a District Node as defined in the Great Places Plan (Phase I). In the future, Hopewell is looking to further expand the District Node amenities to meet greater regional demand and develop a Community Activity Centre (Phase II). The development of a potential future Community Activity Centre is dependent on future partner investment and is not definite. Based on information from the Airdrie Community Facilities Needs Assessment, as well as the Sports Field Management Plan and the Great Places Plan, Hopewell will pursue future investment for the development of a Community Activity Centre. The future potential Community Activity Centre may include amenities such as a skate park, splash park, covered outdoor hockey rink, or multi-use tennis court/pickleball courts.

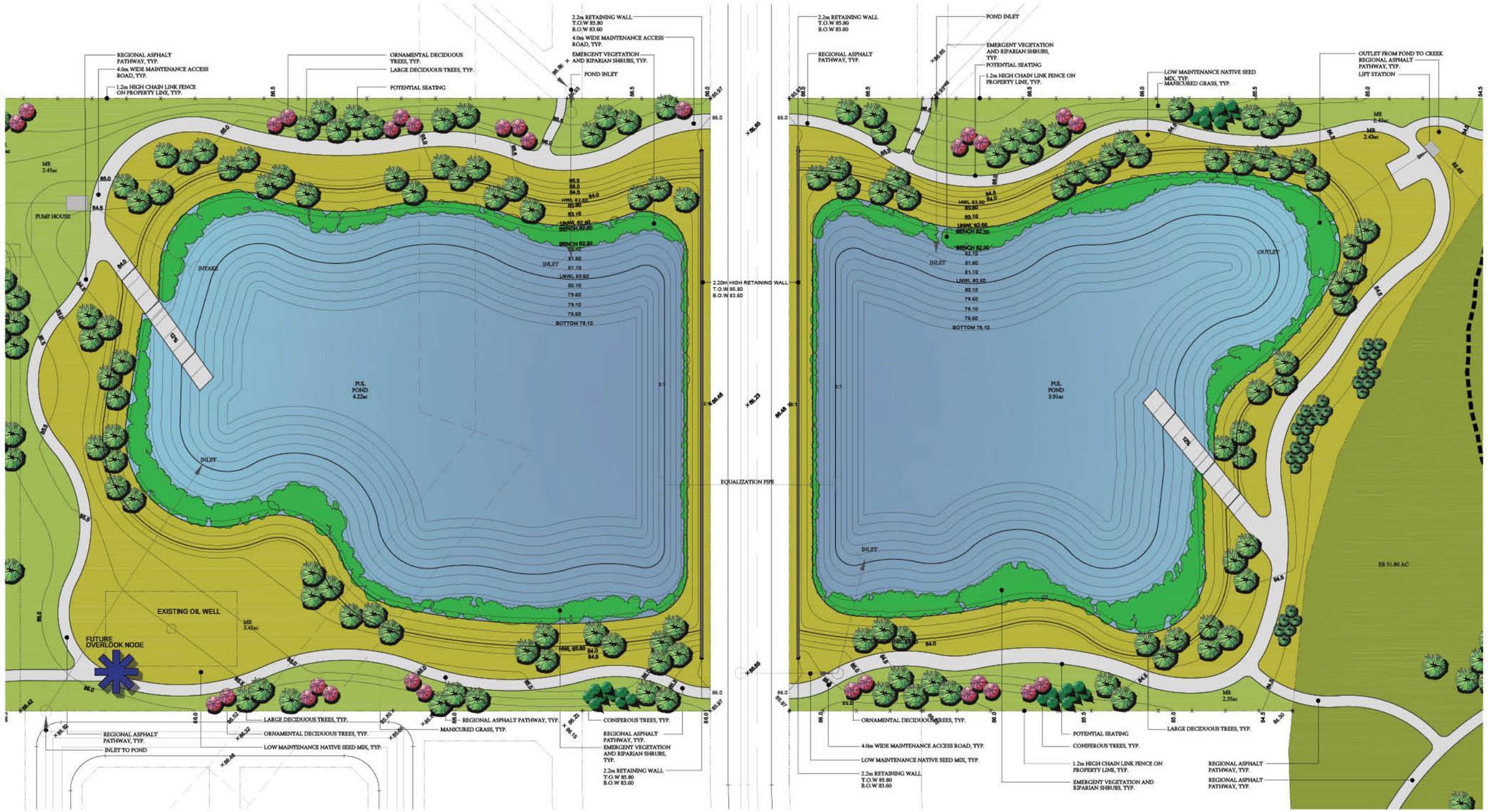
Sawgrass Park Policy 21: The developer willl work with City of Airdrie Administration and Land Allocation Committee on the development of the Community Activity Centre and its amenity offering.

FIGURE 15 : DISTRICT OPEN SPACE NODE/ COMMUNITY ACTIVITY CENTRE



*All site plans are conceptual only and subject to change

FIGURE 16 : STORMPONDS AND SURROUNDING OPEN SPACE



*All site plans are conceptual only and subject to change

FIGURE 17 : NOSE CREEK OPEN SPACE

*All site plans are conceptual only and subject to change

5.2 JOINT USE SCHOOL SITE

A joint use school site is identified within Sawgrass Park per the direction of the Davy Creek CASP (2021). This site is assigned to Rocky View Schools as a K-9 site. The joint use site has been estimated at 8.0 acres, with a 4.18 acre school building envelope and 3.82 acre playfield envelope containing one major playfield crossed by two minor playfields. The school building envelope is shown located in the north portion of the site to provide dual collector frontage for bus and parent pick-up/drop-off. Fencing details, which will be determined at the detailed landscape drawing stage, should consider providing separation from non-compatible uses such as stormponds to the satisfaction of the City of Airdrie.

The Davy Creek CASP (sections 4.4 and 4.5) provide policy direction to Developers, the City of Airdrie and LAC on the siting and acquisition of school sites. The following NSP policies provide further direction on site readiness for school construction. The policies reference the Davy Creek CASP, Airdrie Reserve Agreement including Schedule 2 and 2022 Provincial Guidelines for Site Work for Projects to be submitted within the Three Year Capital Plan which is the document that contains the Province's Site Readiness Checklist. Overall, the policies are meant to ensure to the extent possible, the viability of sites for school building construction by identifying issues, concerns or remediation requirements.

Sawgrass Park Policy 22: The school site identified within Sawgrass Park shall be a K-9 school site, which has been assigned to Rocky View Schools (RVS) by the Airdrie Reserve Land Allocation Committee (LAC).

Sawgrass Park Policy 23: Per section 4.14 of the LAC Reserve Agreement, reserve land shall be transferred to the School jurisdiction by the City on an as-is, where-is basis, subject to Schedule 2 of the same agreement.

Sawgrass Park Policy 24: Documentation from the Developer verifying the site is suitable for the design and construction of the school building is required and these documents (see Schedule 2, section 2.IV.C of the LAC Reserve Agreement) shall be submitted to the City of Airdrie and LAC prior to transfer of title to the receiving School Board.

Sawgrass Park Policy 25: Pursuant to Schedule 2 (section 2.IV.C Documentation), the Developer shall:

1. conduct and provide compaction test reporting to ensure the footprint portion of the site is designed with engineered fill suitable to construct the school. Testing must meet 98% proctor.
2. perform four (4) borehole tests within the footprint of the school building envelope using a methodology to the satisfaction of the City of Airdrie and the LAC. As part of the report, the Developer shall ensure that the school site complies with the Assessment of Natural Arsenic Concentrations Soil Arsenic Management (2019) and Soil Arsenic Management and Communication Strategy (2020).
3. provide documentation of Environmental Site Assessment(s) to (and to satisfaction of) the City of Airdrie and LAC verifying the site is appropriate for school building construction pursuant to the Provincial Site Readiness Checklist.

FIGURE 18 : JOINT USE SCHOOL SITE

*All site plans are conceptual only and subject to change

5.3 NEIGHBOURHOOD PARKS

FIGURE 19 : NW NEIGHBOURHOOD PARK

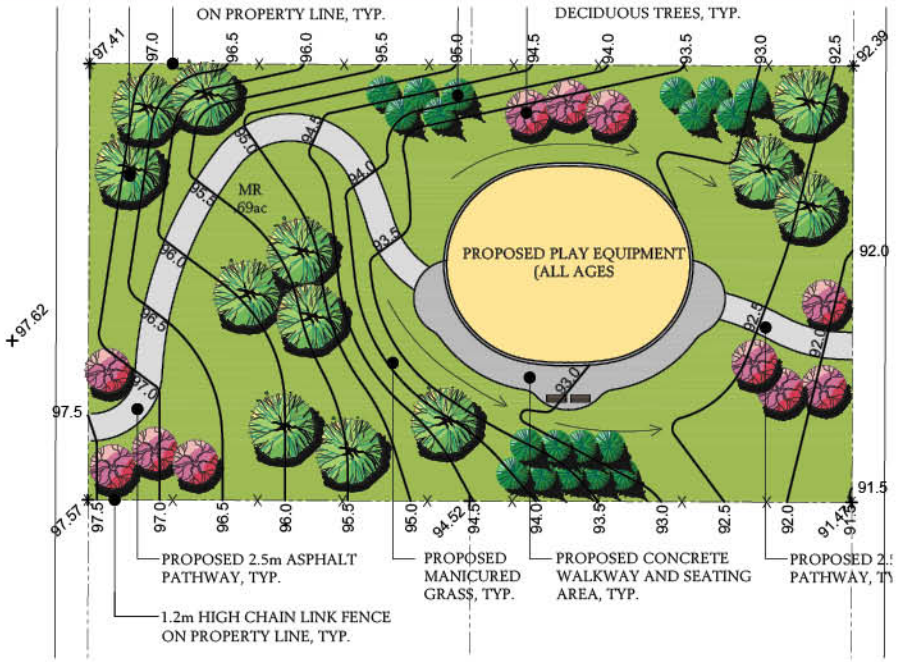


FIGURE 20 : SW NEIGHBOURHOOD PARK

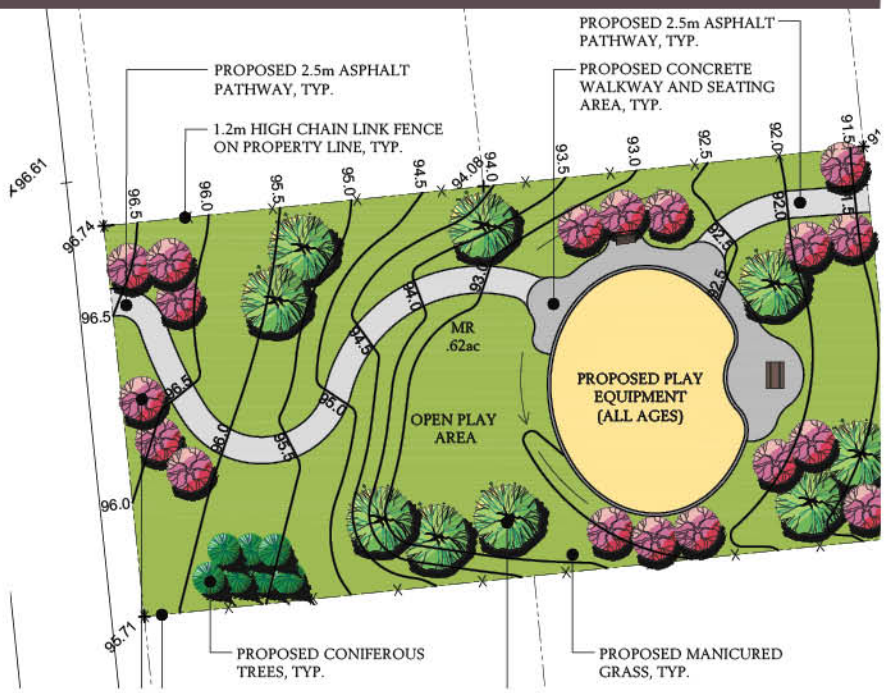


FIGURE 21 : NE NEIGHBOURHOOD PARK

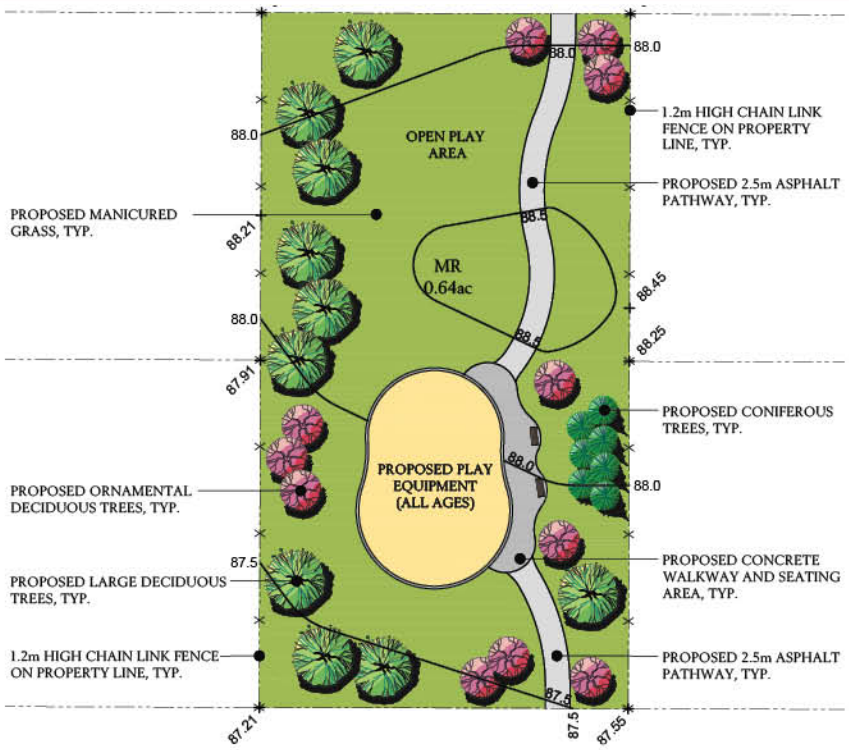
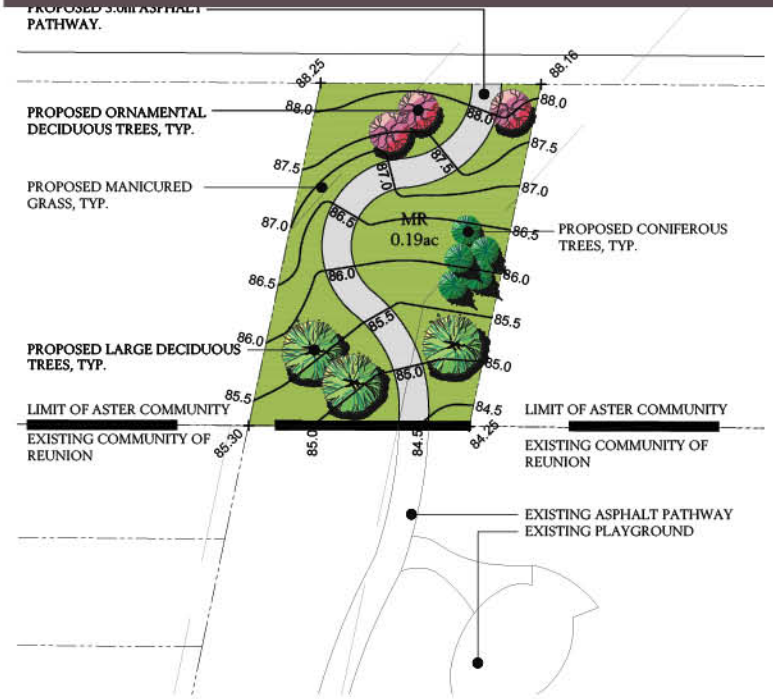
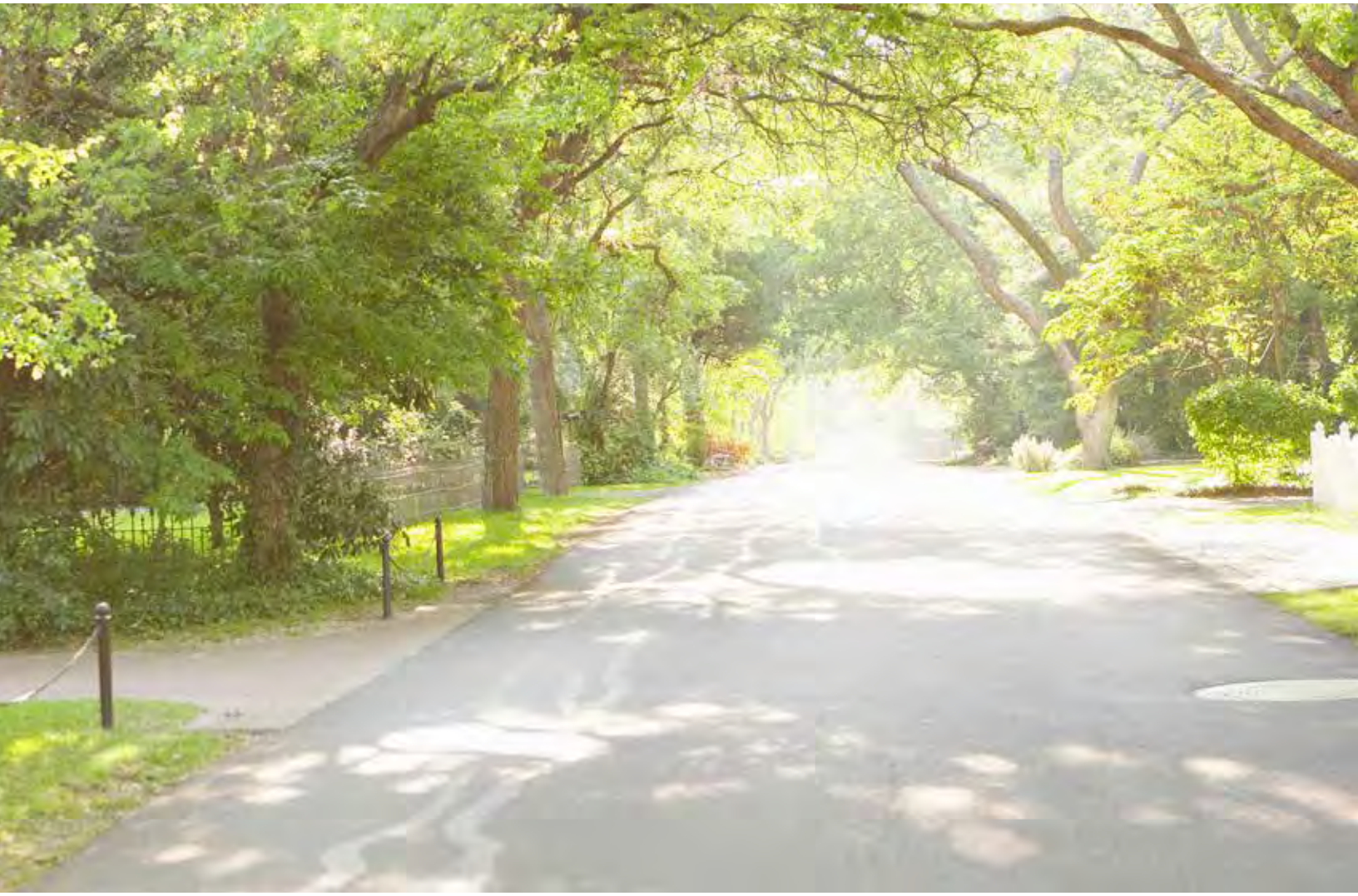


FIGURE 22 : S LINEAR PARK



6.0 Transportation

Sawgrass Park is modeled on a grid-based road network that flexes to match local physical landscape. Routes through the community are clear and direct, with multiple routing options for moving through the neighbourhood by vehicle, transit, walking or cycling.



6.1 Regional Road Network & Access

Vehicular access to Sawgrass Park will be provided from the south, west and north, with Nose Creek providing a physical barrier to the east. Primary access to the neighbourhood will be from 24 Street NW to the west via two collector roads. Access will be extended from the existing neighbourhoods of Reunion (via Reunion Place NW) and Williamstown (via Williamstown Boulevard NW) to the south. Additionally, access will be provided from the north via two connections to the future arterial road (Township Road 273) on the north boundary of the plan area. The Airdrie Transportation Master Plan (2020) indicates that this future arterial road will cross Nose Creek and the railway and potentially providing future connectivity to the QE II Highway.

The preferred initial access to the Sawgrass Park NSP is from the west by way of 24 Street.

Sawgrass Park Policy 26: Collector roads should be designed and located to emphasize sightlines and wayfinding, with clear view corridors to key destinations, landmarks or open spaces. Where a collector road terminates within the plan area it should open onto a park or key neighbourhood use such as a school site, open space or commercial area.

Sawgrass Park Policy 27: The internal road system for Sawgrass Park shall align with current City of Airdrie design standards and be designed with consideration of complete street design principles.

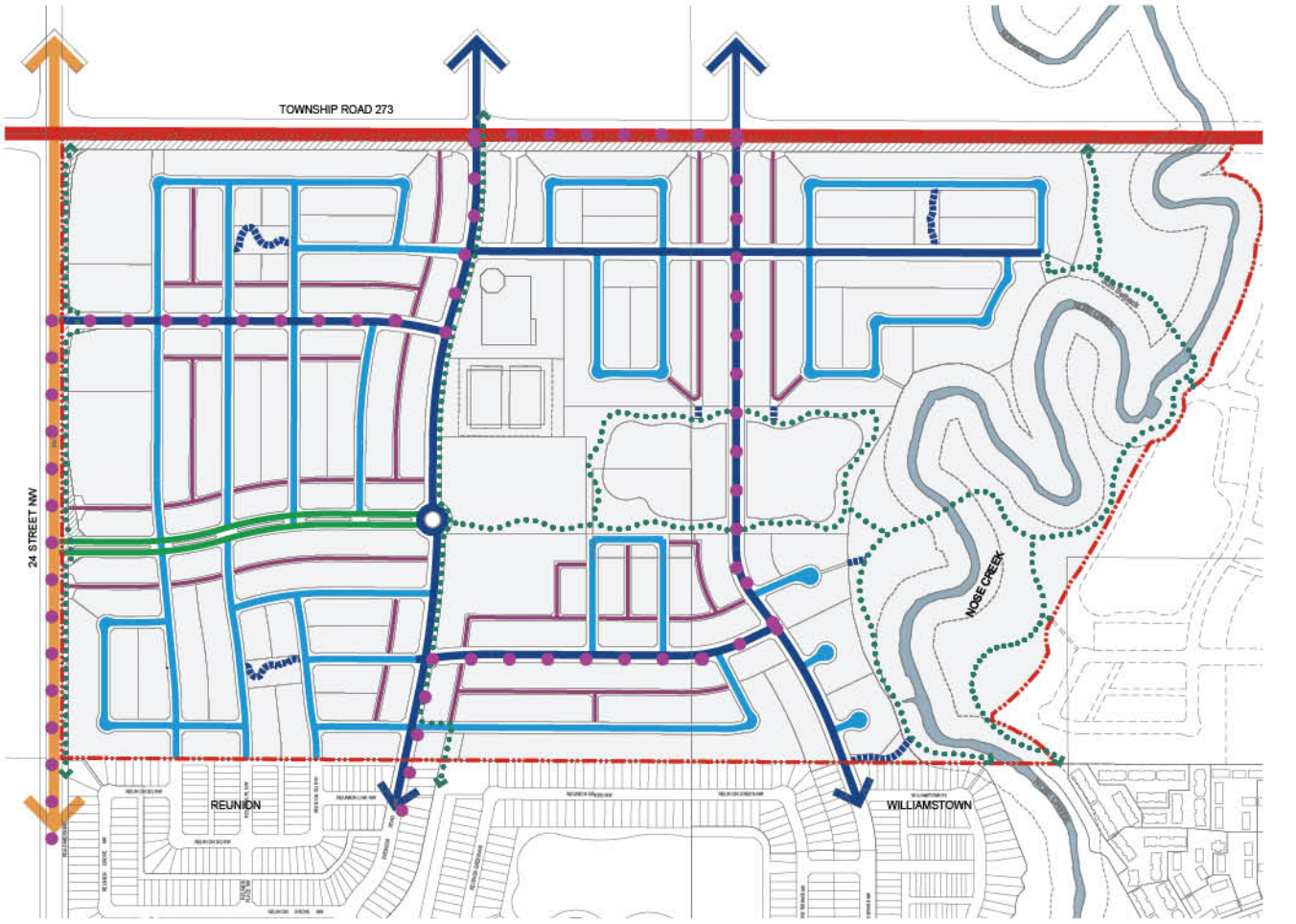
Sawgrass Park Policy 28: The developer shall ensure appropriate pedestrian and vehicular connections to 24th Street and the future TWP 273 as plans become available for these corridors. Updates to the TIA may be required at each phase of subdivision to ensure adequate connection to 24th Street and TWP 273 at the discretion of the City.

6.2 Internal Road Network

The internal road network of Sawgrass Park conforms to the transportation network shown in Figure 11 of the Davy Creek CASP (2020). Each of the collector access roads through the neighbourhood runs adjacent to or terminates at the central open space, creating a sense of arrival. These collector roads are placed on a modified grid that separates the remaining plan area into 'cells', each served by lower-order residential streets. A roundabout at the Community Activity Centre site marks the convergence of two key routes through the community and provides traffic calming.

All roads within Sawgrass Park employ standard cross-sections in alignment with City of Airdrie Design and Construction Standards. Multi-residential sites will be served by private roadways with proposed access points as indicated on Figure 12.

FIGURE 23 : TRANSPORTATION NETWORK



Legend

- Sawgrass Park NSP Boundary
- Traffic Circle
- 40m Major Arterial
- 40m Major Arterial (24 Street)
- 27m Divided Primary Collector
- 21m Collector
- 15m Residential
- 8m Lane
- Regional Pathway
- Local Pathway
- Proposed Transit Route

NTS

6.3 Active Transportation

Sawgrass Park will provide residents with access to alternative modes of transportation and promote active lifestyles. The active modes network is designed to take advantage of the exceptional open space amenities available, creating links to and through these spaces. As shown in Figure 24, sidewalks and regional pathways create direct and convenient links to schools, open spaces and the Nose Creek trail system. The active modes network also links residents to adjacent neighbourhoods by continuing linear pathway connections and creating new connections across Nose Creek.

The regional pathway network in Sawgrass Park mirrors what is proposed in the Davy Creek CASP, running along 24 Street and Nose Creek and through the heart of the neighbourhood. A regional connection is also made with the existing network in Reunion to the south. Wherever possible, road crossings are reduced or eliminated on the regional pathway to promote safety and ease of use. The regional pathway network is also supported by a network of local pathways, green spaces and sidewalks. The modified grid road network supports easier wayfinding for pedestrians and cyclists and gives a variety of routing options.

Sawgrass Park Policy 29: The active transportation network shall provide connections to neighbourhood destinations, including, but not limited to, major parks, educational and community facilities, commercial nodes, and future transit stops.

Sawgrass Park Policy 30: The active modes network shall integrate the plan area to the existing regional pathway system in Airdrie, including connections to the future and existing Nose Creek trail network.

Sawgrass Park Policy 31: The regional pathway network shall-be designed to minimize the number of street crossings, especially along collector roadways. Where regional pathway crossings are required on collector roads they shall be located at intersections rather than mid-block, and shall be marked to ensure high visibility and sightlines of the crossing.

Sawgrass Park Policy 32: Dedicated cycling facilities should be considered within the Plan Area, such as bike racks at community destinations.

Sawgrass Park Policy 33: The developer is responsible to construct all pedestrian bridges over Nose Creek. Bridge design must adhere to the Nose Creek Watershed Water Management Plan and to the satisfaction of the City.

FIGURE 24 : ACTIVE TRANSPORTATION NETWORK

Legend

- Sawgrass Park NSP Boundary
- Mono Sidewalk
- Separate Sidewalk
- Regional Pathway
- Local Pathway

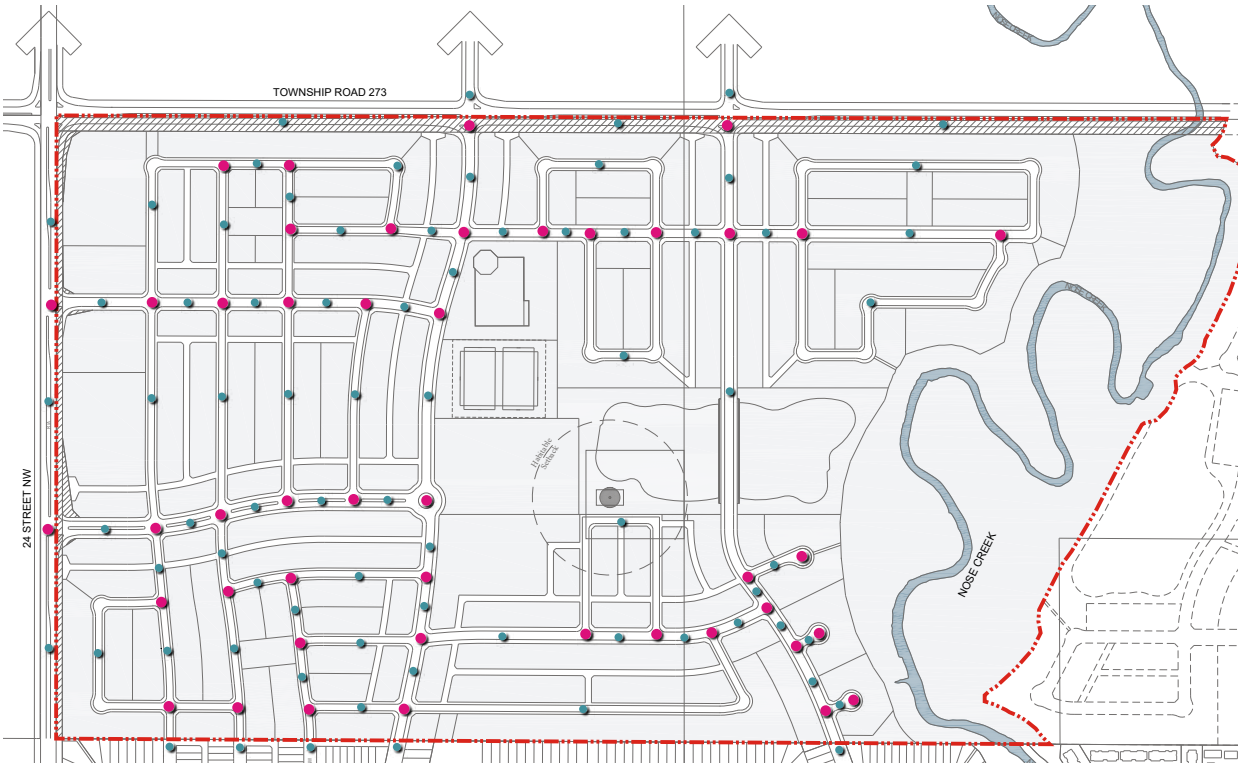
NTS

6.4 Street Connectivity & Active Modes

Street Connectivity Index is a guideline used to measure the density of connections within a neighbourhood and give an understand of how well connected the neighbourhood is. The Street Connectivity Index is a calculation based on the number of links and nodes within the community. Sawgrass Park achieves a Street Connectivity Index of 1.67. which exceeds the Airdrie TMP requirements. The street connectivity analysis is illustrated in Figure 25.

Active Modes Index is used to measure the connectivity of a community, specifically from the perspective of pedestrians and cyclists, and incorporates pathways and walkways in addition to roadways with sidewalks. Sawgrass Park achieves an Active Modes Index of 1.63, as illustrated in Figure 26.

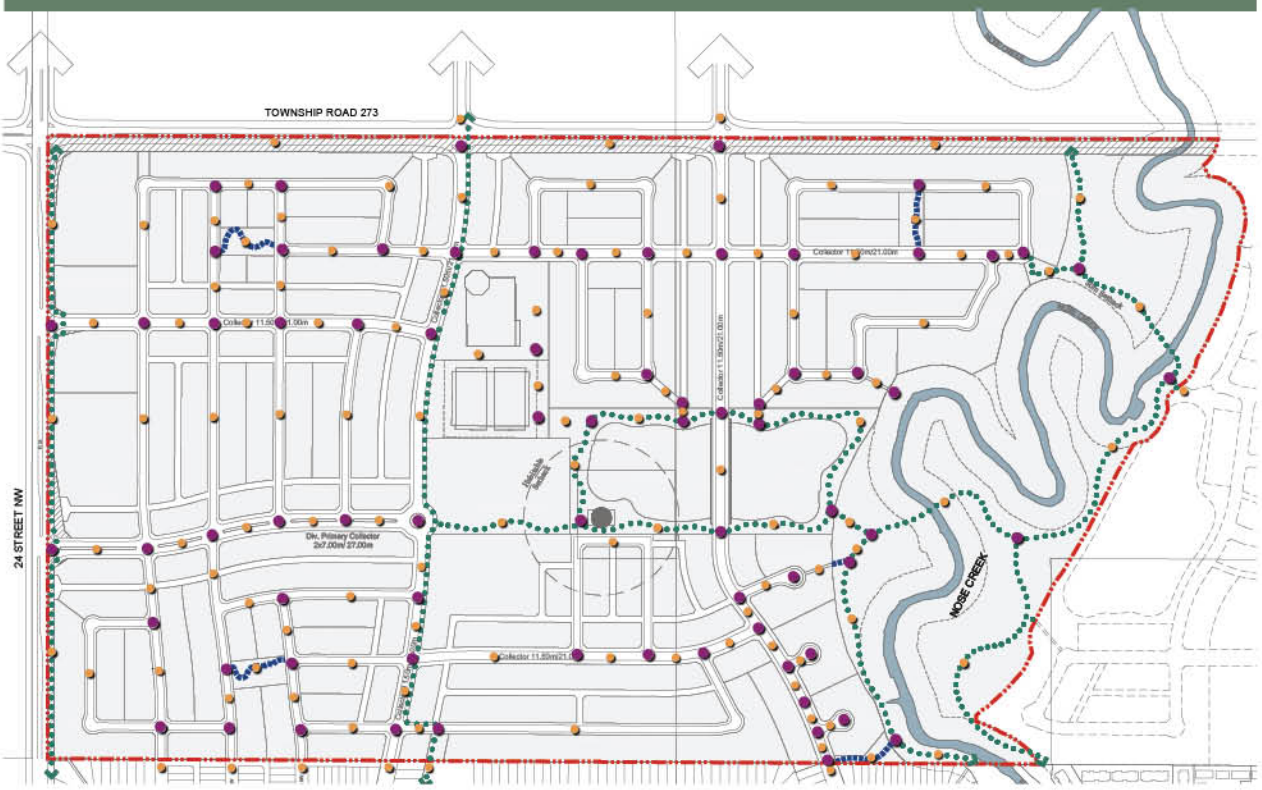
FIGURE 25 : STREET CONNECTIVITY INDEX



Legend

- **Sawgrass Park NSP Boundary**
- **Node**
- **Link**
- **1.67 Street Connectivity Index (Links / Node)**

FIGURE 26 : ACTIVE MODES INDEX



Legend

- Sawgrass Park NSP Boundary
- Node
- Link

1.62 Active Modes Index (Links / Node)

6.5 Transit

Sawgrass Park will accommodate future public transit services, and is anticipated to be integrated into routing that currently services the surrounding communities of Reunion, Williamstown, Silver Creek and Stonegate. Currently, the 1 and 3 local transit routes travel along Veterans Boulevard to the south.

The active modes network has been designed with future potential transit routes in mind, preparing the plan for future transit service by considering the pre-design of roads to accommodate future transit routes and potential stops with Airdrie. Figure 27 illustrates a potential future transit route for Sawgrass Park which would circulate through the neighbourhood with stops at major community destinations and over 95% of the neighbourhood within 400m walking distance of a transit stop.

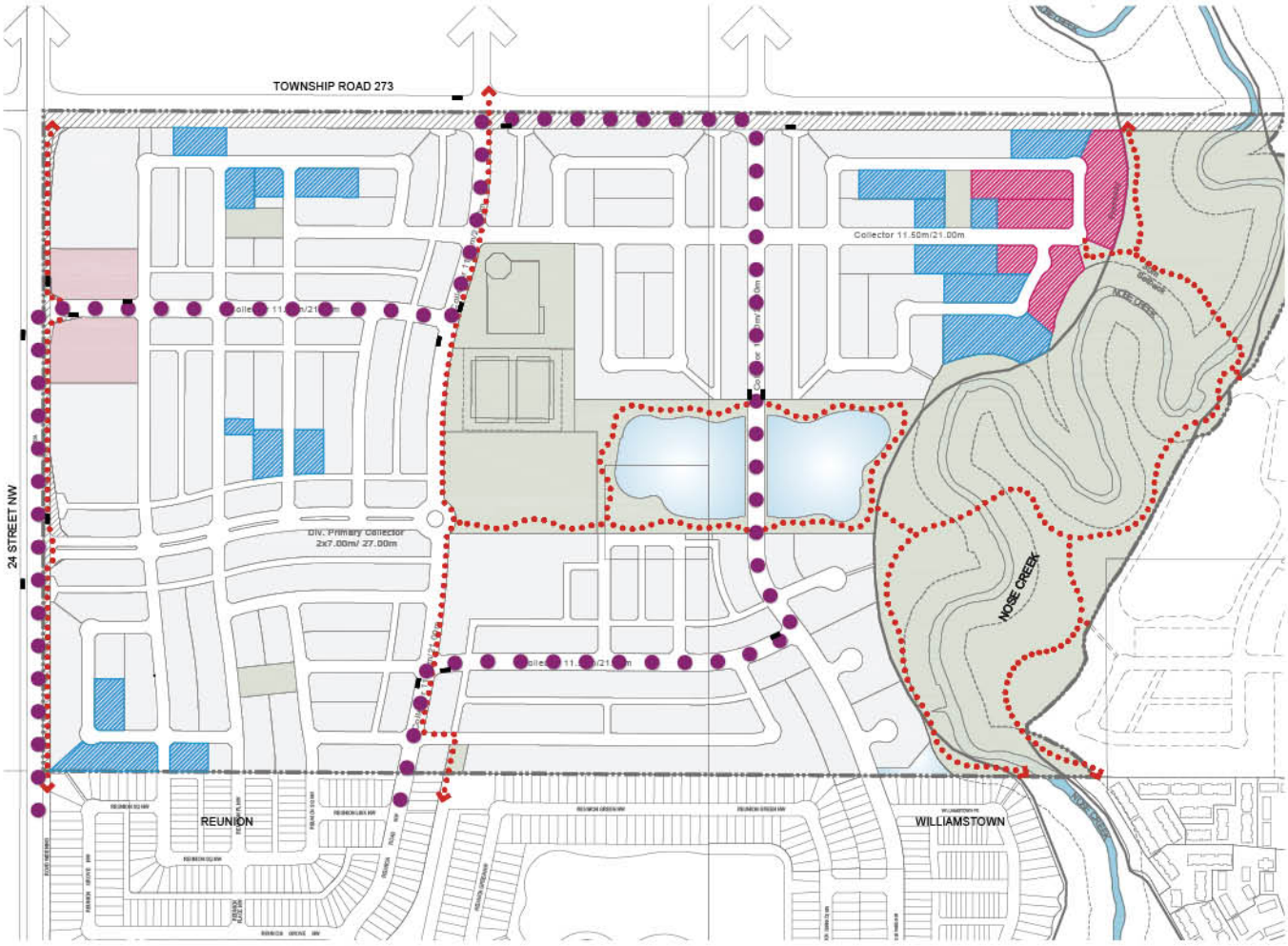
Sawgrass Park Policy 34: Sawgrass Park shall achieve a minimum Street Connectivity Index of 1.4 and a minimum Active Modes Index of 1.6, in accordance with the Airdrie Transportation Master Plan.

Sawgrass Park Policy 35: Higher-density housing, commercial, and major educational and community facilities shall be located adjacent potential future transit routes in order to maximize accessibility.

Sawgrass Park Policy 36: The Active Modes and Transit network shall be designed such that a minimum of 90% of all dwelling units in Sawgrass Park are located within a 5-minute walk (400m walking route) of a Proposed Transit Stop as shown in Figure 27.

Sawgrass Park Policy 37: Bus stops shall be planned in accordance with Objective 2.2 Integration of Accessible Services in the Airdrie Transit Master Plan

FIGURE 27 : TRANSIT COVERAGE



Legend

- Sawgrass Park NSP Boundary
- Transit Stop
- Transit Route
- Regional Pathway
- Less than 300m Walking Distance from Transit Stop
- 300-400m Walking Distance from Transit Stop
- Over 400m Walking Distance from Transit Stop

NTS

6.6 Local Traffic Study

Bunt & Associates completed a Transportation Impact Assessment (TIA) for the Davy Creek CASP (December 2017). The City of Airdrie requested Bunt & Associates also prepare a Local Traffic Study (2021) for Sawgrass Park, the purpose of which is to:

- Confirm CASP TIA conclusions for Sawgrass Park are still applicable.
- Confirm that internal roadways are classified correctly.
- Review the proposed active network to ensure adequate connectivity.
- Review CASP/NSP preparation guidelines relevant to transportation.

The Local Traffic Study found that the anticipated trip generation associated with NSP 1 is consistent with the assumptions made for NSP 1 in the Davy Creek CASP TIA. Updated analysis confirms the previously identified improvements in the Davy Creek CASP TIA remain appropriate. A daily volume review confirmed all internal roadways are sized/classified appropriately, and an intersection spacing review confirmed access spacing requirements are met. Noise attenuation is anticipated to be necessary along 24 Street NW and Township Road 273.

The external improvements identified in the Davy Creek CASP TIA as necessary for Sawgrass Park were confirmed by the Local Traffic Study and are identified below. These improvements are also consistent with the Airdrie Transportation Master Plan (2020).

Short Term Improvements (approximately 67% Sawgrass Park buildout)

- Veterans Boulevard (24 Street to Reunion Gateway): upgrade to 4 lanes
- 24 Street NW & Veterans Blvd NW: add southbound left turn lane, signalize with upgraded cross-section
- Township Road 273 (Future North Arterial) : construct 2 lanes from 24 St to Nose Creek

Long Term Improvements (full Sawgrass Park buildout or beyond)

- 24 Street NW (Veterans Blvd - Township Road 273): upgrade to 4 lanes


Airdrie
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7.0 Servicing

Servicing and utilities within the Sawgrass Park NSP will be provided effectively and efficiently, and at a standard acceptable to the City of Airdrie.

7.1 Stormwater

Storm servicing of the plan area will occur by way of a dual drainage (minor and major) system. The minor system comprises underground storm infrastructure including storm sewer pipes which will be installed along proposed roadways and rights-of-way to convey storm drainage by gravity to the stormwater wet pond. The major system comprises surface infrastructure such as roadways and swales which will convey storm drainage overland to the stormwater wet pond during high intensity, less frequent rainfall events. The stormwater wet pond will provide flood storage, water quantity control and water quality improvement of discharge prior to release into Nose Creek which will occur through a new outlet pipe and outfall.

Storm sewer pipes from the development will discharge into the pond through several pond inlets. The proposed stormwater wet pond will have two main cells (east and west) connected by way of an equalization pipe and will have capacity to service the entire NSP area. The size and number of equalization pipes will be determined at the detailed pond design stage and to the City's satisfaction.

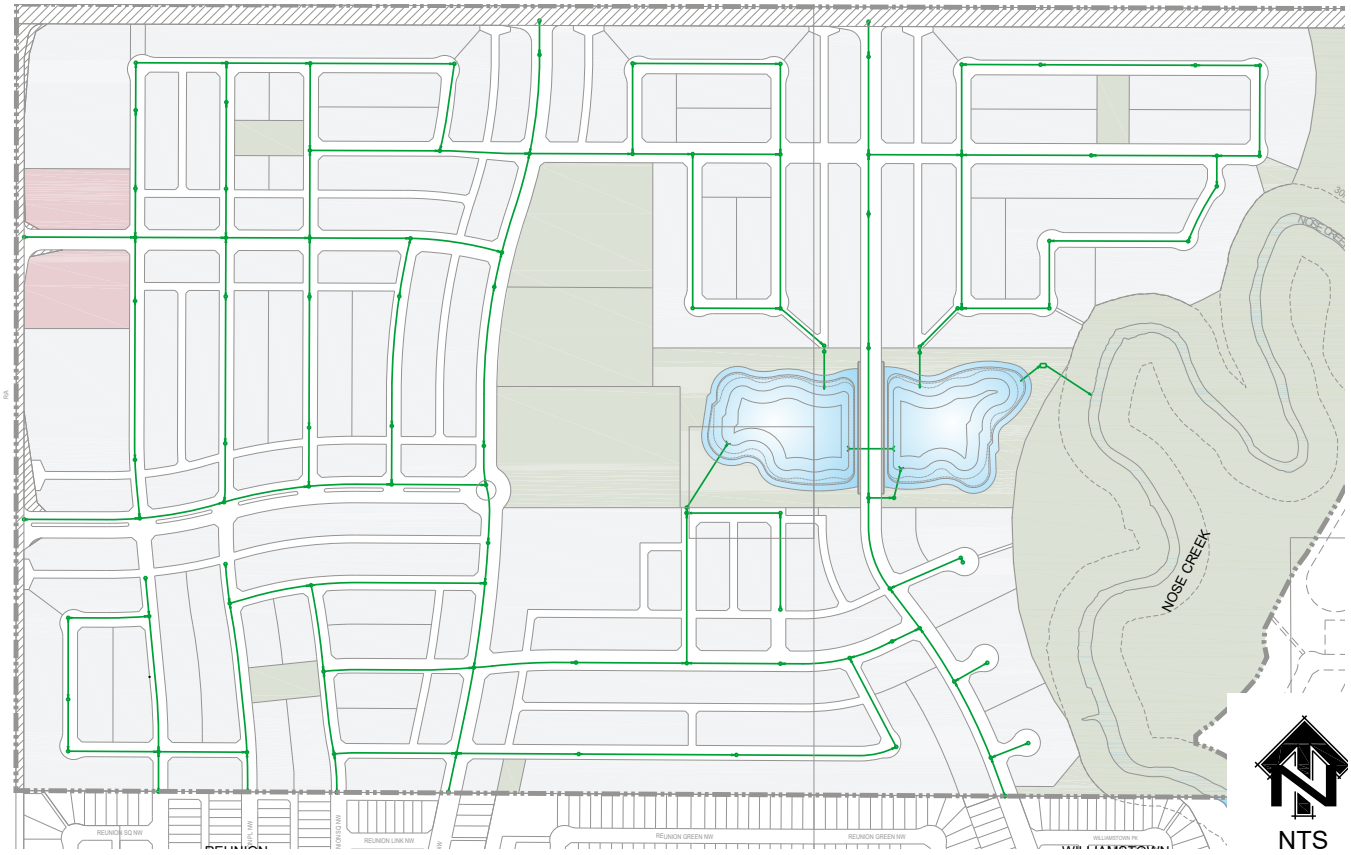
Retaining walls are being contemplated for aesthetic purposes within the zone between the pond edges and the north-south roadway separating the main cells. The retaining walls would reside above the pond High Water Level and therefore would not be subject to regular contact by fluctuating water levels. Should retaining walls be incorporated as part of the pond facility, their design will be in accordance with pond requirements applicable at that time. A slope stability analysis which considers water level fluctuations and a warrantied retaining wall design life of 75 years will be required, with slope stability and retaining wall design scope to be confirmed with the City at the design stage.

Stormwater management in Airdrie is currently subject to guidelines as per the "Nose Creek Watershed Water Management Plan (Updated 2018)" which stipulates a maximum allowable release rate of 1.257 L/s/ha and a current runoff volume control target of 16 mm into Nose Creek. Source control practices (SCPs) and best management practices (BMPs) may be applied as a means of reducing runoff volume from the NSP area.

Practices may include:

- avoiding direct connection to the storm sewer system by first directing drainage from impervious areas onto pervious areas prior to pipe capture.
- increased topsoil depths in landscaped areas.
- stormwater reuse for irrigation of public green spaces.
- sheet flow of stormwater from back of lots to adjacent green spaces (e.g. MR or ER) provided green spaces retain their functionality.

FIGURE 28 : STORMWATER SERVICING



Sawgrass Park Policy 38: Interim ponds will need to meet the Nose Creek Volume Control Target based on contributing catchment area for the interim pond. Undeveloped and/or flow through catchment areas will not need to be considered.

Sawgrass Park Policy 39: Pond circulation, the equalization pipe size, and number of equalization pipes will be assessed to the satisfaction of the City at the detailed pond design stage. Capacity of the storm pond shall be evaluated at each phase of development with the Subdivision Stormwater Management Report.

A Staged Master Drainage Plan (SMDP) has been prepared in support of the NSP application to address stormwater management more comprehensively. The SMDP presents a stormwater management strategy that adheres to the current Nose Creek guidelines noted above. At the time of this NSP application, the City of Calgary is undertaking additional study of Nose Creek to reassess the merits of the current guidelines and to inform on possible new criteria which may form the basis for new stormwater management strategies and methods in the future. Other alternative stormwater management strategies and methods may be considered by the City in the future based on the results of further studies on the creek. The SMDP will attempt to formulate stormwater management alternatives and solutions to meet water quantity and water quality requirements applicable at the time of development.

Construction of the storm pond will be staged. Initially, the first stage would involve construction of the east cell and the outfall (no irrigation infrastructure) which will provide servicing for an estimated 4.7 ha of development area. The second stage can consider implementing an interim irrigation system to irrigate undeveloped area within the NSP boundary if management of runoff volume is necessary. It is estimated this stage would allow for servicing of an estimated total development area of 43 ha. Lastly, following decommissioning of the oil well site and all associated infrastructure, the balance of the pond would be constructed including the ultimate irrigation infrastructure which would allow for servicing of the entire NSP development area. The staging of pond construction can be further evaluated at detail design and as part of a pond report.

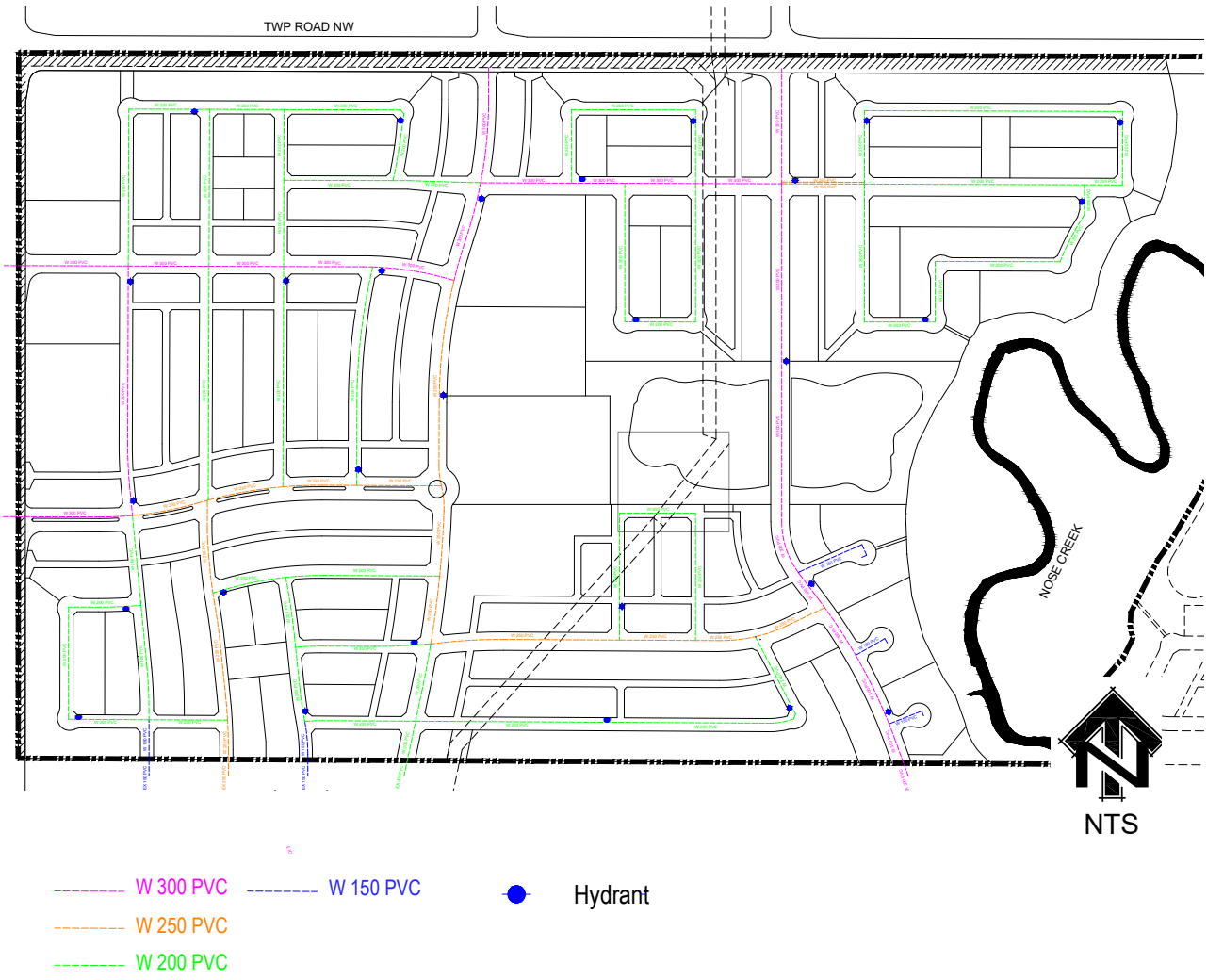
7.2 Water

Water servicing of the plan area can occur through the extension of the water distribution system from the existing Reunion and Williamstown developments to the south as noted below:

- The 250 mm water main within Reunion Place NW can be extended north along the roadway into the plan area.
- The 150 mm water main within each of the west or east legs of Reunion Square NW can be extended north along the roadways into the plan area.
- The 200 mm water main within Reunion Road NW can be extended north along the roadway into the plan area.
- The 300 mm water main within Williamstown Boulevard NW can be extended north along the roadway into the plan area.

The extension of ties from these locations will allow for a looped water distribution system to be established for servicing of the plan area. No water system upgrades are expected assuming the 350 supply main remains online. As identified in the Airdrie UMP there is a population threshold of 98,000 with the 350 online which more than accommodates the Sawgrass Park NSP area and current developments outside the pre-annexation boundary.

FIGURE 29 : WATER SERVICING



Sawgrass Park Policy 40: City of Airdrie General Design Standards and Construction Specifications shall be adheres to throughout Sawgrass Park.

Sawgrass Park Policy 41: Water and sanitary servicing shall comply with City of Airdrie standards including the City Development Strategy.

Sawgrass Park Policy 42: Utility services shall be developed in Sawgrass Park through logical servicing extensions and staging of development.

7.3 Sanitary

Sanitary servicing of the plan area will occur by way of a sanitary sewer pipe system installed along proposed roadways and rights-of-way to convey sanitary flows by gravity to a proposed regional lift station in the southeast corner of the plan area. The regional lift station (referred to as Lift Station #2 in the Airdrie UMP) will convey sanitary flows via twin 350 mm forcemains through the subdivision within collector standard or greater roadways to 24 Street NW. Once the forcemains reach 24 Street NW they will continue south to a tie in point at Bayview Gate SW.

The regional lift station will be staged and sized to accommodate sanitary flows from the full NSP area. Over time, the regional lift station will be upgraded to accommodate the ultimate total sanitary flows which include those from future contributing off-site development areas as identified in the Airdrie UMP. The lift station will be designed to meet the City of Airdrie's requirements as specifically outlined in the Wastewater Lift Station Needs Assessment.

The City of Airdrie's ability to provide sanitary servicing and potable water to the Sawgrass Park NSP is contingent on securing capacity from the City of Calgary, and the conditions of the City's Master Servicing Agreement with Calgary. Participation in the contribution agreement for wastewater capacity improvements will be necessary for the City to permit use of the latent wastewater capacity. Wastewater capacity will be monitored by the City and available capacity must be confirmed prior to subdivision. The following will require monitoring, at a minimum:

- Existing system capacity downstream of the Bayview Gate tie-in and capacity limits of the siphon near Bayview Road

- Sawgrass Park force main tie-in to 900mm gravity sewer

- Capacity in the existing sanitary sewer system upstream of the City's lift stations

It has been previously identified that +/- 90 L/s (or approximately 2 quarter sections) of capacity is the current limiting factor for sanitary infrastructure needs for the north and west lands. The specific amount of land within Sawgrass Park that can be developed is contingent on other developments. For development beyond the 90 L/s threshold, upgrades will be required to the existing sanitary sewer system. Ultimate sanitary servicing will be as described in the City's Utility Master Plan and The Wastewater Lift Station Needs Assessment, by Associated Engineering.

A separate Sanitary Servicing Study has been prepared in support of the NSP application.

7.4 Shallow Utilities

There is existing shallow utility infrastructure (electric, telecommunications, cable and natural gas) which services the existing Reunion and Williamstown neighbourhoods to the south, adjacent the plan area. It is anticipated that shallow utility servicing for the plan area will occur through the extension of infrastructure from these existing developments.

FIGURE 30 : SANITARY SERVICING

Sawgrass Park Policy 43: The minimum site requirement for the sanitary lift station is 0.5 acres, unless demonstrated by the developer to the satisfaction of the City of Airdrie that it can be accommodated on a smaller site.

7.5 Oil & Gas Facilities

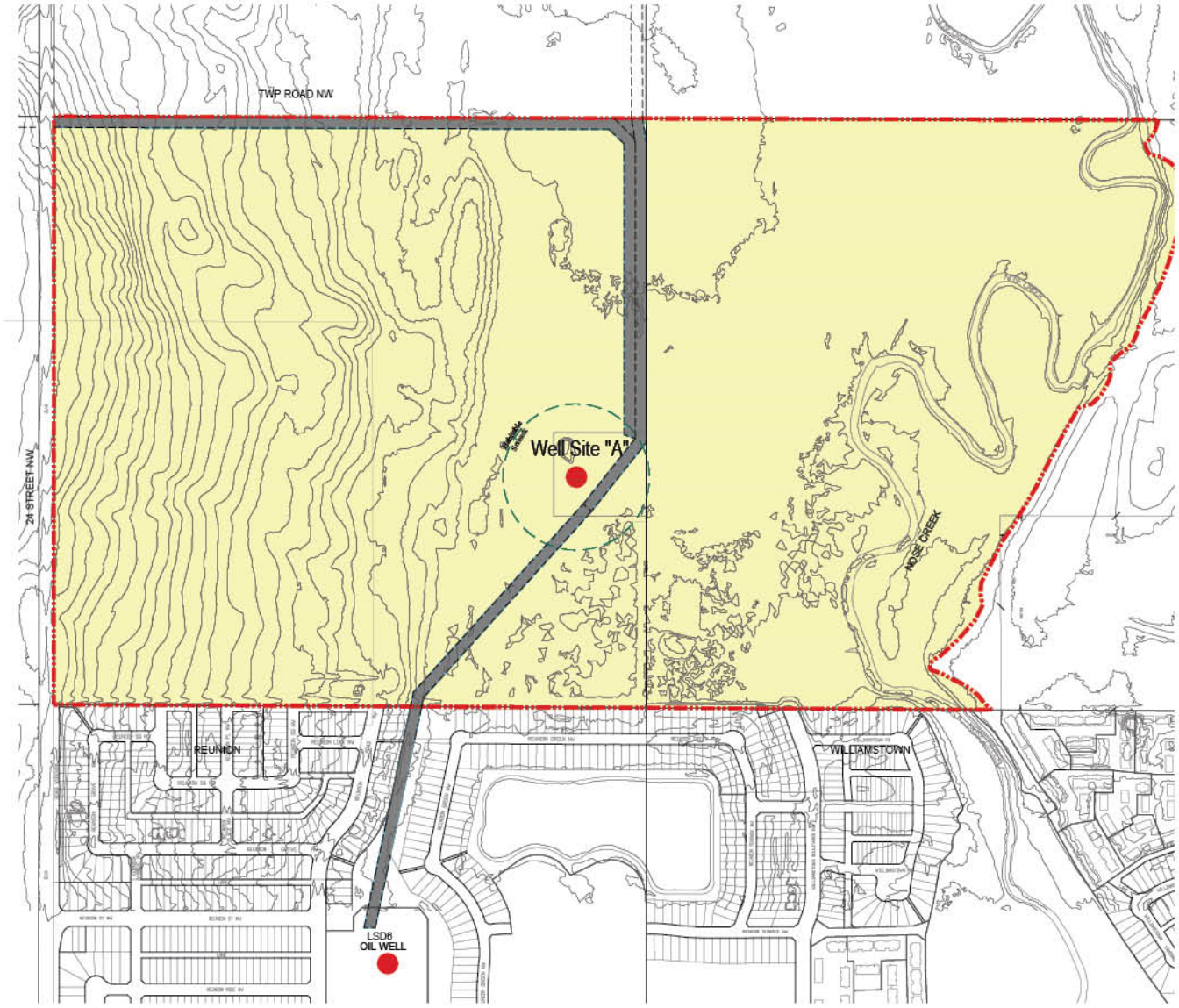
As of 2021, an operating oil well and battery site are currently located in Sawgrass Park, as shown in Figure 31. This facility is connected to an operating oil well in Reunion.

The Davy Creek CASP includes policy for the oil and gas facilities in both their current state and upon abandonment. As the well is not classified as sour, the AER required setback for the operating oil well is limited to the well lease site. However, the Davy Creek CASP instated a 100 m setback from the well centre within which habitable dwellings are not permitted while the well is operating. This setback may be adjusted based on the findings of the Risk Assessment.

As of 2021 Hopewell has initiated discussions with the owner of the oil well with the intent, subsequent to statutory approvals of the Sawgrass Park NSP, to purchase and abandon the two oil well facilities (one within Sawgrass Park, and the connected operating well in Reunion) and restore the lands to residential standards so that they may be integrated as part of their respective residential neighbourhoods in compliance with Alberta Energy Regulator (AER) directives and regulations and any other applicable laws or regulations within Section 2.5 of the Davy Creek CASP. The subject pipelines that run north from Reunion through the westerly portion of the plan area and along the north boundary will also be removed and reclaimed to residential standards as part of the overall phasing of development and abandonment of the operating facility. Hopewell has committed to reaching an agreement with the pipelines and facilities operators prior to the phase of subdivision in which there are wellsite or pipeline conflicts.

The east cell of the storm pond will be used to manage stormwater while the oil and gas facilities are active. Development past the threshold capacity of the east pond requires the west pond to be constructed, which will require decommissioning and reclamation of the well lease site and associated infrastructure. Capacity of the storm pond will be evaluated at each phase of development with the Subdivision Stormwater Management Report.

FIGURE 31 : OIL & GAS FACILITIES



Legend

- Sawgrass Park NSP Boundary
- Well Site
- 100m Active Well Setback
- Existing Pipeline ROW

NTS

Sawgrass Park Policy 44: Subdivision shall not occur where there are oil and gas facilities, oil and gas pipeline right of ways, and associated buffers/setbacks from oil gas and gas infrastructure until these facilities pipelines and right of ways, are decommissioned, removed, reclaimed, and remediated to the satisfaction of the Provincial Regulator and the City of Airdrie.

Sawgrass Park Policy 45: Phasing shall be strategically designed to avoid areas encumbered by operating oil and gas wells, pipelins and existing access roads to those facilities, where feasible, until the decommissioning of those facilities occurs. Phase 2 and 3 boundaries may be revised to allow for extended use of the current lease access road depending on the future timing of the well site decommissioning.

Sawgrass Park Policy 46: The Hazardous Goods Route from the wellsite to 24th Street shall not use residential roads or collector roads in residential development for dangerous goods.

Sawgrass Park Policy 47: Well site access is to be reviewed by the City on a phase by phase basis and is subject to City approval.

Sawgrass Park Policy 48: Upon abandonment of the well in the Sawgrass Park NSP, a 20m x 35m work area will be provided around the well with an 8m access corridor for service vehicles. This work area has been indicated on the Sawgrass Park concept plan.

Sawgrass Park Policy 49: Roads shall not be located over the abandoned well, and the abandoned well has been located within open space to allow for ease of maintenance access.

Sawgrass Park Policy 50: Abandoned pipelines should be removed during stripping and grading and any remediation undertaken at that time.

Sawgrass Park Policy 51: Berms shall be used for visual and screening and noise mitigation where there are impacts to adjacent development. Smaller berms for additional spill controls should be used where visual screening and noise mitigation are not required for adjacent development. All berming and screening shall be to the satisfaction of the City of Airdrie with each phase of subdivision

Sawgrass Park Policy 52: Clay plugs will be installed at pipeline crossings to mitigate the risk of a pipeline leak. Any proposed pipeline crossing will be reviewed and approved by the City of Airdrie with each phase of development. Annual testing at stormwater pond inlets for elevated levels of hydrocarbons should be used to identify cross contamination of stormwater from undetected leaks in the O&G pipelines.

7.6 Funding Commitment

The developer acknowledges that servicing capacity for the NSP requires new infrastructure identified in the 2016 Utility Master Plan (UMP), 2020 Wastewater Lift Station Needs Assessment (WLSNA), and the 2020 Airdrie Pre-annexation Capacity Assessment for Main and West Lift Stations (CAMWLS).

The development industry (BILD CR) and City of Airdrie negotiated the framework for a 'funding and financing model'. In this case, the NSP proponent will enter into a 'Contribution Agreement' for the infrastructure needed to service NSP lands. New infrastructure will be initiated by contribution by the NSP proponent(s) to front-end infrastructure for the benefiting lands.

Initial servicing capacity for the NSP requires use of the City's existing residual servicing capacity (Phase 1) and Phase 2 improvements as recognized in the 2020 CAMWLS to accommodate the development. The upgrades will be funded through mechanism described in Contribution Agreement for any or all of the benefiting lands that proceed to subdivision and utilize capacity.

Sawgrass Park Policy 53: Prior to first reading of the NSP, the contribution agreement obligation shall be signed and submitted to the City to accommodate the proposed development. The agreement generally entails:

1. The City will allow proposed Phase 1 residual servicing capacity to be made available to various ownership groups, provided they sign onto the terms of the finalized Contribution Agreement.
2. The Contribution Agreement may be amended to add a new developer of a new NSP.
3. Contribution Agreement will outline payment of an acreage assessment equal to the 50% of the total funding cost (developer front ending portion) for Phase 2 infrastructure.
4. The ownership group, party to the Contribution Agreement, will pay an acreage assessment based on serviced area as development occurs, towards the Phase 2 capacity infrastructure as part of the subdivision servicing agreement (SSA) process.
5. The ownership group is responsible to monitor the proposed Phase 1 residual servicing capacity to 100% upon which development will cease should Phase 2 not be available.
6. The developer is responsible to monitor the Phase 1 residual servicing capacity to 75%, upon which the City will actively use funds generated by the Contribution Agreement for Phase 2 improvements. The City will utilize such contributions, to design and construct Phase 2 wastewater pumping and transmission capacity and bring forward capital budget amendments and borrowing bylaws to Council.
7. The City is under no obligation to supplement (financially or otherwise) Phase 1 and/or Phase 2 capacity for the lands in the NSP.
8. The City being fair and reasonable to those signing the Contribution Agreement and making front ending payments, is ultimately in control of all residual and constructed capacity.

Appendix A
Policy Conformance

City Plan Policy Review

	Section	*Response*
	1. Population Projections and Land Requirements	
	Goal: To responsibly anticipate and plan for a projected population of 90,000.	
	Plan Requirement	
1.2	All development plans, including, but not limited to, Community Area Structure Plans and Neighbourhood Structure Plans, shall have regard for the population and dwelling unit projections and shall include a planning justification that relates the proposed development to the projections.	The Sawgrass Park NSP aligns with the population and dwelling unit projections indicated in the Davy Creek CASP, which are based on the population projections of the City Plan.
	2. Growth Management	
	Goal: Ensure that urban development is accommodated in an orderly, economical and sustainable manner.	
	PLAN DESIGNATION POLICIES	
	Plan Designations	
2.1	The City shall direct future residential, commercial, industrial, and public service uses to the areas conceptually shown for each of the major land uses on the Generalized Land Use Concept Mapping and the Future Growth Areas.	*The Sawgrass Park NSP is shown as Residential within the Future Growth Area. The proposed land uses in the Sawgrass Park NSP are predominantly residential with minor supportive uses, and are in alignment with the Generalized Land Use Concept.*
	Plan Consistency	
2.2	The City will require that all Community Area Structure Plans, Neighbourhood Structure Plans, Area Redevelopment Plans, Land Use Bylaw redesignations, subdivision and development approvals generally conform to the land uses designated in the Land Use Concept Map while allowing for minor adjustments to the boundaries of those policy areas without a City Plan amendment if such adjustments are supported by detailed planning studies.	*The Sawgrass Park NSP is shown as Residential within the Future Growth Area. The proposed land uses in the Sawgrass Park NSP are predominantly residential with minor supportive uses, and are in alignment with the Generalized Land Use Concept.*
	GROWTH MANAGEMENT POLICIES	
	Long-term Land Supply	
2.4	The City will take steps to ensure that the municipal land base is developed in an efficient and effective manner in order to avoid sprawl, minimize the need for future expansions and ensure cost-effective servicing.	*The Sawgrass Park NSP can be readily serviced by extending existing infrastructure and allocating existing servicing capacity, and therefore is within the Anticipated Growth Boundary as shown on Map 2 Future Growth Areas. The Sawgrass Park NSP also achieves an efficient and effective development pattern, exceeding the 8 units per acre density threshold.*
	DEVELOPMENT EXPANSION AREA POLICIES	
	Contiguous Development	
2.15	Future development shall be permitted only in locations that are contiguous to existing development and that follow a logical sequencing of development. Development should not proceed unless the required infrastructure and transportation improvements are planned and/or in place to support it. Exceptions may be made where the provisions of policy 2.17 are met.	*The Sawgrass Park NSP is contiguous to existing development in Reunion and Williamstown.*
	Efficient Use of Infrastructure	
2.16	The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.	*The Sawgrass Park NSP can be readily serviced by extending existing infrastructure and allocating existing servicing capacity.*
	3. Environmental Sustainability	
	Plan Requirement	
3.1	Through the Community Area Structure Plan process, the City shall require that lands considered unsuitable for development because it is subject to flooding, contains steep slopes or consists of a natural drainage course or wetland be identified as environmental reserve. The actual boundaries will be further defined through the NSP and dedicated as environmental reserve through the subdivision process in accordance with the provisions of the *Municipal Government Act* .	*Through policy initially identified in the Davy Creek CASP, the Sawgrass Park NSP provides Nose Creek, its floodway and setbacks as Environmental Reserve.*
	Sustainability & Environmental Preservation & Conservation	
3.5	All environmentally significant areas (ESA), natural environments suitable for parks, and significant wildlife and fish habitat will be conserved, or protected (as the case warrants) through the dedication of reserve lands and other forms of conservation techniques.	*Through policy initially identified in the Davy Creek CASP, the Sawgrass Park NSP provides Nose Creek, its floodway and setbacks as Environmental Reserve. The Biophysical Impact Assessment prepared for the area identified a single Temporary Marsh on the site which is proposed for removal as it has low relative wetland value and has been disturbed by agricultural activity.*
	Use & Access Restrictions in Environmental Reserve	
3.8	Lands dedicated as environmental reserve are intended to remain in their natural state and/or be used as part of a passive park and pathway system. Major municipal infrastructure may cross environmental reserve lands in the least intrusive manner possible by minimizing the impact of the crossing and taking into consideration sensitive environmental features in the vicinity of the crossing.	*The Sawgrass Park NSP indicates that the Nose Creek Environmental Reserve area will remain in its natural state, with the proposed inclusion of a passive park and pathway system. It is also suggested that additional enhancements could be considered such as increased native plantings and ecosystem education opportunities.*
3.9	Lands with slopes of 15 percent or more, as identified on Map 4, are considered to be unsuitable and unsafe for urban development and shall be identified as environmental reserve. Exceptions and boundary adjustments may only be considered following submission of a geotechnical study which includes a slope analysis and assessment of erosion risk and bank stability conditions. All such studies shall be at the developer's cost.	*The Sawgrass Park NSP does not include lands of significant slope.*

3.1	Access through environmental reserve lands should be limited, and in some cases, restricted through sensitive design. Where access is restricted, development of appropriate interpretive signage is encouraged to explain why access is restricted and the ecological significance of the sensitive ecosystems.	*Access through the Nose Creek Environmental Reserve will be limited to the Nose Creek pathway system which is intended to provide limited crossings to balance connectivity with sensitive design.*
PROTECTION OF NOSE CREEK AND FLOOD PRONE AREAS		
	~~Nose Creek originates near the Town of Crossfield and flows through the City of Airdrie, joining the Bow River in the City of Calgary. It is a permanent stream that occupies a minor glacial meltwater channel and the most significant ecological feature in Airdrie. The City is committed to protecting Nose Creek in accordance with the Nose Creek Watershed Water Management Plan.~~	
Riparian Setback		
3.13	The minimum riparian setback width shall be 15 m from top of bank, or 25m from centre of creek or the 1:100 year high water mark (whichever is greater) or as recommended by a biologist report that considers floodway and rate of erosion amongst other factors acceptable to the City as per the Nose Creek Watershed Management Plan.	*The minimum riparian setbacks within the Sawgrass Park NSP correlate with the 30m from centre of creek as indicated in the updated Nose Creek Watershed Water Management Plan.*
3.16	The floodways and flood fringes of all watercourses, as designated by the *Canada-Alberta Flood Damage Reduction Program* and illustrated on Map 4 Terrain and Drainage, shall be limited to uses such as natural areas, parks, trails and essential utilities that do not impede flood discharge. All other development is prohibited, unless developed in accordance with Policy 3.18.	*No development is permitted within the floodway, which is provided as Environmental Reserve. Development within the flood fringe will comply with all required Provincial flood proofing measures and requirements of the Land Use Bylaw.*
3.17	The subdivision and development of land within the 1:100 floodway will not be allowed.	*No development is permitted within the floodway, which is provided as Environmental Reserve.*
3.18	Subdivision and development within the flood fringe may be allowed providing the required Provincial flood proofing measures are undertaken and the requirements of the Land Use Bylaw are met.	*Development within the flood fringe will comply with all required Provincial flood proofing measures and requirements of the Land Use Bylaw.*
SUSTAINABLE DESIGN		
Green Infrastructure		
3.25	Development proponents are encouraged to design and build developments and neighbourhoods that:	
	a) Work with existing topography and drainage patterns.	*The stormwater management network is design to direct flows from west to east across the site in the most efficient manner according to existing topography and drainage patterns.*
	b) Reflect environmental and green building standards such as LEED or BuildGreen Alberta.	*Detailed approaches to sustainability will be further explored at the future subdivision and detailed design stage.*
	c) Use low impact development approaches appropriate for the site.	*Irrigation of playfields is proposed in order to reduce stormwater flow rates.*
	d) Use best management practices to reduce water and energy consumption.	*Detailed approaches to sustainability will be further explored at the future subdivision and detailed design stage.*
	e) Reduce construction waste and recycle and reuse materials.	*Detailed approaches to sustainability will be further explored at the future subdivision and detailed design stage.*
Landform Protection		
3.26	To preserve existing topography and natural hydrology, buildings and roads should be strategically located to reduce the area disturbed by cutting and filling and minimize the amount of surface area susceptible to erosion.	*Site design considered the minimization of land stripping, grading and filling. Reduction of earthworks also provides a cost benefit to the developer.*
Stripping and Grading		
3.27	Land stripping, grading and/or filling should be minimized to preserve valued ecosystem components (e.g. riparian areas, wetlands, tree stands)	*Site design considered the minimization of land stripping, grading and filling. Reduction of earthworks also provides a cost benefit to the developer.*
IMPACT ASSESSMENTS		
Biophysical Impact Assessment (BIA)		
3.32	A Biophysical Impact Assessment (EIA) may be required for any proposed development which may adversely affect any ecologically significant areas identified on Map #5 and areas of steep slope and flood risk identified on Map #4 (Terrain and Drainage). Where other studies have been completed, they may be accepted as part of the EIA. EIAs may be required to include one or more of the following:	*A BIA was prepared by Stantec (2021) which addresses all required items listed and has been submitted along with the NSP application.*
	a) A description of the proposed development including its purpose, alternatives and phasing;	
	b) A description of the biophysical environment that would be affected by the development;	
	c) A prediction of the effects the development may have on the biophysical environment, including the long term and cumulative environmental impacts and the impacts of construction and operating activities;	
	d) Identification of appropriate and feasible mitigation measures to reduce the negative impacts on the biophysical environment, including land planning, project design, construction techniques, and operational practices; and	
	e) Other elements identified by the City.	
3.33	Issues to be addressed in the Biophysical Impact Assessment may include, but are not limited to, the following:	
	a) Soils, terrain and slopes and erosion potential;	
	b) Drainage patterns, hydro-geology and flood potential;	
	c) Surface and bedrock geology;	
	d) Fish and wildlife and associated habitat;	
	e) Vegetation;	
	f) Air quality;	

	g) Land and resource use;	
	h) Cultural and heritage resources; and	
	i) Construction and demolition waste management.	
Environmental Site Assessment		
3.35	The City will require the completion of a Phase One Environmental Site Assessment, by a qualified professional in accordance with generally accepted geo-environmental engineering practices, prior to subdivision and/or development.	*A Phase I ESA was prepared by Trace Associates (2017). In addition, a Arsenic Assessment was prepared by Athena and Millenium (2019). Both reports have been submitted along with the Sawgrass Park NSP.*
5. Economic Prosperity & Employment Lands		
COMMERCIAL AREAS		
5.21	Different types and forms of retail development will be accommodated throughout the city as follows:	
	d) Community Commercial are intended to accommodate retail uses and services that meet the daily needs of local residents while also providing the opportunities to serve multiple neighbourhoods in a pedestrian and transit-oriented form.	
	e) Mixed Use Centres consist of an integrated mix of commercial, residential and community-serving uses developed in the form of walkable, medium density nodes serving a large sector of the city.	*N/A*
	f) Neighbourhood Commercial areas are intended to accommodate small-scale retail uses and services that meet the daily needs of local residents.	*Neighbourhood Commercial is provided within the Sawgrass Park NSP in alignment with the Land Use Concept shown in the Davy Creek CASP.*
COMMUNITY COMMERCIAL		
Centre Designation		
5.32	Community Commercial areas will be designated in Community Area Structure Plans and are designed to serve a larger sector of the city than a neighbourhood centre.	*N/A*
Use Mix		
5.33	Community Commercial areas are intended to accommodate a mix of retail, offices, institutional and open space uses. They may include a mix of residential if integrated with other uses.	*N/A*
Public Realm		
5.34	Community Commercial areas shall include high-quality public realm, including a range of gathering places, parks, plazas and high quality street furniture.	*N/A*
Pedestrian & Transit Orientation		
5.35	Community Commercial areas are required to have a strong pedestrian orientation with good connections to pathways, adjacent buildings, the street network and transit.	*N/A*
NEIGHBOURHOOD COMMERCIAL		
Centre Location		
5.36	The City will encourage neighbourhood commercial development to locate in neighbourhood centres or on the periphery of neighbourhoods along arterial or major collector roads.	*The neighbourhood commercial sites within the Sawgrass Park NSP are located along the neighbourhood periphery along 24 Street (an arterial road).*
Walkable Centres		
5.37	All neighbourhood commercial areas shall incorporate smart growth principles and ensure that each area is walkable and provides safe, convenient access to accommodate a variety of mobility levels.	*The neighbourhood commercial sites within the Sawgrass Park NSP are intended to be pedestrian accessible, with parking oriented to the interior of the site and parking in the rear. This design also facilitates better access from adjacent multi-residential sites.*
Compatibility		
5.38	Ensure new neighbourhood commercial development is compatible with the adjacent neighbourhood in terms of size, scale, use, and overall design. Vehicle-oriented uses and drive-through facilities are not considered compatible with neighbourhood commercial developments unless the site is located adjacent to an arterial roadway.	*While the neighbourhood commercial sites within the Sawgrass Park NSP are located adjacent to arterial roadways, they are also intended to be pedestrian accessible, with parking oriented to the interior of the site and parking in the rear.*
6. Community Design and Development		
GENERAL POLICIES		
Community Design Principles		
6.2	The City's interest in community design is ensuring that they remain liveable, sustainable, accessible, and safe over time. The design of communities should:	
	a) Support the co-location of compatible residential, commercial, employment and institutional uses within the downtown and within centres and designated corridors;	*N/A*
	b) Incorporate neighbourhood nodes or activity centres within new communities to encourage community interaction and neighbourhood engagement;	*The Sawgrass Park NSP includes a neighbourhood node at its heart which will serve as a destination for this and surrounding communities.*
	c) Locate sites for medium and/or higher density residential development in areas with good access to transit and where adequate amenities are provided;	*Medium density residential within the Sawgrass Park NSP is located along key transportation routes, adjacent to commercial and open space amenities. As demonstrated by Fig. 15 Transit in the NSP, medium density residential is also located adjacent to proposed transit stops.*
	d) Include an appropriate mix of housing types and tenures to meet a broad range of lifestyle and income needs;	*The Sawgrass Park NSP will include single detached (laned and laneless, standard and narrow lot), semi detached, and townhouse / multi residential*
	e) Protect and incorporate natural features including streams, wetlands, stands of trees and natural topography;	*The Sawgrass Park NSP provides Nose Creek, its floodway and setbacks as Environmental Reserve.*

	f) Provide adequate parks and open space to appeal to a broad range of needs. These spaces shall be distributed throughout the neighbourhood to ensure accessibility by the majority of homes;	*In addition to the District Open Space Node which includes a community centre site and school site, the Sawgrass Park NSP also provides three neighbourhood parks and two linear parks, ensuring a range of park typologies accessible within walking distance of all residents.*
	g) Integrate and connect the neighbourhood to the city-wide pathway system through appropriate links with neighbourhood pathways and trails, parks, open space, municipal reserve, public utility lots and school reserves;	*The regional pathway network crosses the plan area in multiple directions as outlined in the Davy Creek CASP, including a link from 24 Street through the District Open Space Node to the Nose Creek pathway network and beyond.*
	h) Create safe, walkable streets by utilizing a modified grid street pattern. Single loop roads should be avoided. Cul-de-sacs should include pedestrian links to adjacent pathways and roads; and	*The road network is designed to follow a modified grid network and avoid loops and cul-de-sacs expect where necessitated by the physical boundaries of the site (e.g. Nose Creek).*
	i) Provide adequate landscaping, particularly along streetscapes and neighbourhood entry-ways.	*Figure 10 Illustrative Plan shows the overall planting and landscaping allotment in the plan area. In addition, neighbourhood entrance features will be provided along 24 Street within easements on commercial and residential parcels.*
Winter City Design		
6.3	Development proponents should plan and design developments within the context of Airdrie being a winter city and a prairie city: This considers design aspects such as:	*The Sawgrass Park NSP is based on a modified grid road network with a focus on reducing barriers to pedestrian travel to key destinations. Where possible based on grade, lots are oriented north-south to maximize sun exposure. Plantings around the edges of recreation sites are intended to provide windbreaks and will include a mix of deciduous and coniferous tree cover for all-season sheltering. Sawgrass Park Policy 13 considers the potential for additional native plantings within the Nose Creek corridor in order to increase wind screening given the natural pairie landscape.*
	a) Orienting buildings and open spaces to maximize sun exposure;	
	b) Creating windbreaks through effective site planning, landscaping and building design;	
	c) Preserving shelter belts and trees to the greatest extent possible;	
	d) Incorporating compatible mixes of uses to reduce travel distance between homes, shops and services;	
	e) Utilizing site and building lighting and colour treatments to offset darkness and monotony;	
	f) Utilize modified grid street system to reduce walking and driving distances through communities;	
	g) Ensuring adequate provision for snow storage in the design of communities and non-residential areas, including, but not limited to, boulevards, parking lots, and side yards; and	
	h) Large-scale snow storage areas should not be located in an area that drains directly into Nose Creek or within environmental reserve areas.	
Community Nodes/ Activity Centres		
6.4	New communities should be focused around a neighbourhood node or activity centre that creates a vibrant, walkable gathering place for residents and provides opportunities for small-scale shops and services and housing choices. Community nodes may include, but are not limited to, the following:	*The neighbourhood node at the center of the Sawgrass Park NSP includes medium density housing, commercial / mixed use / live/work, and community recreation facilities. The neighbourhood node is envisioned as the heart of the neighbourhood, a community gathering space with a mix of uses.*
	a) Medium to high density housing.	
	b) Commercial mixed use development.	
	c) Live/work spaces.	
	d) Small-scale retail and businesses.	
	e) Small-scale cultural facilities and /or community meeting spaces.	
	f) Civic offices or facilities.	
	g) Transit access and related facilities.	
RESIDENTIAL DENSITY		
Density Strategy		
6.7	In order to sensitively integrate mixed density uses within communities, the City shall promote the following;	*Medium density residential in the neighbourhood is located adjacent to potential transit routes along major arterial and collector roads, and adjacent to amenities and pathways.*
	a) Medium and higher density development should be oriented to transit-serving corridors or locations that can be easily served with transit.	
	b) Medium and higher density developments should be located in areas well-served by public amenities, including parks and pathways systems.	
	c) The highest densities shall be located in, or adjacent to, mixed use nodes located at arterial and/or collector road intersections.	
	d) Mixed-use developments should be oriented to the street, along transit-serving corridors and adjacent to pedestrian facilities.	
	e) Large-scale, isolated blocks of higher density development are discouraged.	
Density Targets and Ranges		
6.8	The average residential density level, established at the Community Area Structure Plan level, shall be eight (8) per gross residential acre, subject to meeting the established community design and development principles of this plan.	*The Sawgrass Park NSP meets and exceeds the 8 units per acre threshold.*
6.9	The actual densities and development form, approved in new communities through the Neighbourhood Structure Plan, shall reflect the following:	
	a) The ability to facilitate and support mixed use and transit-supportive development;	
	b) The proximity to the Downtown and community and regional commercial developments;	
	c) The servicing capacities associated with the development areas; and	
	d) The form and design of the proposed development.	
RESIDENTIAL DESIGNATIONS		
Low Density Residential		
6.11	Low density residential use designations are intended for a variety of low rise, low-density housing forms including conventional single-detached dwellings, small-lot single-detached dwellings, semi-detached and duplex buildings.	*The Sawgrass Park NSP includes a variety of housing types that are considered low density including single detached (laned and laneless, typical and narrow lot width) and semi detached or 'paired' homes.*
Medium Density Residential		
6.12	Medium density residential use designations are intended for a variety of housing types including, street-fronting townhouses, stacked, and low-rise apartment buildings and other attached housing forms.	*The Sawgrass Park NSP includes three medium density residential sites which will include townhouses and/or apartment housing types.*

High Density Residential Districts		
6.13	High density residential use designations are intended primarily for large multi-unit and apartment-type developments. The following locational criteria shall be applied:	*N/A*
	a) Developments should be located where transit access is optimized;	
	b) Developments should be located adjacent to a through street to optimized resident and fire access. High density developments should not be situated on cul-de-sacs or sites without a secondary access route;	
	c) Sites should be located within 10 minute walking distance of designated commercial shopping areas, service-commercial areas and institutional, community recreational facilities and major community parks;	
	d) The size, depth and configuration of the site must be sufficient to accommodate the associated resident and visitor parking, emergency access and circulation, landscaping and private amenity space;	
	e) Higher-density developments should be considered where natural features and environmentally sensitive features would be better preserved with clustered development and smaller overall footprints; and	
	f) For sites that are adjacent to low-density residential areas, the configuration, location and design of the building(s) shall ensure a compatible interface through the appropriate use of building height (e.g. stepping the building down near the interface with low-rise buildings), landscaping, siting and building design.	
HOUSING MIX		
Housing Diversity & Integration		
6.14	The City shall promote a broader range of housing types throughout the city by:	
	a) Encouraging dwelling units in combination with compatible non-residential uses, live-work units, secondary suites and housing above shops in appropriate locations;	*Included alongside the Sawgrass Park NSP application is a land use application for a new residential land use which allows for secondary suites on all low density residential housing forms. Figure 11 Concept Plan also indicated the site adjacent to the Neighbourhood Node as mixed use, which may include live work or other integration of uses.*
	b) Developing land use policies in Community Area Structure Plans, Neighbourhood Structure Plans and Area Redevelopment Plans that support a sensitive mix and integration of housing types within communities;	
	c) Developing design guidelines to promote housing integration in new and existing communities; and	
	d) Updating the Land Use Bylaw to facilitate greater housing type mix in new and existing communities	
Housing Mix		
6.15	To meet a broad range of housing needs and to ensure an efficient development form, at least 30% of the housing stock within a Neighbourhood Structure Plan (NSP) area should be comprised of a mix of duplex, semi-detached, townhome, apartment and other attached housing styles.	*Per Table 2 Housing Mix, 31% of units within the Sawgrass Park NSP will be attached housing styles.*
Small Lot Development		
6.16	The City supports the development of small-lot and narrow-lot development within neighbourhoods to provide affordable housing options and contribute to housing choice. However, it is not the intent of the City to encourage this housing form as the dominant housing option within a neighbourhood. Small and narrow lot single-detached development, as defined in the Land Use Bylaw, should not exceed 35% of the housing stock within a Neighbourhood Structure Plan area.	*The Sawgrass Park NSP includes an application for a new land use district which includes both single and semi detached housing types, which will be applied across the Low Density Residential area of the NSP. This district includes the potential for a range of lot widths.*
6.17	The City's interest in regulating housing mix and lot size is to create residential developments that are sustainable, inclusive and meet the needs of different demographic groups and lifestyle needs. To that end, the City may modify the housing mix requirements within a proposed Neighbourhood Structure Plan to ensure good planning principles, innovation and housing needs are adequately demonstrated, regardless of the targets established in this Plan.	*Noted*
HOUSING AFFORDABILITY		
Affordable & Supportive Housing		
6.2	Affordable and below-market housing is encouraged to locate close to schools, shops, services and parks, and locations capable of being served by transit.	*Medium density residential housing will be located adjacent to amenities and transit stops.*
SPECIFIC NEEDS HOUSING		
Age-in Place Options		
6.24	To facilitate greater independence, housing geared to seniors should be located within easy walking distance to shops, services and amenities.	*No seniors housing is specifically identified at this time, but there is potential for seniors housing to be identified within one of the medium density residential areas.*
7. Sustainable Transporation		
SAFE STREETS/COMPLETE STREETS		
7.5	Roads should be planned and designed as complete streets, accommodating a range of users, including pedestrians, transit users and private vehicles.	*The Sawgrass Park NSP uses a modified grid network with a focus on pedestrian travel routes. All road cross-sections use the City of Airdrie standards*
7.9	In addition to any requirements of the municipal engineering servicing standards, the following design elements may be considered for new roadways in new communities and when re-designing or re-developing existing roadways:	
	a) Provision for the safe and efficient movement of emergency and protective services vehicles, particularly along arterial and collector roads;	

	b) Use of a modified grid road system to provide travel options and reduce walking distances, particularly between homes, schools and local shops;	*pedestrian travel routes. All road cross-sections use the City of Airdrie standards which are based on Complete Streets design principles.*
	c) Use of treed boulevards between sidewalks and traffic lanes along collector roads in order to separate pedestrians and provide adequate snow storage;	
	d) Adequate spacing of traffic lights and crosswalks to contribute to a safe pedestrian environment;	
	e) Use of short blocks on local roads to reduce potential for speeding; and	
	f) In commercial areas, reducing mid-block curb cuts for entry/exit of vehicles to parking lots to improve pedestrian safety and reduce road congestion.	
TRANSIT		
Transit-Supportive Design		
7.2	The City will encourage the use of transit by locating medium to high density development and other uses that may generate higher transit use adjacent to transit corridors and collector roads.	*Medium density residential housing will be located adjacent to amenities and transit stops.*
Transit-Supportive Network		
7.21	All residences in new subdivisions should be located within a 400 metre walking distance of a transit stop, with shorter walking distances encouraged for high density residential areas and developments intended for affordable and supportive housing.	*Figure 15 Transit demonstrates walking distances to potential transit stops. Over 95% of all units in the NSP are within 400m of one or more of these stops, with medium density residential located adjacent to stops. Those units just outside the 400m distance are a result of the physical restrictions of the site (Nose Creek), but are also directly adjacent to the regional pathway connections within the Nose Creek corridor.*
7.22	The design of roads, pedestrian pathways and sidewalks should support the existing and proposed transit system. When considering development proposals, the City will assess the extent to which access to transit can be maximized. Specifically, the City will:	*Noted*
	a) Ensure that the road pattern in new development areas allow for the efficient extension of transit service and new communities are designed to facilitate convenient access to transit;	
	b) Ensure that provision is made to locate bus stops in close proximity to concentrations of activity including shopping areas, employment nodes, neighbourhood nodes, and higher-density residential and mixed use development;	
	c) Require that the location of planned transit stops within new communities be identified in Neighbourhood Structure Plans and refined at the subdivision stage.	
WALKING AND CYCLING		
7.3	New communities and subdivisions shall provide for direct connections through sidewalks and pathways between residential areas and key destination, such as commercial areas, schools and transit stops.	*Figure 14 Active Transportation Network shows the network of direct pedestrian connections to commercial, open space and other amenities through the plan area.*
MONITORING AND IMPACT ASSESSMENT		
Transportation Impact Assessments		
7.37	The City will require a transportation impact assessment (TIA) to be submitted where the City determines that the development may impact the mobility and/or safety of the surrounding area. The traffic impact study shall address:	*A TIA has been prepared by Bunt (February 2021) and submitted under separate cover.*
	a) The projected traffic volumes associated with the proposed development;	
	b) The potential impacts on the local neighbourhood that would occur as a result of the development;	
	c) The method and means by which the development can be efficiently and effectively served by transit; and	
	d) The required road, parking, transit, cycling and pedestrian facilities necessary to support the proposed development.	
8. Parks, Pathways and Municipal Reserve		
PARKS PLANNING		
Open Space Connections		
8.3	As new areas are planned and developed, the City shall ensure the design of the parks, pathways and open space system provides:	*The Sawgrass Park NSP aligns with the pathway network outlined in the Davy Creek CASP. As shown on Figure 14 Active Transportation Network, the NSP includes both regional and local pathway connections to the Nose Creek Corridor, major open spaces within the plan, and links to existing and future adjacent neighbourhoods.*
	a) Linkages to major parks and the Nose creek corridor;	
	b) Pathway and pedestrian connections within and between neighbourhoods; and	
	c) Linkages with natural systems, as identified in the City's Ecological Inventory and Environmental Best Practices Report in order to strengthen Airdrie's ecological network.	
Gathering Spaces		
8.1	In conjunction with streetscapes and other public realm areas, parks and open spaces should be designed to be easily accessible to pedestrians and create opportunities for area residents to gather and interact wherever possible.	*Open spaces within the plan are located at terminus points of major roadways to increase visibility and the sense of public ownership of the space. All parks are open on at least two boundaries to public roadways.*
MUNICIPAL RESERVE		
8.12	The dedication of municipal reserve (MR) at the time of subdivision will generally be ten percent of the land remaining after any environmental reserve land has been dedicated. Pursuant to the Municipal Government Act, the City may seek additional municipal reserve lands where population densities warrant.	*The Sawgrass Park NSP provides 10% of its developable land as Municipal Reserve as indicated in Table 1.*
8.13	In residential areas, municipal reserve dedication shall be provided in the form of land. In non-residential areas it may be provided in the form of land, cash-in-lieu, or a combination of land and cash-in-lieu.	*The Sawgrass Park NSP provides 10% of its developable land as Municipal Reserve as indicated in Table 1.*

Municipal Reserve Sites		
8.16	Emphasis shall be placed on the provision of useable open space when dedicating credit municipal reserve. Walkways which solely provide connections between streets and facilities shall be provided as part of the road system or as public utility lots.	*All Municipal Reserve within the plan area is functional space. Where linear parks or pathway connections are provided as MR, they are for crucial connections (to Reunion to the south, and through the Distict Open Space Node). Where additional connections are desired but are not considered creditable, walkways are provided instead.*
THE PATHWAY SYSTEM		
Pathway Connectivity		
8.19	New development areas shall provide linear pathway systems, linking school sites, recreational facilities and major open space areas such as Nose Creek to the rest of the community.	*The Sawgrass Park NSP aligns with the pathway network outlined in the Davy Creek CASP. As shown on Figure 14 Active Transportation Network, the NSP includes both regional and local pathway connections to the Nose Creek Corridor, major open spaces within the plan, and links to existing and future adjacent neighbourhoods.*
8.2	All commercial business parks and commercial/retail developments areas shall be connected by a regional and/or local pathway system.	*The commercial sites within the plan are directly adjacent to the regional pathway on 24 Street.*
Limitations in Environmental Reserve		
8.22	Pathways may be included in Environmental Reserves in order to provide pedestrian access and opportunities to appreciate the natural area. Where possible, pathways within environmental reserves should be located on the periphery of significant habitat areas and pathway alignments should respect the topography of the land and ensure that flow patterns in creeks are not impeded.	*As shown on Figure 14 Active Transportation Network, the NSP proposes a network of regional and local pathways along the Nose Creek corridor with limited crossings to connect with future development to the east. This proposed pathway network aligns with the Davy Creek CASP.*
8.23	To the extent possible, pathways located within environmental reserve should utilize raised boardwalks and alternatives to asphalt such as crushed stone or woodchips.	*Though conceptual in nature, the open space concepts for Nose Creek indicated the potential for boardwalks and bridges. Pathway types are indicated as asphalt in keeping with existing Nose Creek pathways, however these details may be considered through discussion with the City.*
Development/Area Structure Plan Requirements		
8.25	The City shall require the following information be addressed through Neighbourhood Structure Plans and/or Area Redevelopment Plans:	*All noted components are considered in the NSP and are illustrated on the Concept Plan.*
	a) The location and area of all parks, open space and pathways proposed in the plan area;	
	b) The amount and location of proposed reserves;	
	c) The amount and location of reserve land intended for a future school site;	
	d) The rationale and purpose of the parks and open spaces; and	
	e) The integration of neighbourhood parks and pathways into the City parks and pathway system.	
9. Educational Facilities & School Sites		
Facility Siting		
9.3	New school sites and facilities should be designed and located in a manner which optimizes the limited availability of municipal reserve land and provides for shared lands, facilities and play areas among the school authorities and the City.	*The Joint Use School Site within the Sawgrass Park NSP is located in accordance with the Davy Creek CASP. Through the CASP process, site selection and location discussions determined this was the preferred location. The school building is located along two collector road frontages to optimize pickup and drop-off. The playfields are located adjacent to the community centre site to maximize connectivity and any potential sharing of facilities between the two sites.*
9.4	When reviewing area structure plans and plans of subdivision, the City will require that designated school sites be shown and will ensure the following criteria are addressed:	
	a) Sites and lot configuration should consider buildings, portables, parking and loading requirements as well as play fields;	
	b) New school facilities should be located on collector roads and may flank arterial roads;	
	c) To the extent possible, new school sites will be situated in a location which will minimize hazards associate with students crossing arterial roads. The City will ensure that adequate pedestrian circulation systems are incorporated into development plans to minimize potential dangers associated with vehicular traffic; and	
	d) Where a new school facility is located adjacent to a municipal park, the site design will ensure that the school and park facilities are integrated for pedestrian movement between the two sites.	
10. Community & Recreational Facilities		
Protective Services		
10.3	The City shall assess the proximity and accessibility of emergency and protective service facilities to serve proposed developments through the Community Area Structure Plan and Neighbourhood Structure Plan processes.	*Emergency and protective services can be provided to the NSP area by the existing Veterans Fire Station in Williamstown.*
COMMUNITY SERVICES		
Facility Siting		
10.7	Wherever possible, major community facilities should be located on municipally owned land other than dedicated reserves in order to maximize the amount of open space available for use by the citizens of Airdrie.	*The entirety of the NSP site is owned by Hopewell, and as such the District Open Space Node must be provided on dedicated reserve land. The open space network within the NSP is designed such that the District Open Space Node is centrally located and accessible to all, and its size does not detract from the ability to provide additional park spaces throughout the plan.*
Compatibility Criteria – Community Facilities		
10.8	The City will enhance the compatibility of all community facilities with adjacent neighbourhoods by applying appropriate standards for development through land use and design criteria which include, but are not limited to, the following:	

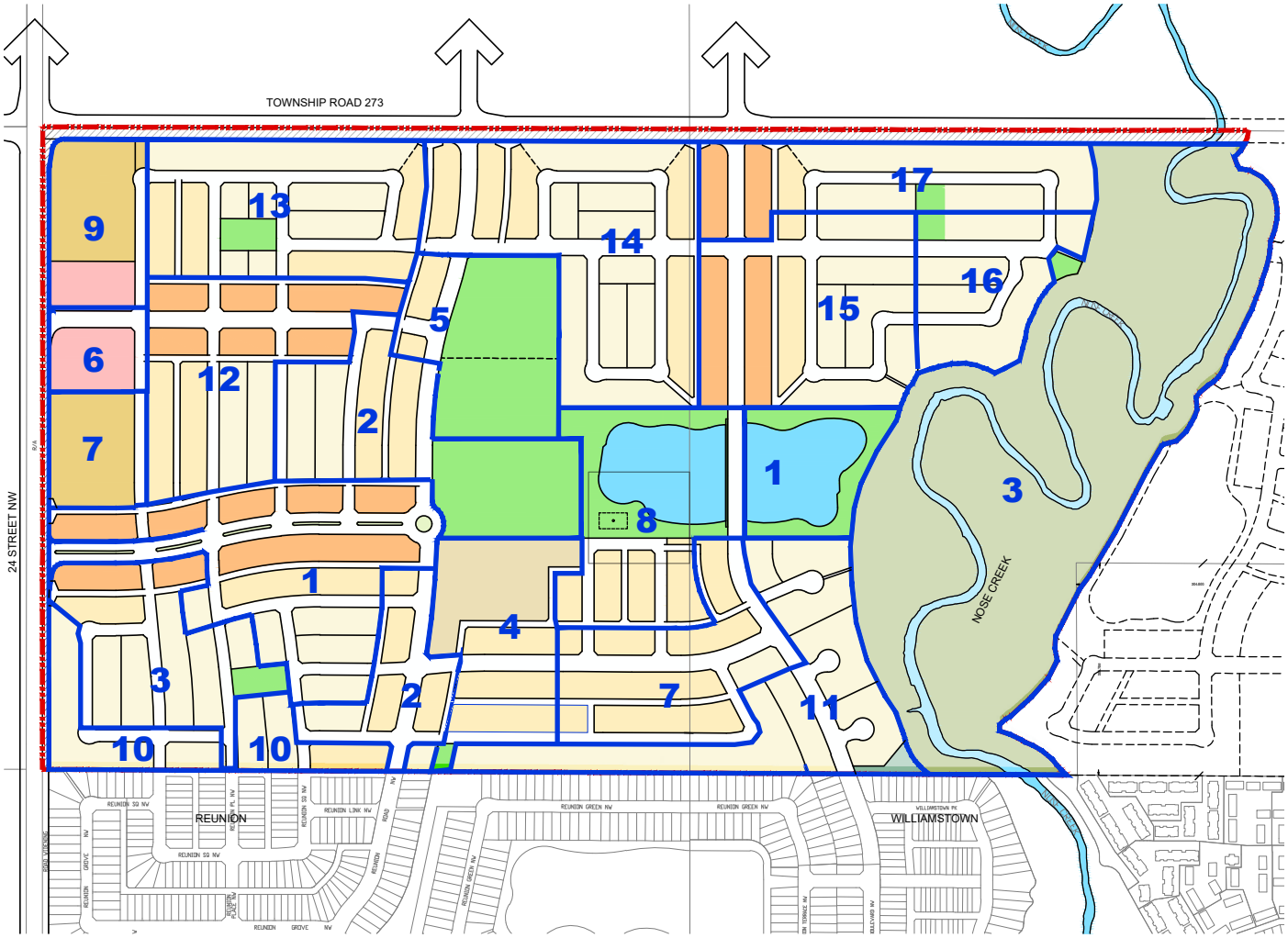
	a) Large scale community facilities should generally be located on an arterial or collector roads. Access to local streets may be permitted where it can be demonstrated that traffic movements will not flow through low density residential areas;	*The community centre site is located adjacent to proposed transit and is located on collector road frontages. The regional pathway and pedestrian/cycling facilities are to be prioritized through site design. Further site design aspects will be coordinated with The City of Airdrie through the NSP development and future detailed design.*
	b) Facilities should be located in close proximity to transit services;	
	c) The design of the development should accommodate pedestrian circulation and minimize potential for vehicular-pedestrian conflicts;	
	d) Utilities, water and sewer services must be adequate to service the intended use;	
	e) Facility buildings that are significantly different from the surrounding residential uses shall be sufficiently set-back from any nearby residential area to minimize potential adverse impacts associated with height, massing, materials and layout of buildings;	
	f) The visual appearance of parking lots which are visible from the public road system should be enhanced through landscaping measures; and	
	g) Light spill over or glare from any source including signs onto adjacent residential uses should be minimized by such means as directed lighting and reduced lumens.	
Places of Worship and Public Assembly Facilities		
10.9	The City encourages places of worship and public assembly facilities to be developed:	*N/A*
	a) In such a way as to minimize traffic impacts on residential land uses;	
	b) Adjacent to, or in conjunction with, other institutional facilities;	
	c) Close to neighbourhood commercial areas;	
	d) Along arterial or collector roads.	
11. Infrastructure Services		
SERVICING & UTILITIES		
Infrastructure Provision		
11.2	Infrastructure and utilities shall be extended in a logical and economically practical manner having regard to the available capacity and the growth management policies of this plan.	*As described in Section 7 Servicing, the Sawgrass Park NSP can be serviced through the logical extension of existing and planned infrastructure, utilizing existing and planned servicing capacity.*
11.3	The design of water, wastewater and stormwater drainage systems in the city shall have regard for long-term maintenance requirements and ease of future servicing and infrastructure replacement.	*As described in Section 7 Servicing, the Sawgrass Park NSP can be serviced through the logical extension of existing and planned infrastructure, utilizing existing and planned servicing capacity.*
Integration with Environment		
11.5	Utility easements and rights-of-way should be located in a manner which respects the natural environment, optimizes space utilization and enhances the opportunity for the rights-of-way to complement the open space system.	*Utility easements and rights-of-way, limited to are located in a manner which optimizes open space utilization. The lift station located in the SE corner of the plan area will be complemented by planting and setbacks to reduce negative visual and aural impacts.*
Integration with Streetscape Design		
11.6	Utility rights-of-way should be designed to reduce the setback of buildings from the street wherever possible in order to contribute to attractive streetscapes and healthier street trees.	
Servicing Responsibility		
11.7	Developers shall be solely responsible for the installation of services to municipal standards necessary to service their development. Construction of new developments shall proceed only when City utility services to the new developments are in place. Oversizing of utilities with cost recovery may be required to facilitate future development.	*Servicing and utilities within the Sawgrass Park NSP will be provided at a standard acceptable to the City of Airdrie.*
Servicing Sizing		
11.8	The sizing of sewer and water facilities shall be based on the projected patterns of development within the various catchment and pressure zone areas. Consideration for continuous development shall be designed for.	*Servicing and utilities within the Sawgrass Park NSP will be provided at a standard acceptable to the City of Airdrie.*
WATER & WATERSHED MANAGEMENT		
Stormwater Facility Design		
11.1	The location and size of stormwater ponds shall be guided by the Master Drainage Study and shall be confirmed through more detailed development planning processes.	*The location and sizing of stormwater ponds is guided by the MDP as well as the Staged Master Drainage Plan (SMDP) prepared by LGN Consulting (2021), submitted under separate cover.*
11.11	The regional stormwater management storage facilities may be wet ponds, constructed wetlands, dry ponds or a combination thereof. If dry ponds are constructed, then the required water quality enhancement must be achieved through the use of sediment forebay(s) ir implemented in a downstream wet pond or constructed wetland.	
11.12	A Staged Master Drainage Plan (SMDP) shall be prepared as part of a Community Area Structure Plan or Neighbourhood Structure Plan. The SMDP is intended, at minimum, to interpret the recommendations established in the Master Drainage Plan, confirm catchment boundaries and locations of stormwater management storage facilities.	*A Staged Master Drainage Plan (SMDP) prepared by LGN Consulting (2021), has been submitted under separate cover.*
11.13	A stormwater management plan must be prepared and implemented for all residential subdivisions, multi-unit developments, commercial and industrial developments. The plan shall include, but is not limited to the folding:	

	a) Existing drainage features; b) Flood risk; c) Erosion risk; d) Minor and major system design criteria; e) Design criteria for flows originating off-site; f) Design criteria for addressing conditions established in the Nose Creek Water and Watershed management plan; and g) Where appropriate, options for use of naturalized or reconstructed wetlands.	*A Staged Master Drainage Plan (SMDP) prepared by LGN Consulting (2021), has been submitted under separate cover. The SMDP includes the stormwater management plan and pond report components described.*
11.14	A Pond Report must be prepared for all stormwater facilities within the City.	
Release Rates		
11.15	Stormwater management facilities shall be designed to reflect the allowable release rate and the runoff volume control targets to Nose Creek as recommended within the Nose Creek Watershed Water Management Plan.	*The SMDP will reflect allowable release rates and runoff volume targets as recommended within the Nose Creek Watershed Water Management Plan.*
Surface Runoff		
11.17	All new development will be required to regulate and control surface runoff during and following construction and shall include the incorporation of treatment for storm water runoff designed to improve the quality of the runoff entering the receiving body.	*The SMDP will reflect the regulation, control and treatment of storm water runoff.*
Natural Hydrology		
11.18	To preserve existing topography and natural hydrology, buildings and roads should be strategically located to reduce the area disturbed by cutting and filling and minimize the amount of surface area susceptible to erosion.	*The plan area has been designed to minimze cut and fill wherever possible.*
Green Infrastructure		
11.19	The City will work with development proponents and regulating agencies to facilitate the use of low impact designs and green infrastructure, including but not limited to, the following best practices:	*The SMDP includes recommendations for increased permeable surfaces, absorbent landscaping and stormwater reuse through irrigation.*
	a) Reduction of impervious surfaces through compact building design and use of permeable pavements. b) Maximizing natural infiltration through bio-retention, bioswales and rain gardens. c) Rainwater harvesting for reuse. d) Use of absorbent landscaping.	
ENERGY-RELATED INFRASTRUCTURE		
11.25	The City will promote energy efficiency and sustainable energy systems by: - Encouraging the use of energy design and management systems such as LEED, Built Green, Go Green or equivalent rating systems as guides to integrating energy efficiency into buildings. - Promoting building orientations and street design patterns that maximize passive solar gain. - Encouraging the incorporation of micro-energy systems, solar panels and micro wind turbines subject to appropriate community design and Land Use Bylaw considerations. - Ensuring that energy efficiency is part of the design considerations for area structure plans and general land use and transportation planning.	*Detailed approaches to sustainability will be further explored at the future subdivision and detailed design stage.*
14. Implementation and Monitoring		
Neighbourhood Structure Plan (NSP)		
14.9	A Neighbourhood Structure Plan is required for all residential developments contained within a CASP and covers an area of approximately 160 acres. The NSP shall address the same information as outlined for the CASP, but in more detail. In addition, an NSP shall include: a) A detailed land use and development concept which identifies the neighbourhood node(s) and the land use and housing mix; b) The proposed arrangement of density to support housing choice, walkability and transit use; c) A connectivity analysis which includes street connections and active modes; and d) Anticipated development timing, direction of development and phasing.	*An NSP has been prepared which is in alignment with the Land Use Concept and all policies within the Davy Creek CASP.*
14.1	The NSP must be consistent with the approved CASP. No Council authorization is required to initiate a NSP providing the land area falls within an approved CASP.	

Appendix B
Phasing

Development of the plan area will generally occur from southwest to northeast as transportation access is extended from the west and south, and servicing is extended from existing neighbourhoods to the south. A storm pond must be constructed with the first phase, with additional stormwater infrastructure phased along with development.

The actual phase sizes and locations will be dependent on future market conditions and infrastructure.

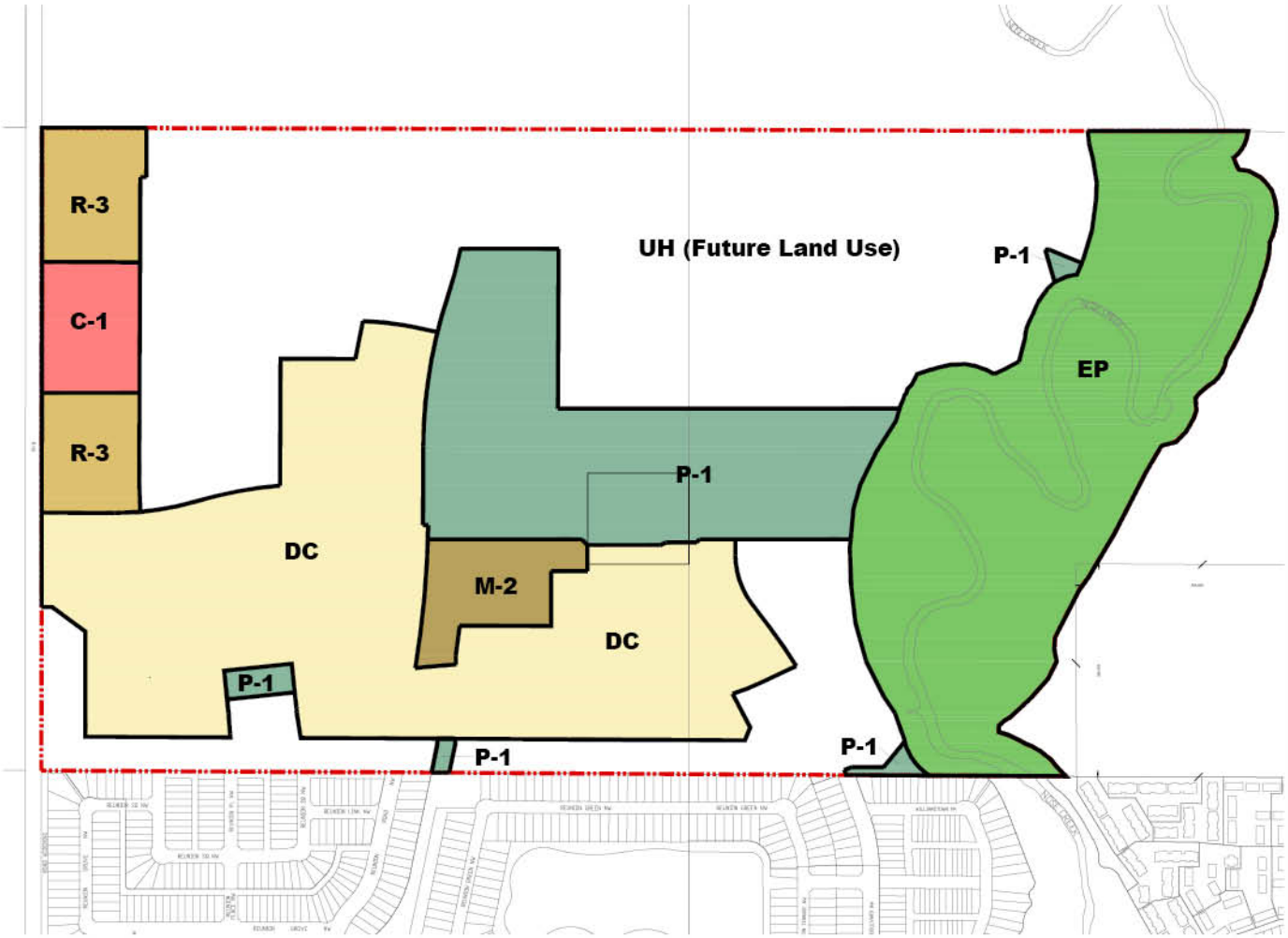


Legend

- Sawgrass Park Neighbourhood Structure Plan
- Phasing Boundary

NTS

Appendix C
Land Use



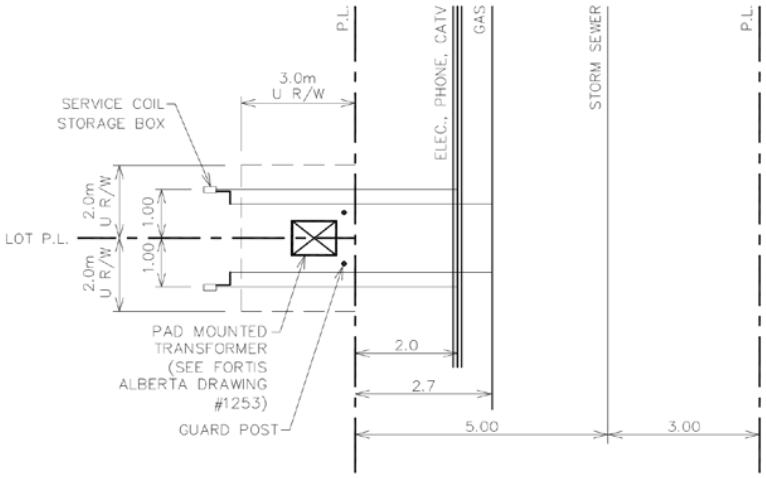
Legend

- Aster Neighbourhood Structure Plan
- DC - Residential Dwelling District
- R-3 - Residential Low Density Multi Dwelling District
- M-2 - Community Mixed Use
- C-1 - Neighbourhood Commercial District
- EP - Environmental Protection District
- P-1 - Public Service District
- UH - Urban Holdings District

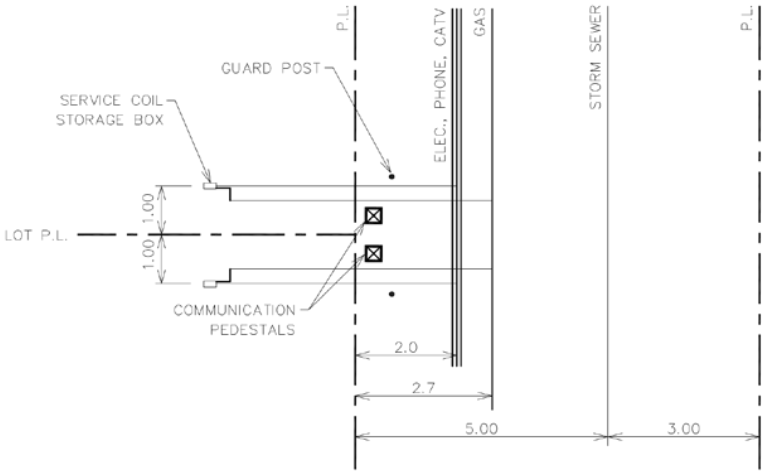
LAND USE REDESIGNATION STATISTICS				
Land Use	to	Land Use	hectares	acres
RF	to	DC	24.22	59.84
RF	to	R-3	3.95	9.76
RF	to	M-1	2.12	5.25
RF	to	C-1	2.00	4.95
RF	to	EP	21.29	52.61
RF	to	P-1	12.81	31.65
Total			**66.39**	**164.06**

Appendix D
Road Cross Sections

This appendix provides sections for each roadway cross section to be used in the Sawgrass Park. All sections are taken from the 2021 City of Airdrie General Design Standards. No modified cross sections are proposed.



TRANSFORMER LOCATION
IN POCKET EASEMENT



COMMUNICATIONS
PEDESTALS

NOTE:

- COMMUNICATION PEDESTAL PLACEMENTS TO BE DETERMINED IN THE FIELD
- PAVED REAR LANE REQUIRED
- THE MAXIMUM SIZE OF STORM IS 610mm (24") DIAMETER & MAXIMUM DEPTH OF 3.50m

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED METRIC

No.	Date	Revision	App'd
4	Dec.12/19	REVISED SHEET NAME AND NUMBER	TLM
3	Jun.1/17	Revised Pocket Easement and lane alignments	KJV
2	Dec.5/06	Revised Alignment with Pocket Easement – Adopted March 1/07	KJV
1	Apr.1/06	4-Party Shallow Utility Alignment for R1-SL zoning only	KJV

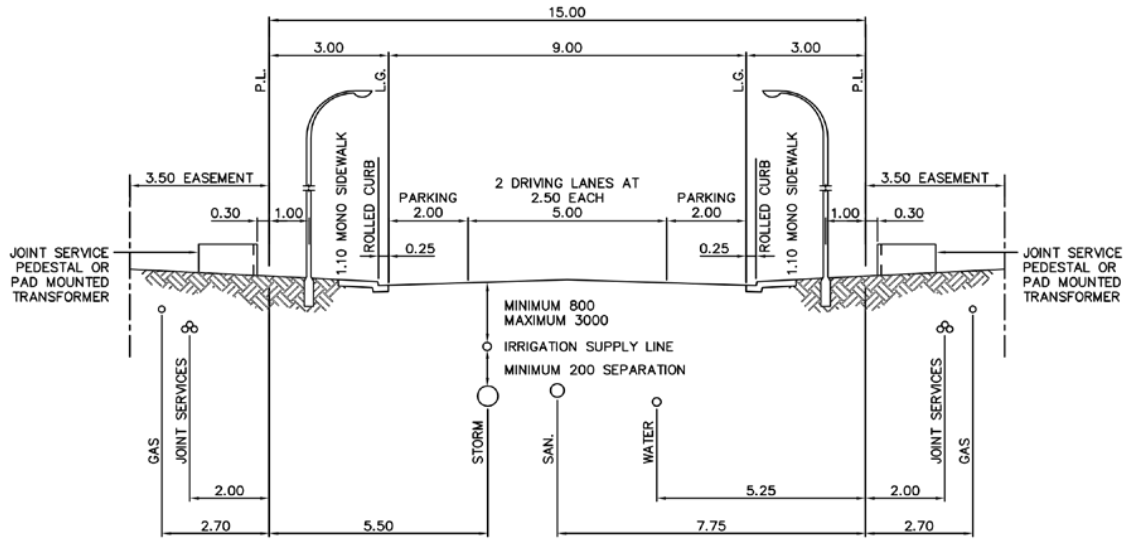
Drawn: KV	Date: 04/06
Scale: N.T.S.	
Approved by City Engineer	

CITY OF AIRDRIE

LANE
8.00m R.O.W.

Sheet: L-1

File Number:



CARRIAGEWAY ALTERNATES

A. CROWNED
C. X-FALLED

FOR CROWNED SECTION:
– CURB REQUIRED ON BOTH SIDES

FOR X-FALLED SECTION:
– CURB REQUIRED LOW SIDE

NOTES:

- HYDRANT ON 0.50 LINE
- HYDRANT VALVES ON 4.25 LINE
- SERVICE VALVES ON 0.50 LINE
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. OF 2.50 SEPARATION TO THE CENTRE LINE OF POWER POLES & ST. LT. POLES
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. 3.00 SEPARATION TO THE EDGE OF TRANSFORMER, PULL BOX/JUNCTION TERMINALS AND OTHER SURFACE STRUCTURES
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50 INSIDE P.L. OR 5.00 INSIDE THE P.L. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY
- ST. LT. CABLE CENTRED IN 1.50 EASEMENT WHERE THERE IS NO GAS EASEMENT
- R1 ZONING – LANE TO BE PAVED
- MINIMUM 2.5m SEPARATION FROM IRRIGATION VALVE TO M.H.

– ENVIRONMENTAL CAPACITY 1,000 VEHICLES PER DAY

No.	Date	Revision	App'd
4	Dec.12/19	REVISED SHEET NAME AND NUMBER	TLM
3	May.23/17	Updated Irrigation Information	TBM
2	Sep.8/16	Updated Irrigation Information	TBM
1	Apr.1/05	4-Party Shallow Utility Alignment	KJV

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED — METRIC

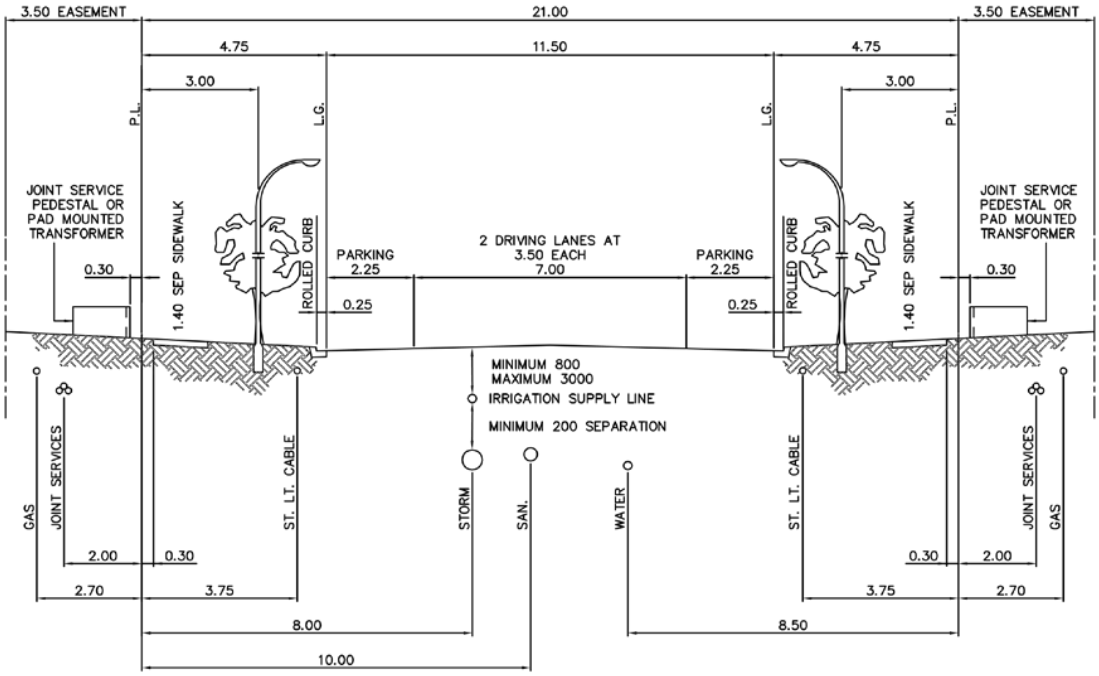
Drawn: MZ	Date: 03/02
Scale: N.T.S.	
Approved by City Engineer	

THE CITY OF AIRDRIE

RESIDENTIAL – PARKING
BOTH SIDES
15.00m R.O.W. – 9.00m ROAD

Sheet: R-1

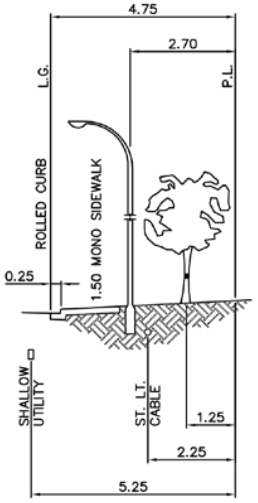
File Number: 454.1008.039



NOTES:

- REAR LANE RECOMMENDED, FRONT DRIVEWAYS ARE ACCEPTABLE
- HYDRANT ON 2.45 LINE
- HYDRANT VALVES ON 7.50 LINE
- SERVICE VALVES ON 2.50 LINE
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50 INSIDE P.L. OR 5.00 INSIDE THE P.L. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. OF 2.50 SEPARATION TO THE CENTRE LINE OF STREET LIGHT POLES
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. 3.00 SEPARATION TO THE EDGE OF TRANSFORMER, PULL BOX / JUNCTION TERMINALS AND OTHER SURFACE STRUCTURES
- STREET LIGHT CABLE ALIGNMENT ONLY PERMITTED WHEN U R/W DOES NOT EXIST
- ADDITIONAL SEPARATION MAY BE REQUIRED BETWEEN STORM & SANITARY SEWERS IF EXCESSIVE VERTICAL DIFFERENCE OCCURS
- MINIMUM 2.5m SEPARATION FROM IRRIGATION VALVE TO M.H.

- ENVIRONMENTAL CAPACITY 5,000 VEHICLES PER DAY



ALTERNATE WITH MONOLITHIC SIDEWALK

- SERVICE VALVES ON 1.25m LINE

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED — METRIC

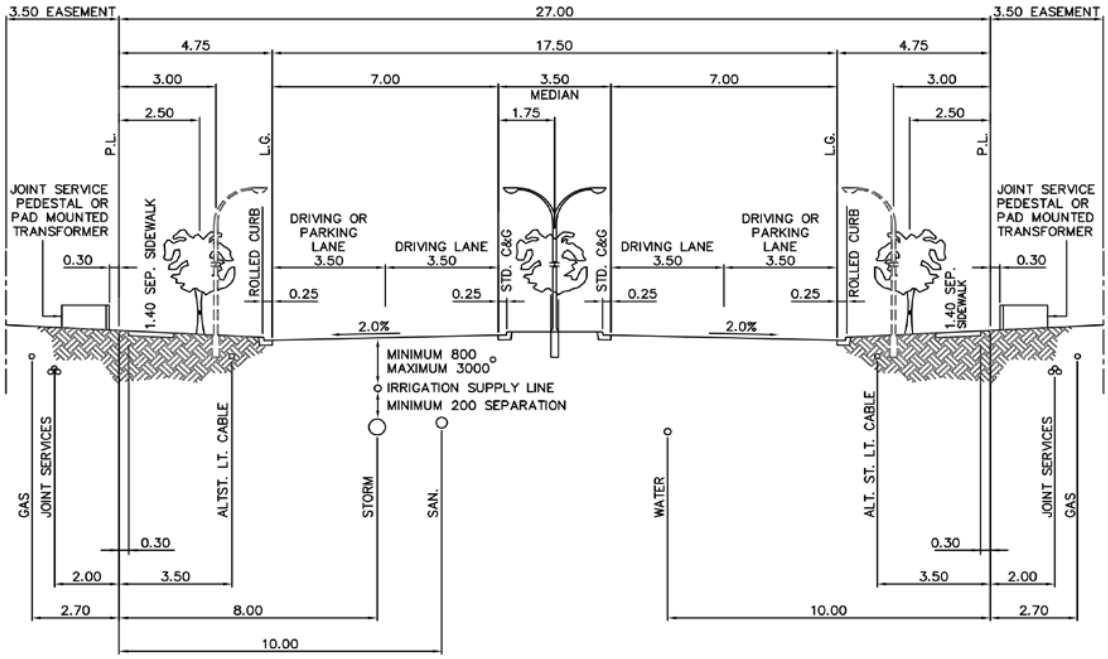
No.	Date	Revision	App'd
4	Dec.12/19	UPDATED CROSS SECTION TO REFLECT SEP SIDEWALK, MONO SIDEWALK IS ALTERNATE ADDED ST LIGHT CABLE ALIGNMENT NOTE, REVISED SHEET NAME AND NUMBER	TLM
3	May.23/17	Updated Irrigation Information	TBM
2	Sep.8/16	Updated Irrigation Information	TBM
1	Apr.1/05	4-Party Shallow Utility Alignment	KJV

Drawn: MZ | Date: 03/02
Scale: N.T.S.
Approved by: City Engineer

THE CITY OF AIRDRIE

COLLECTOR
PARKING BOTH SIDES
21.00m R.O.W. – 11.50m ROAD

Sheet: C-4
File Number: 454.1008.040



NOTES:

- HYDRANT ON 3.00 LINE
- HYDRANT VALVES ON 9.00 LINE
- SERVICE VALVES ON 2.50 LINE
- TREES ON 2.50 LINE IN BOULEVARD AND ON CENTRE LINE IN MEDIAN
- TREES SHALL BE SHALLOW ROOTED DECIDUOUS SPECIES AS APPROVED BY PARKS
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. OF 2.50 SEPARATION TO THE CENTRE LINE OF STREET LIGHT POLES
- HYDRANT & SERVICE VALVES SHALL MAINTAIN A MIN. 3.00 SEPARATION TO THE EDGE OF TRANSFORMER, PULL BOX / JUNCTION TERMINALS AND OTHER SURFACE STRUCTURES
- STREET LIGHT CABLE ALIGNMENT ONLY PERMITTED WHEN U R/W DOES NOT EXIST
- WATERMAIN WILL BE INSTALLED ON THE OPPOSITE SIDE OF THE ROAD FROM SANITARY AND STORM LINES
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50 INSIDE P.L. OR 5.00 INSIDE THE P.L. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY
- MINIMUM 2.5m SEPARATION FROM IRRIGATION VALVE TO M.H.

– ENVIRONMENTAL CAPACITY 10,000 VEHICLES PER DAY

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED — METRIC

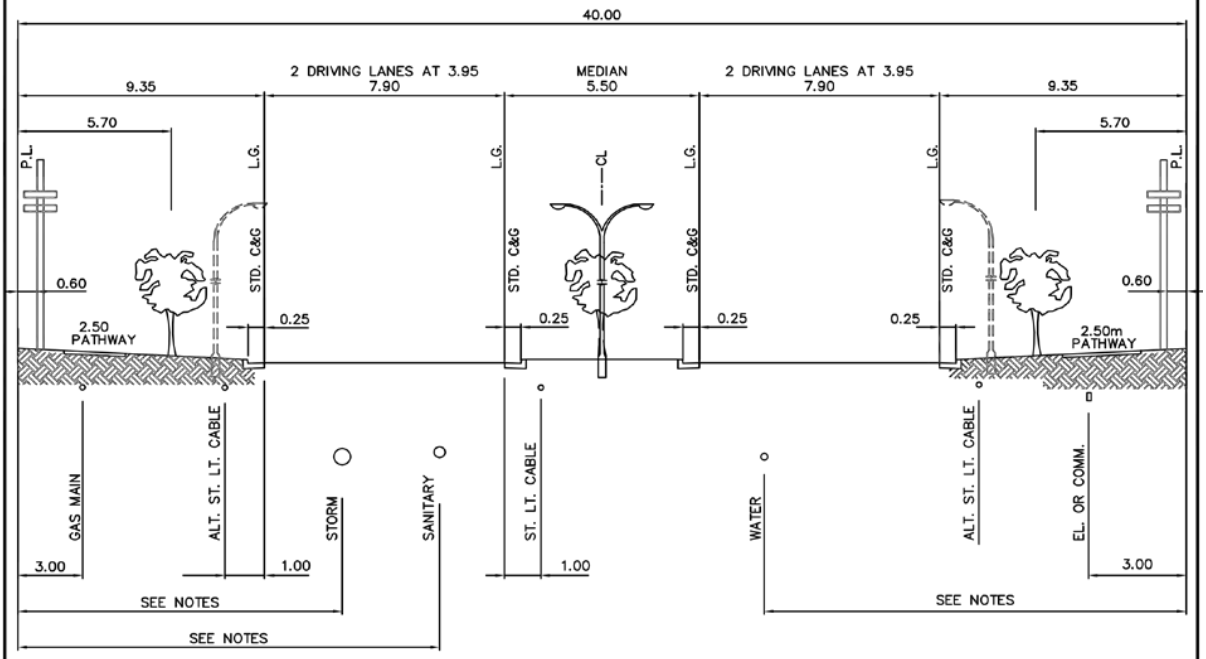
No.	Date	Revision	App'd
5	Dec.12/19	REVISED SHEET NAME AND NUMBER, PREFERRED ST. LT. CABLE ALIGNMENT	TLM
4	May.23/17	Updated Irrigation Information	TBM
3	Sep.8/16	Updated Irrigation Information	TBM
2	Apr.1/06	Notes reference to power poles removed	KJV
1	Apr.1/05	4–Party Shallow Utility Alignment	KJV

Drawn: MZ | Date: 03/02
Scale: N.T.S.
Approved by: City Engineer

THE CITY OF AIRDRIE

COLLECTOR
DIVIDED PRIMARY
27.00m R.O.W. – 2x7.00m ROAD

Sheet: C-9
File Number: 454.1008.041



NOTES:

- WATER AND SANITARY MAINS MAY BE CONSIDERED WITHIN MAJOR ROAD ONLY UPON APPROVAL FROM THE CITY OF AIRDRIE
- STORM MAIN ALIGNMENT TO BE DETERMINED AS PART OF CONSTRUCTION STAGING
- TREES ON 5.70 LINE IN BOULEVARD AND 20.00 LINE IN MEDIAN
- TREES SHALL BE OF A SHALLOW ROOT SPECIES AS APPROVED BY PARKS
- STREETLIGHT ALIGNMENT PREFERRED IN MEDIAN. ALTERNATE ALIGNMENT IN THE BOULEVARD
- STREETLIGHT POLES AND ALL OTHER SURFACE STRUCTURES SHALL MAINTAIN A MINIMUM OF 3.00m CLEARANCE FROM HYDRANTS

WHERE APPLICABLE:

- HYDRANT ON 6.20 LINE
- HYDRANT VALVES ON 1.00 LINE FROM WATERMAIN
- SERVICE VALVES ON 4.00 LINE
- WATERMAIN WILL BE INSTALLED ON THE OPPOSITE SIDE OF THE ROAD FROM STORM AND SANITARY LINES
- PRE-INSTALLED SERVICE CONNECTIONS TO BE INSTALLED 3.50m INSIDE P.L. OR 5.00m INSIDE P.L. WHEN CROSSING GAS AND ONE OTHER SHALLOW UTILITY

THIS STANDARD IS INTENDED AS A GUIDELINE FOR NEW DEVELOPMENT, WHERE NOT APPLICABLE, MAKE ADJUSTMENTS AS REQUIRED.

– ENVIRONMENTAL CAPACITY 10,000 TO 30,000 VEHICLES PER DAY

ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED — METRIC

No.	Date	Revision	App'd
2	Dec.12/19	REVISED SHEET NAME AND NUMBER	TLM
1	Jan.1/09	New Standard adopted by the City of Airdrie	KJV

Drawn: Date: 03/02
Scale: N.T.S.
Approved by City Engineer

CITY OF AIRDRIE
COMMUNITY OF CHOICE AND OPPORTUNITY

ARTERIAL
DIVIDED MAJOR
40.00m R.O.W. – 2x7.90m ROAD

Sheet: A-3
File Number:

Sawgrass Park

BY Hopewell