



# Hopewell's Sawgrass Park NSP

## Engagement Summary

**Sawgrass  
Park**  
by Hopewell<sup>®</sup>





# Sawgrass Park

BY Hopewell





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## 1.0 Introduction

Hopewell launched an engagement program in March 2022 to gather public input on its Sawgrass Park Neighbourhood Structure Plan (NSP) project. Located in the northwest quadrant of Airdrie, the 278-acre (112.5 hectares) project resides within the Davy Creek CASP. The public engagement program primarily consisted of a virtual information session and an online survey, as well as informal correspondence with members of the community. This report summarizes the input received throughout the March 2022 engagement program.





## 2.0 Background

The Sawgrass Park Neighbourhood Structure Plan (NSP) is a statutory document that will allow for the future development of the neighbourhood of Sawgrass Park. NSPs are required by the City of Airdrie prior to redesignation and subdivision, and outline the layout and design, along with future engineering and servicing decisions for the area.

The Sawgrass Park NSP is in the northwest quadrant of Airdrie and includes about 278 acres (112.5 hectares) of land within the Davy Creek CASP. It is envisioned to include 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.

### Concept Plan



## Site Rendering



Note that the name of this project has recently changed from “Aster” to “Sawgrass Park” as a result of the original proposed neighbourhood name being unavailable for licensing. The project team is in the midst of updating all project materials to reflect the new name but will continue to reference Aster as well to avoid unnecessary confusion. **To learn more about the Sawgrass Park NSP project, please visit the website at, [Asterdavycreek.ca](http://Asterdavycreek.ca)**



## 3.0 Engagement Tools & Tactics

Hopewell hosted a virtual information session during the evening of Wednesday, March 2, 2022, as part of the Sawgrass Park NSP application process. Comments and questions were received and responded to during the engagement session, and further input was gathered through an online survey following the event. The purpose of the information session was to introduce the project team and project, share application details, and to gather and respond to input.



**Newspaper Advertisement** February 16 – March 2, 2022

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**Outdoor Signs** February 16 – March 2, 2022

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**Postcard** February 16, 2022

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**Email Blast** February 16, 2022

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**Virtual Information Session** March 2, 2022

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**Online Survey** March 2 – 11, 2022

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**Informal Correspondence** February – March 2022



55

Survey Responses



53

Information Session Attendees



63

Comments/Questions Entered at the Information Session





## 4.0 Engagement Summary

This section summarizes the most common themes heard at the virtual information session held on March 2, as well as the results of the online survey. Outlined below are the most common themes raised during the information session.

### Virtual Information Session

Theme	Question/Comment	Response
Project Phasing	Many questions were asked about the timing of construction start and completion, as well as how long and when the total build out of the community would be complete.	If the application is approved, construction could begin as early as this year, or depending on the application process, it could begin in 2023. Show homes are expected to open sometime in 2023. The total build out of the community is expected to take 10-15 years. Lands directly adjacent to the existing neighbourhoods of Reunion and Williamstown are not included in the early development phases, and lands that are east of Nose Creek are part of another future NSP.
More Greenspaces and Pathway Connections	Some participants inquired about a pathway or greenspace between the existing communities of Reunion and Williamstown, while others asked about the general desire for more green spaces and pathways that connect to existing infrastructure.	New developments are required to provide 10% of gross developable area as Municipal Reserve open space, which this NSP does provide. In addition, a 30m setback from the Nose Creek will be maintained as environmental reserve and will include a local pathway system that connects to a regional system. All in all, the plan will include over 70 acres of open space for residents. The proposed site includes a school site and community centre space, amenities which are required based on municipal policy and/or the Davy Creek Community Area Structure Plan (CASP). The general size and location of these open spaces was laid out at the CASP level and this NSP aligns with that general layout. As a result, there is a limited amount of remaining open space to be distributed throughout the NSP as smaller park spaces. The proposed plan includes parks in each quadrant of the plan in order to ensure all future residents will have open space within walking distance. Adding green space along the full boundary of Reunion and/or Williamstown would require taking away from other park spaces within the plan which is not desirable.
Commercial Centre	Some asked what amenities would be included in the commercial area, and the anticipated scale. Many asked about or mentioned the desire for a grocery store.	The commercial area is planned to include typical local neighbourhood amenities such as a gas station, professional clinics, restaurants, a liquor store, etc. Tenants have not been selected yet. A grocery store is not currently part of the design.

Theme	Question/Comment	Response
Traffic	Some asked about when future upgrades to existing road networks would take place, as well as general comments about the increase in traffic due to increased population. Some comments were also made about the potential impacts of construction traffic.	There are several transportation upgrades planned for the area. For instance, 24 Street (west) and Township Road 273 (north) will eventually be upgraded to 40 metre arterial roads that will be staged over time with the growth of the neighbourhood. Traffic lights will also be required at 24th Street and Veterans Boulevard which will also be added as growth continues in the broader area, not just at the Sawgrass Park NSP location. In addition, Township Road 273 will cross Nose Creek and provide a future flyover at the QEII Highway. When construction begins, plans will be created to ensure construction traffic avoids existing neighbourhoods as much as possible.
Dog Park and Other Activity Centre Suggestions	Some participants inquired about an off-leash dog park or other potential uses to be located within the Community Activity Centre.	The programming for the activity centre has not yet been determined and will be decided through collaboration with the City of Airdrie and based on a Needs Assessment for open space and community amenities. At this point a dog park has not been identified as one of the most needed amenities for this particular site, however Hopewell is open to input and collaboration on what the best possible uses could be for this space.

## Online Survey

The following summarizes the feedback received through the online survey which was live from March 2 – 11, 2022.

The most common topics mentioned in the survey are as follows:

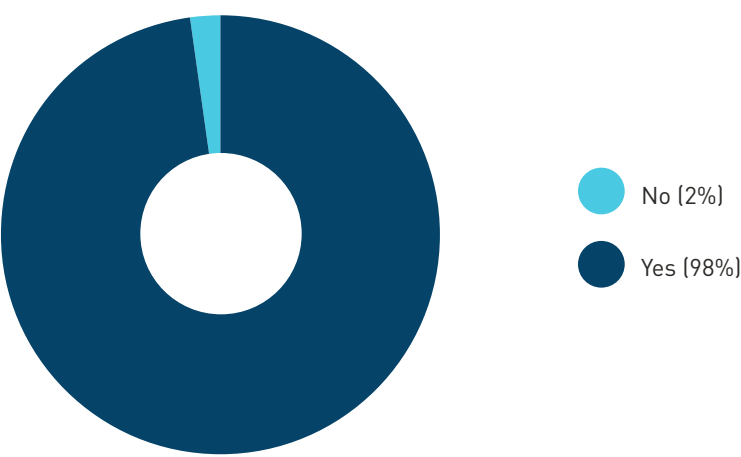
- Many respondents expressed a desire for greenspace and/or a pathway system between the proposed Sawgrass Park NSP lands and the existing neighbourhoods of Reunion and Williamstown, stating that this would provide a privacy buffer.
- Some general comments were made about the desire for more parks and green space.
- Many suggested the addition of a dog park to the proposed concept, stating that there are none in that area.
- Some comments and concerns related to increases in traffic both during construction and when the community is built, as well as questions about upgrades and safety.

### Question 1 Did you attend the March 2, 2022, virtual Information Session?





**Question 2** Did you review the presentation and/or the recording of the virtual information session on the project website prior to completing this survey?



**Question 3** Do you have any ideas to enhance the proposed design at this stage of planning?

Theme	Frequency
Green space or pathway buffer between communities	20
More parks/green space	5
Dog park	4
Pathway connections	4
Unsupportive of project	3
More commercial	3
Convenience Store	2
High school	2
Grocery store	2
Leisure/Recreation centre	2

**Question 3 Continued** *Do you have any ideas to enhance the proposed design at this stage of planning?*

Theme	Frequency
Library	20
Coffee shop	5
Public transit	4
Locally owned businesses	4
High quality green spaces	3
Clarity on phasing	3
Privacy important	1
Outdoor lighting	1
Traffic lights	1
Street parking issues	1
Want a community centre	1
Single family homes preferred to multi	1
Supportive of project	1
More pathways	1
Construction traffic concerns	1
Expedite road improvements	1
Maintain access to the derrick	1
Lift station concerns	1
Water Park/Pool	1
Track	1



**Question 4** *Is there anything missing within the local community that could be addressed through this project?*

Theme	Frequency
Dog park	10
More parks/greenspaces	8
Pathway connections	6
Skating rink	5
Greenspace or pathway buffer between communities	4
Pathway/street lighting	4
Convenience Store	4
Water park/pool	3
High school	3
Grocery store	3
More commercial	2
Unsupportive of project	2
Leisure centre	1
Library	1
Coffee shop	1
Gas station	1
Public transit	1

Theme	Frequency
Restaurant	1
Trees	1
Youth area	1
Outdoor rentals	1
Strip mall	1
Seniors' residence	1
Indoor turf	1
Small businesses	1
Community-feel is important	1
Crosswalks	1
Pedestrian crossing lights	1
High visibility for pedestrians	1
Volleyball sand area	1
Basketball courts	1
Sledding hill	1
Rink not needed	1

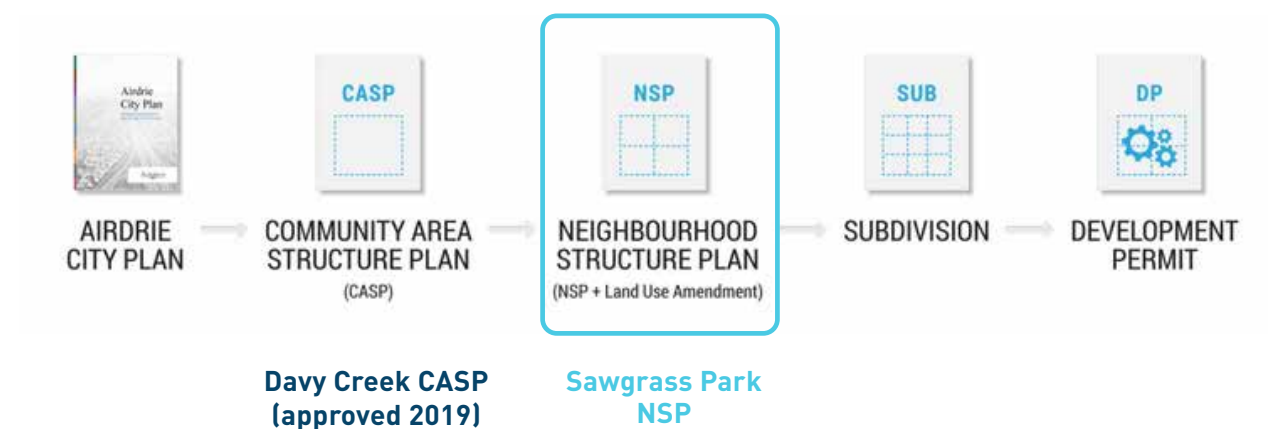
**Question 5** Do you have any ideas, comments or questions related to the Sawgrass Park Neighbourhood Structure Plan?

Theme	Frequency
Greenspace or pathway buffer between communities	7
Traffic concerns	6
More pathways and connections	3
More parks/greenspace	2
Recreation questions	2
Unsupportive of project	2
High school	2
Supportive of project	2
Hope plans don't change	1
Well removal questions	1
More trees	1
Keep existing trees	1
Wildlife loss concerns	1
Timeline questions	1

Theme	Frequency
More streetlights	1
Traffic lights	1
Noise concerns	1
Skating rink	1
Engage existing schools	1
More commercial	1
Dog park	1
Construction concerns	1
Restaurant	1
Engage neighbours	1
New community name	1
Like new name	1
Water park	1
Track	1

## 5.0 Next Steps

The Neighbourhood Structure Plan (NSP) is expected to go to Municipal Planning Commission for review in April 2022. Following that, the application is expected to go before City Council for a decision sometime in May 2022. If the application is approved at that time, Hopewell will progress the development and submission of its Subdivision and Development Permit applications.



Please continue to visit the project website for future updates. For questions or comments about the project, get in touch.

**Bridget Naud** Engagement Specialist



bnaud@bapg.ca



403-692-4364



asterdavycreek.ca





HOPEWELL'S SAWGRASS PARK NSP ENGAGEMENT SUMMARY **MARCH 2022**

**Sawgrass**  
— **Park** —  
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## Sawgrass Park NSP Info Session - Q&A Log

Question	Responses Provided During Info Session
Will existing streets within Reunion and Williamstown that currently end in the large mass fence be extended and renamed for the new community? For example, will Reunion Place be extended or renamed when Aster is built out?	Most existing streets within Reunion and Williamstown will not be renamed, however those streets that carry into Aster might transition to new names. This is yet to be determined.
Why are the phases adjacent to the communities of Reunion and Williamstown starting later?	Hopewell is introducing new and unique housing options that are new to Airdrie (mixed use, duplexes etc.) in earlier phases, as well as the commercial area, so we will first assess how the market accepts that portion of the project. The areas that are adjacent to the communities of Reunion and Williamstown are excluded from these initial phases of 'unique' housing options and will be developed later with more typical housing styles - single-family detached homes with front drive garages.
What type of school will be built in this neighbourhood (elementary, junior or high school), and at what phase?	The school has been designated as a Rocky View Schools Elementary school. The school site is planned to be developed in Phase 6, however this timing can easily be advanced based on the needs of the school board. There is also a future provision for a high school on lands to the east of Nose Creek.
What will happen if the owner of the well site doesn't agree to Hopewell's terms of reclamation?	Hopewell doesn't have the right to physically remove the well site so there are established setbacks in place to allow for development until the well site can be decommissioned and removed. The oil reserves at this site are known to be diminishing, therefore the owner is motivated to get out in the near future.

Is there potential for a dog park either in the Sawgrass Park/Aster NSP or where the well site is in Reunion?	Hopewell does not currently have plans for an off-leash dog park. Hopewell is interested in creating amenity space for all community members and we are open to input from the needs assessment from the City should a dog park become more desirable. Although dog parks can be popular, they may also be viewed as an exclusionary use, designed only for pet owners.
Are there examples of what the proposed Lift Station may look like, particularly somewhere else in Airdrie?	There are several examples of lift stations in Airdrie and is a common aspect of a sewer system. There is a local example located directly south of the pond in Reunion within a school site. Like that example, the station will be a single story, concrete building, and finished to the appropriate architectural standard. It will be soundproof and visual screening will be incorporated to help reduce visual impacts.
Will construction vehicles, including dump and material trucks stay out of existing residential streets during construction?	We do not expect that construction vehicles will need to go through residential streets and will ensure this option is reduced or eliminated where possible. We communicate this to all our trades before construction begins on any of our projects.
What is the anticipated timeline for the project, particularly when construction is expected to begin and end?	We expect the application will go before Municipal Planning Commission and Airdrie Council in April 2022, and then to the Calgary Metropolitan Region Board sometime in the spring. If this process stays on track, we may start construction in 2022 with show home openings in 2023. If there are delays, construction could begin in 2023 and show home openings in 2024. It will take about 10-15 years to complete construction.
Will Hopewell add alleys to create a buffer between Reunion, Williamstown, and Aster?	No, alleys are not being considered at this time. Most of the existing lots that are adjacent to the Aster site are front drive garage homes and we have planned for the same building format to back onto those homes too.

Have the builders for this community been selected? If not, when will they be chosen?	Hopewell will be one of the builders, however other third-party builders will be a part of this too and are yet to be determined.
Is there a timeline in place for development to occur to the east of Nose Creek?	Our development sequence for the residential component will move from west to east. There is a high school planned on the east side which may be developed prior to residential. There are also lands to the east of the railroad tracks that include non-residential uses desired by The City and may come online earlier, so this is a fluid process in ways, except that the residential component will be developed from west to east.
Do each of the phases not shown in the presentation have to go through independent approvals? What is being developed on the land on the east side of 8 <sup>th</sup> ?	Airdrie Council has discretion to approve the land use and subdivision applications for Aster at the same time. Any additional applications within the approved project area will get approved by Airdrie but do not need to go before Council. Uses on the east side of 8 <sup>th</sup> are primarily residential.
Will the upgrades planned for 24th Street to Township Road 273 be completed prior to residential construction begins (Phase 1) or will it be completed in a phased approach?	Road upgrades will be completed as development extends north. Because The City will need to maintain the roads once they are built, upgrades won't be complete until they are needed based on community development phasing.
Is the boarded hockey rink confirmed, and have other amenities such as tennis courts been considered at the site?	The boarded outdoor rink is in high demand, so we intend to move forward with it however the exact location of it may change based on planning progression. We have considered several other uses at the site which will be determined later based on The City's needs assessment.



What kind of commercial or mercantile spaces will go into the commercial centre? For instance, a large grocery store or smaller shops?	There aren't any plans for a large grocery store since there are already some close by. The commercial area will include local day-to-day amenities like dry cleaners, a coffee shop, liquor store etc. There are plans to complete a mixed-use component with local commercial oriented towards creating gathering spaces, like outdoor patios for instance.
Sorry if this was answered but I missed the beginning. What type of community center is being planned? exercise facility or mixed use facility for classes etc.?	Still to be determined based on needs assessment. I suggest that it is unlikely to be an actual building with indoor uses, rather a conglomerate with recreational uses.
is the pond a Storm Pond?	Yes there are two cells that make up one storm pond facility as they are connected by large pipes underground.
Will there be fees for the ponds/recreational sites similar to how there are fees for the Williamstown pond?	HOA - the intent is not to have one, so the activity centre and MR, and pathways etc. are all considered public land and accessible to all.
Just to clarify, the later phase that will be developed immediately adjacent to williamstown/reunion will be existing backyard to new development backyard?	The east location will be backyards backing onto backyards, with no laneway.
Can some sort of water feature be added to the ponds?	Right now a feature within the pond has not been determined; however, a fountain may be used as commonly seen in other ponds, all subject to City approval
Will natural landmarks be preserved for example there is a large tree along the edge of the new community	We intend to preserve natural features that are determined to be environmental reserve - that essentially falls to the Nose Creek watershed. Individual trees likely will not be maintained, in particular the noted example which is likely within the future road widening area for 24 Street.

Does the Aster timeline impact the other CASP area development timelines at all? i.e. is there an anticipated timeline for when the other two areas in the CASP will be developed?	To the best of our knowledge, no. This timeline is independent from others. Sanitary capacity within Airdrie is an issue. This NSP is accounted for under current capacity.
any chance of seeing a larger commercial area in the community. Given Reunion and Williamstown has none?	No consideration for that at this time given the population in the area right now.
can you comment about expected traffic flows through reunion and williamstown	During the planning for both communities there was always an intention to extend the road north. For this NSP we confirmed that traffic flows were considered in our transportation assessment. When NSP is built out, there are arterials along North and South to account for more volume too.
how far into the future would building on the east side be?	It is anticipated that the lands on the east side of the creek would commence immediately after the lands on the west side have been developed. Approximately 10-15 years in the future is a reasonable estimate. However, lands could be brought on sooner through an NSP application for Neighbourhood 2 which also includes a high school site. If there is demand for any of the land uses within NSP 2 it could be serviced sooner.

For the homes that back onto existing homes in Reunion and Williamstown, there is a significant grade difference. Would the plan include retaining walls between the properties or a grade fill to match the existing communities?	The grade of the adjacent lands in Sawgrass Park will be raised to match that of the existing communities, gradually meeting the natural grade over a greater distance. Road connections and new adjacent homes in Sawgrass Park will match the existing grade in Reunion and Williamstown.
The current ground level of Reunion in relation to the purposed community is anywhere from 12 to 16 feet in an elevation difference. (Reunion being higher) Will this new development be filled in to equal the current hieght of Reunion?	Yes, the lands will be raised to match the Reunion grades where the roads and lots connect to existing communities.
What kind of commercial businesses can we expect? (gas station/plaza with small businesses/etc)?	The site is expected to include smaller, neighbourhood commercial types (gas station, convenience, professional clinics, take-out, etc.)
Why was the name Sawgrass chosen?	Various people were engaged in the naming process, speaks to and refers to wetland grasses.
what kind of landscaping will there be? especially around the pond and creek due to the amount of wild life being displaced?	City parks will be typically manicured parks with structured amenities (play areas, etc.). The Nose Creek Floodway will be Environmental Reserve and be retained in its natural state including the 30m buffer from the creek. Naturalized grasses and plantings in the area surrounding the creek will create a natural transition and provide additional habitat potential.
Where's the link to the survey?	The survey is now closed; however this question was answered at the time it was entered.

If the other commercial/school areas East of Nose Creek were advanced in timelines to be included in this Aster NSP timeline, do you know what phase of this plan they would be added to?	Those areas would be part of another future NSP. They are in their own neighbourhood. The development of the 3 neighbourhoods isn't necessarily sequential, and so one or both of those other neighbourhoods could come forward sooner.
Will any of the land elevation be changed as part of the development (outside of the retention ponds)?	The lands will be raised to tie into existing communities and raise lands to be out of the flood fringe
What is the expected total population of the completed development?	Assuming a typical number of people per unit, approximately 4,500 residents
Will bus routes run through Aster?	Bus routes are planned for by the applicant and the City, with the assumption that future transit will be implemented by the City based on demand and funding.
Will there be changes to fences of existing Reunion/Williamstown properties that will back into new builds? Would there be any cost to existing property owners?	Yet to be determined. There will not be any cost to changes if there are any.
Can we change the name? lol or vote or something..	We are absolutely open to input! Naming can be tricky. Many many names are already taken or registered in Alberta, which is what led to us no longer being able to use the name Aster.
Reunion is prone to spring highwater levels and sump pump discharge takes place along the border of Reunion and the new community. What provisions are being looked at so that a new problem is created?	We are working within City guidelines. We manage it and know where the water table is and locate the footing and basements of all buildings and servicing.
How many houses are being built within the site?	About 1,800 homes including 1,200 single and semi-detached homes, and 600 multi-residential units (townhomes and apartments).

Could anyone comment on any comparisons to the Reunion area - for example improvements, considerations, housing types, overall landscape, etc. I.e. would one expect it to be a fairly similar neighbourhood or is anything substantially different or improved?	It will have a different feel based on the land uses proposed, and the mixing of products in a block. The more unique aspect of the project is the ER, school site and rec area will all be connected without fencing, will make it feel open and green. Pathway connections make it quite walkable too. Architectural styles are unique to each community as well.
Will 24th street have traffic lights sooner than later to make sure residents are not impacted by the increase of traffic north?	Traffic lights will be required at 24th and Veterans Boulevard and those intersection upgrades will be triggered by growth in the area, not just Sawgrass Park. Signalization or other traffic control will be required as well as left turn lanes, widening of 24th street to a 4-lane cross section, for future phases will need to confirm volumes and signal requirements.
YEah I agree the "new name" I do not like .. sorry.. what about some nod to the Davy name..?	Names are never easy - it's a process that involves a number of people. Lots of options that not necessarily people will like. At this time we are not planning on changing the name.
Will Veterans Blvd also be widened to accommodate community growth since the Township Road to the north won't be ready right away?	Yes, it will go to four-lane cross section, eventually up to 6 <sup>th</sup> Street. The tie in will be confirmed as development progresses.
A few of us are thinking, there isn't enough flow in green spaces for walking. housing seems cramped and more could be used for green space.	Green space is driven by a provincial maximum standard of 10% of the total development area.
what are the expected price ranges for the varied housing types?	Intent is to have a range of price options, based on market, striking a balance with velocity. Zero lot line product tends to be more affordable, narrow lot line. Costs can depend on buyers final interior product choices too.



A green space buffer so that the new community is not backyard to backyard with Reunion should be considered before the final plan.	A challenge when developing a new community, MGA expects 10% go to muni reserve. There is a limit to what else you can do with open space - want to connect most people as you can. A balancing act is ideal.
Will part of the development of Veterans Blvd include a bridge over the CP rail line to prevent those backups?	No plan for an overpass, Airdrie did a transportation master plan and didn't think traffic volume reached the point of an overpass being needed.
are we free to share that survey site to others?	Absolutely - this is open to the public
Will underground utilities contain a typical bell and spigot system or alternate options?	Bell and spigot will be used.