

# **Council Meeting & Public Hearing**

## **City of Airdrie**

### **Bylaw B-10/2022**

**Sawgrass Park Neighbourhood Structure Plan (NSP)**

May 16, 2022

# APPLICATION SUMMARY

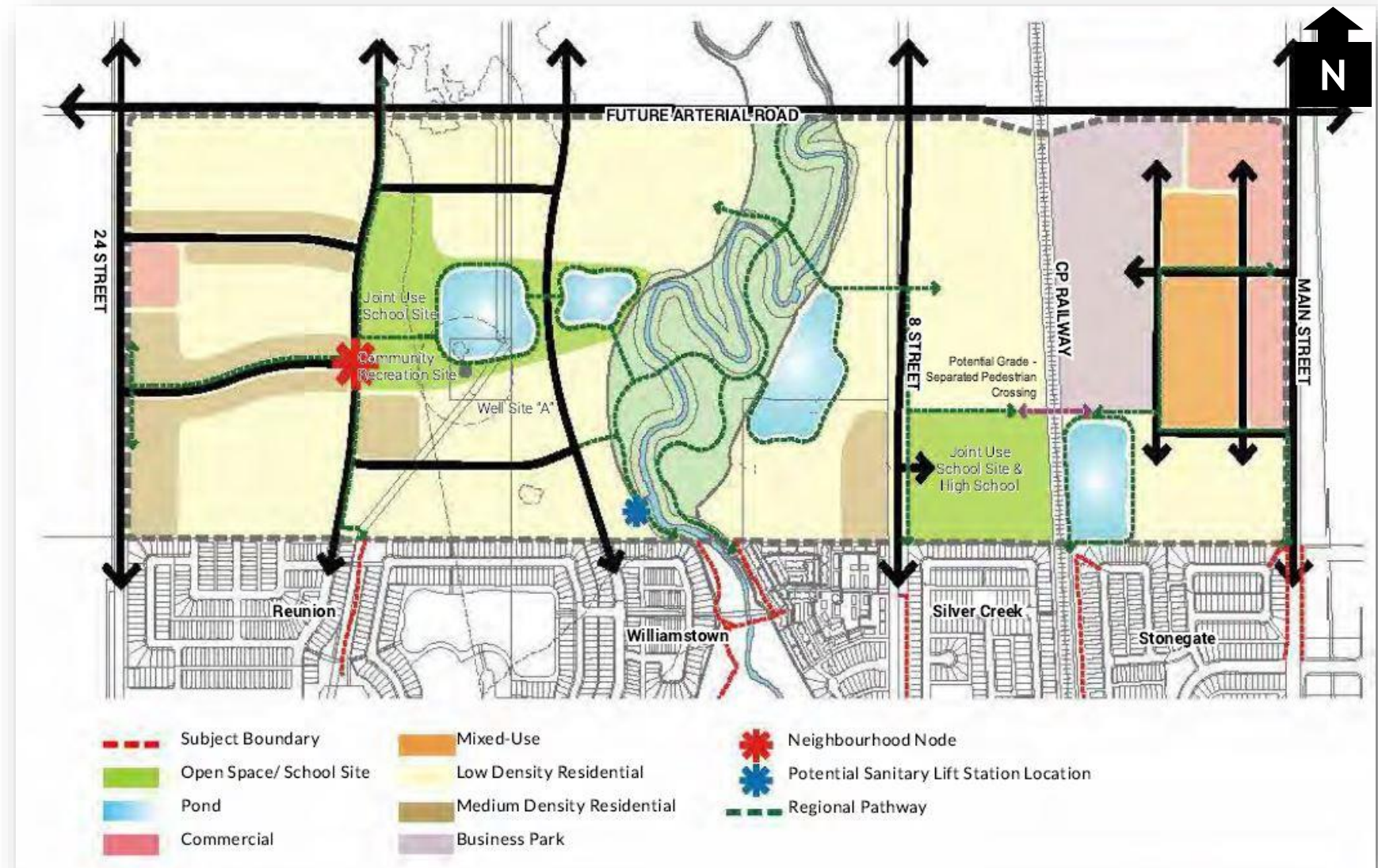
- ☐ Applicant:
  - B&A Planning Group
- ☐ Landowner:
  - Hopewell Davy Land Corporation
- ☐ Subject Property:
  - NW1/4 14-27-1-W5M & a Portion of NE 1/4 14-27-1-W5M
- ☐ Existing Land Use District:
  - AG, General Agriculture District
  - F, Rural Farmstead District





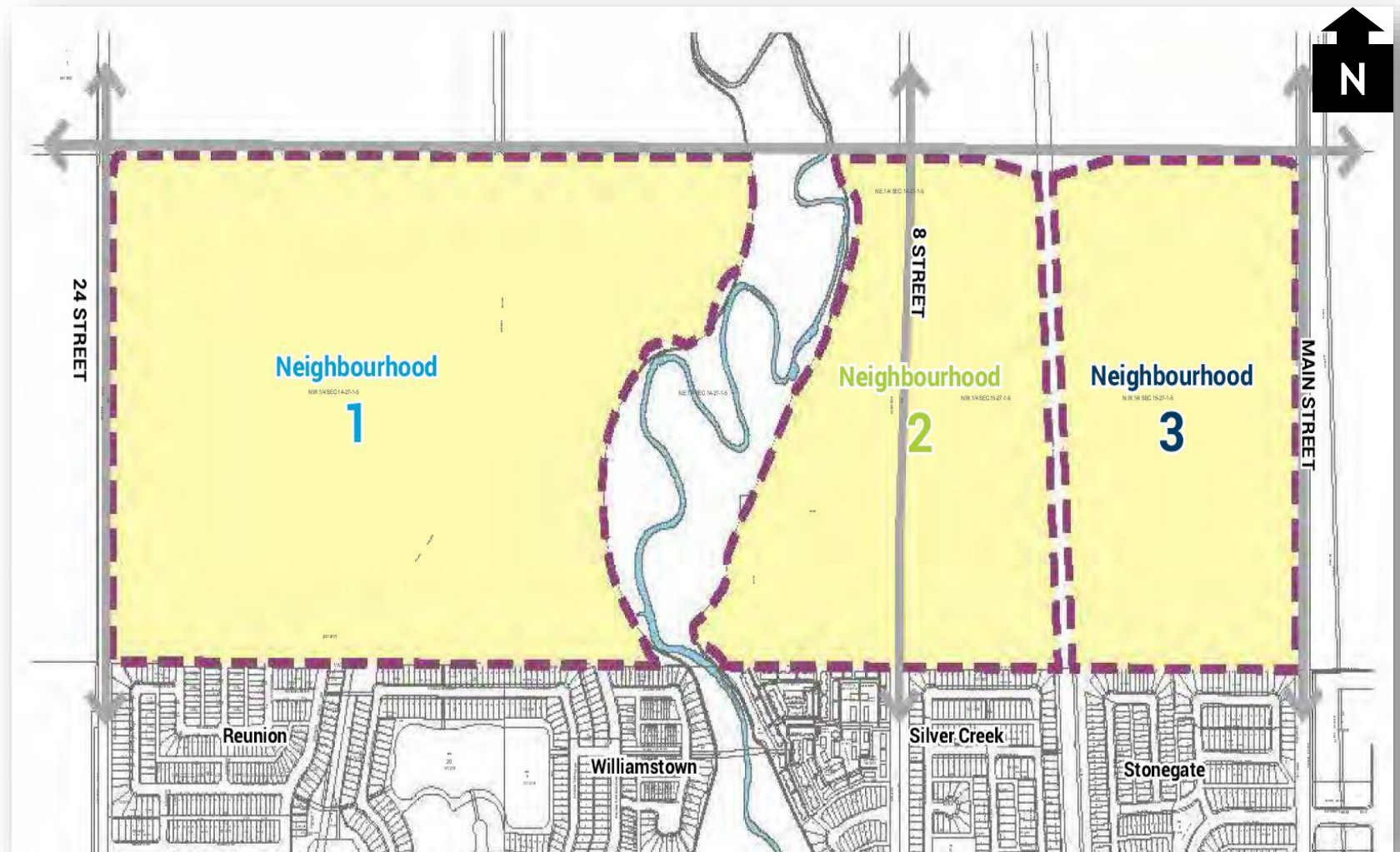
# LOCATION/CONTEXT

- Davy Creek CASP:
  - Approved August 2020



# LOCATION/CONTEXT

- ☐ Davy Creek:
  - 3 Neighbourhoods
- ☐ Sawgrass Park NSP:
  - Neighbourhood 1
  - 278 Acres



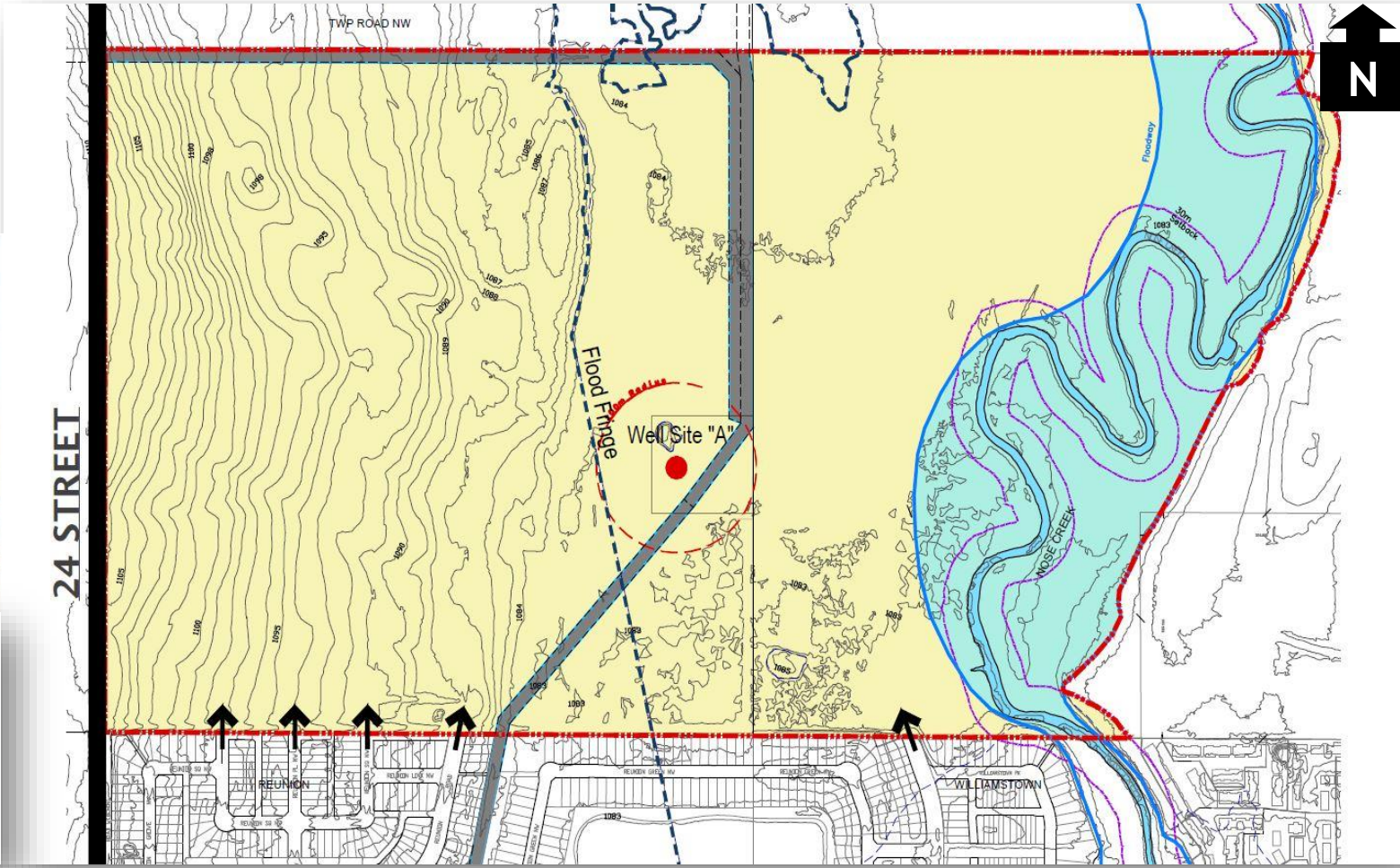
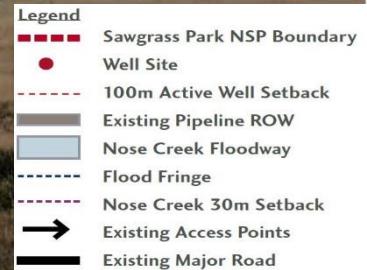


# EXISTING SITE CONDITION

- ☐ Operating Well Site (Sweet Product) & Pipeline:
  - Abandon, Remediate & Reclaim Lands
  - 100-Metre Setback
  - Additional Mitigation Measures
- ☐ Nose Creek (Flood Way & Flood Fringe):
  - Environment Reserve



Well Site





# **GUIDING PRINCIPLES**

## **□ Guiding Principles for Sawgrass Park:**

1. Complete Community
2. Housing Diversity
3. Multi-Modal Transportation
4. Access to Services & Amenities
5. Access to Parks & Active Space
6. Access to Natural Open Space
7. Environmental Protection
8. Connection to Existing Neighbourhood
9. Safe Community
10. Compatibility with Existing Neighbourhood



# PLANNING REVIEW/CONSIDERATIONS

## Neighbourhood Design:

- Land Uses
  - Residential
  - Commercial
  - Park/Open Space
  - School Site
- Number of Units
  - 1774
- Population
  - 4800
- Jobs
  - 250
- Density
  - 8.2upa

### 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





# PLANNING REVIEW/CONSIDERATIONS

- Housing Statistics:
  - Low Density Residential
    - 73%
  - Attached Housing
    - 38%
  - Small & Narrow Lot Housing
    - No More Than 35%

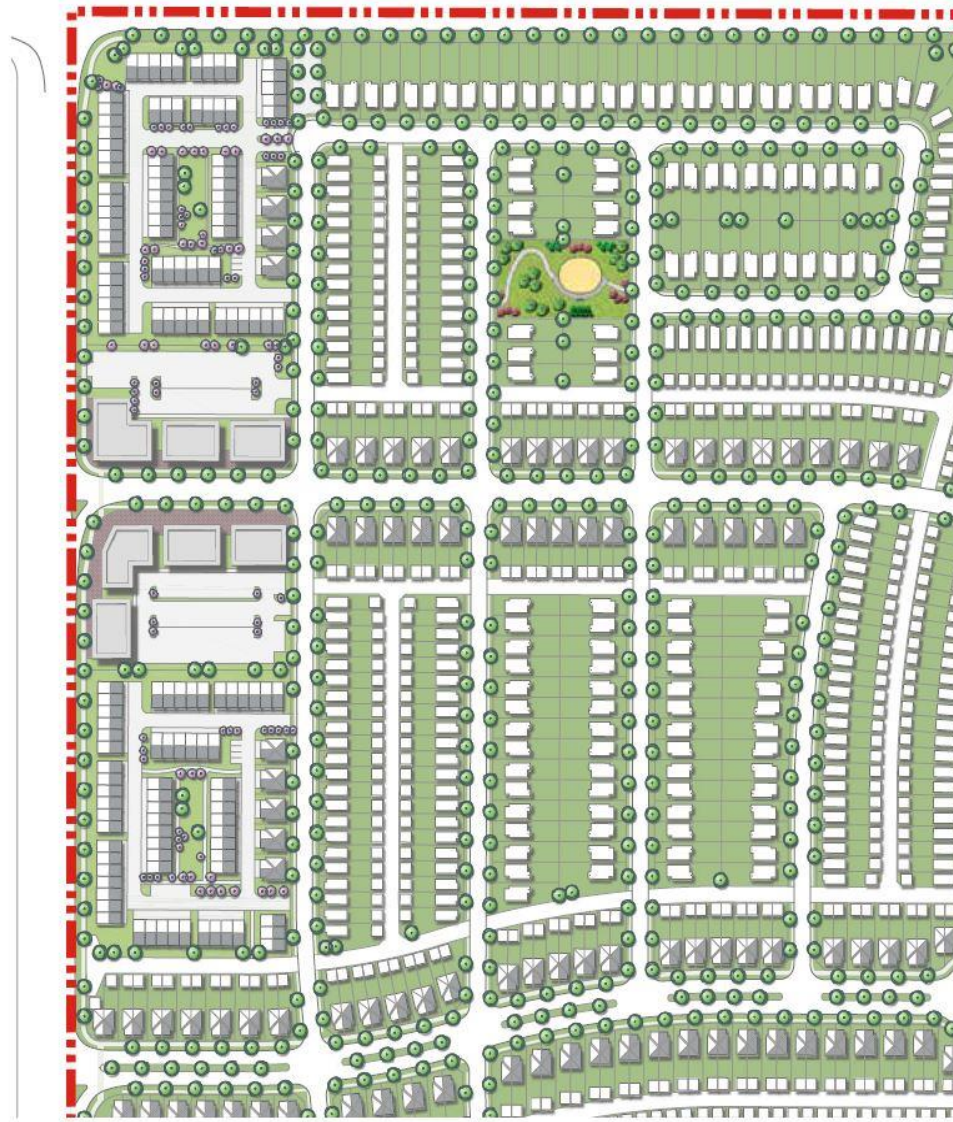
Housing Type	Units	% of Total
Low Density Laneless (Single Detached)	677	38.2%
Low Density Laned (Single / Semi Detached)	625	35.2%
<b>Low Density Residential Total</b>	<b>1302</b>	<b>73.4%</b>
Ground-Oriented Laned (Paired/ Townhouse)	192	10.8%
Multi-Residential Low Rise	280	15.8%
<b>Medium Density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



# PLANNING REVIEW/CONSIDERATIONS

## ☐ Neighbourhood Commercial:

- Entrance into Neighbourhood
- Adjacent to Multi-Family Housing
- Supports Multi-Modal Transportation
- Recessed Parking
- Active Street Frontage



# PLANNING REVIEW/CONSIDERATIONS

## ☐ Neighbourhood Node:

- Neighbourhood Focal Point
- Commercial, Live/Work
- Park/Open Space

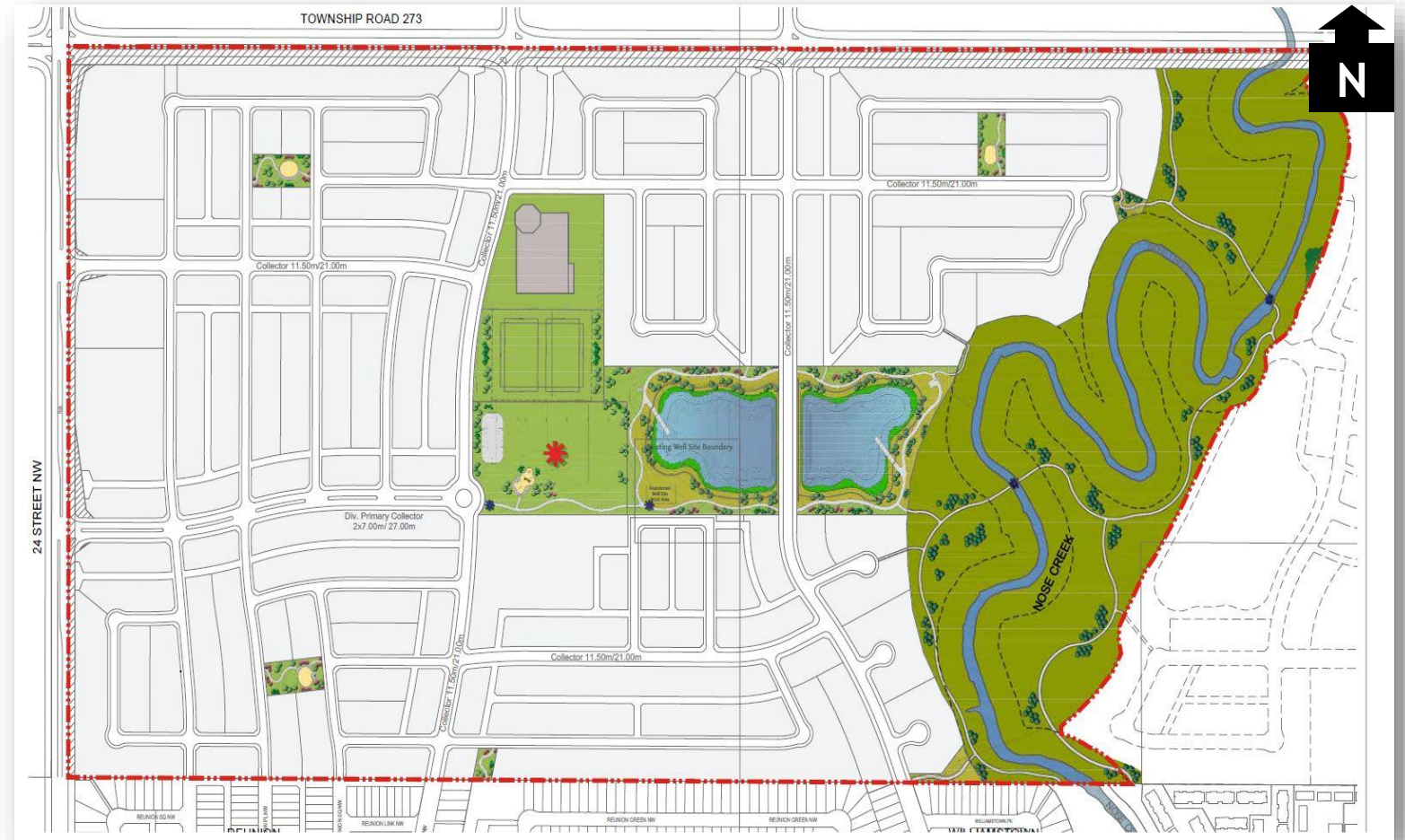




# PLANNING REVIEW/CONSIDERATIONS

## □ Open Space Network:

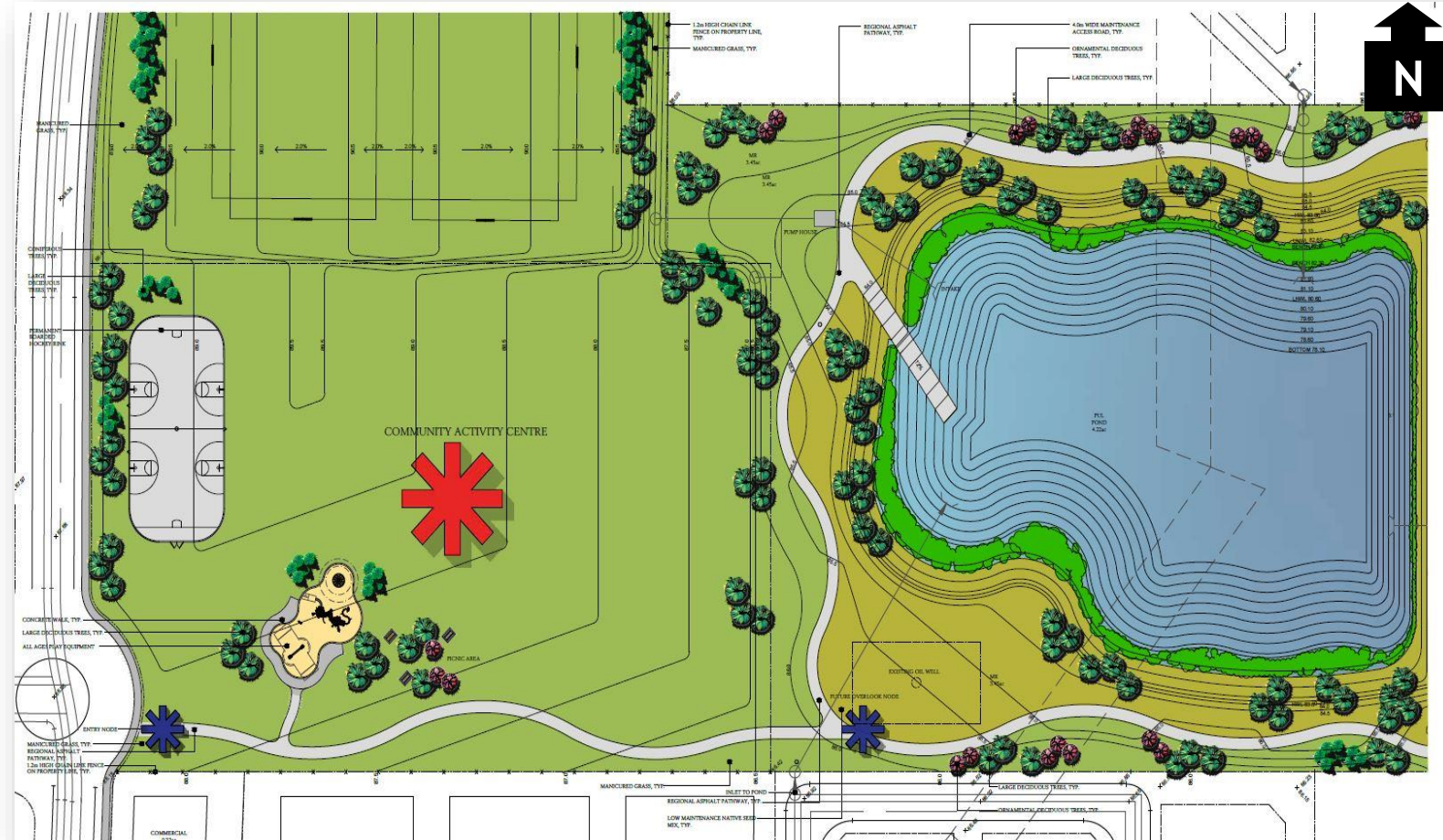
- Neighbourhood Parks
- Central Open Space
  - Environmental Reserve
  - Storm Ponds
  - District Node/Community Activity Centre
  - Joint Use School Site



# PLANNING REVIEW/CONSIDERATIONS

## □ District Node/Community Activity Centre:

- Phase I – District Node
  - Open Space
  - Play/Picnic Area
  - Multi-Use Outdoor Rink
  - Major/Minor Soccer Field
  - Basket Ball Court
  - Linear Pathway
- Phase II – Community Activity Centre
  - Skate Park
  - Splash Park
  - Covered Outdoor Hockey Rink
  - Tennis /Pickleball Courts

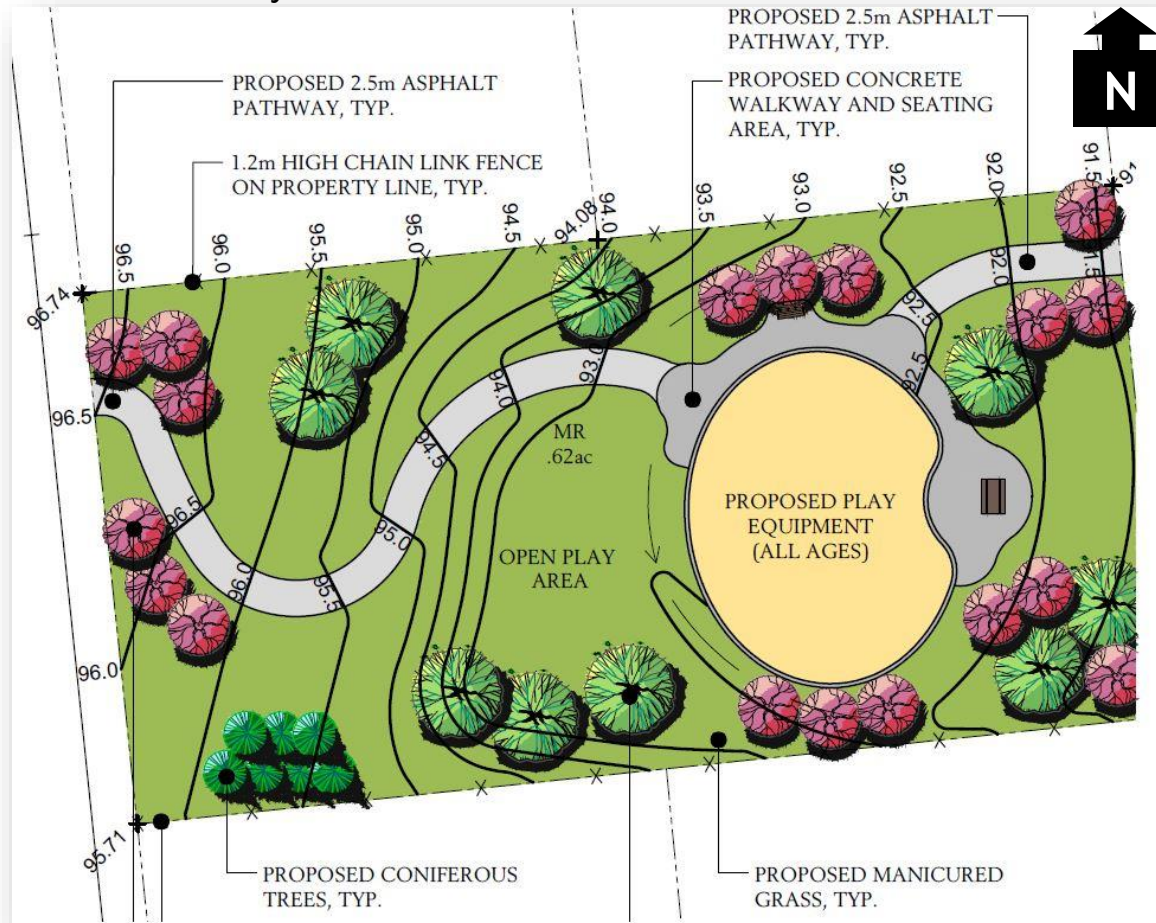




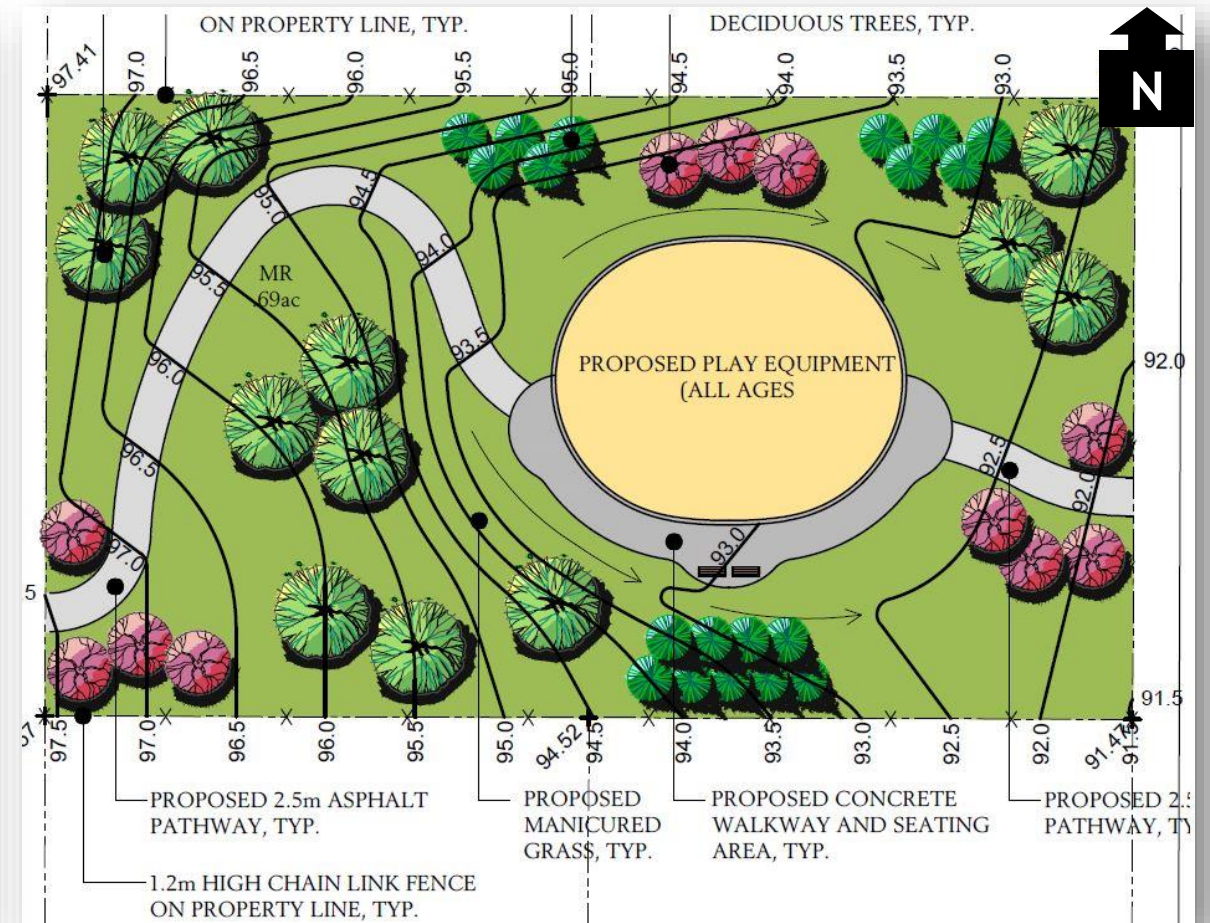
# PLANNING REVIEW/CONSIDERATIONS

## Neighbourhood Parks:

- Play Area
- Sitting Area
- Pathway



NW Park

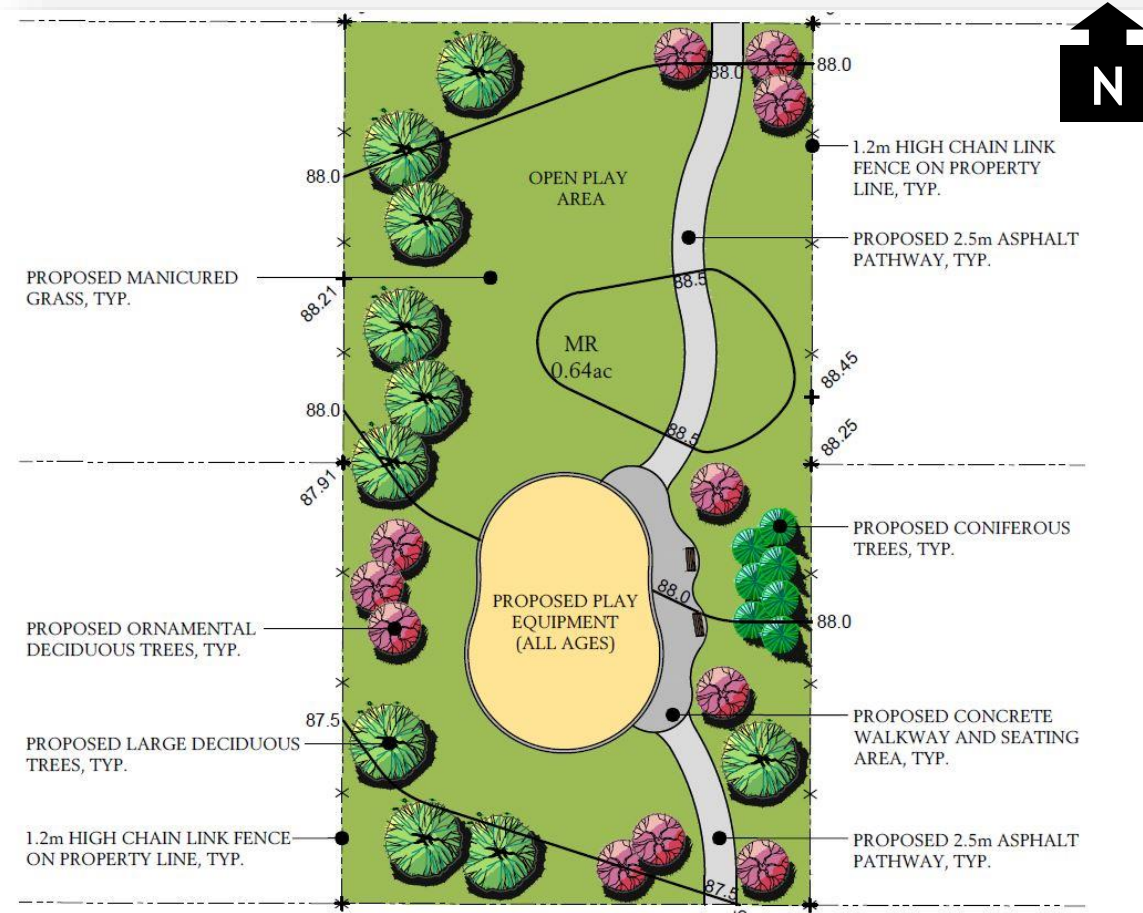


SW Park

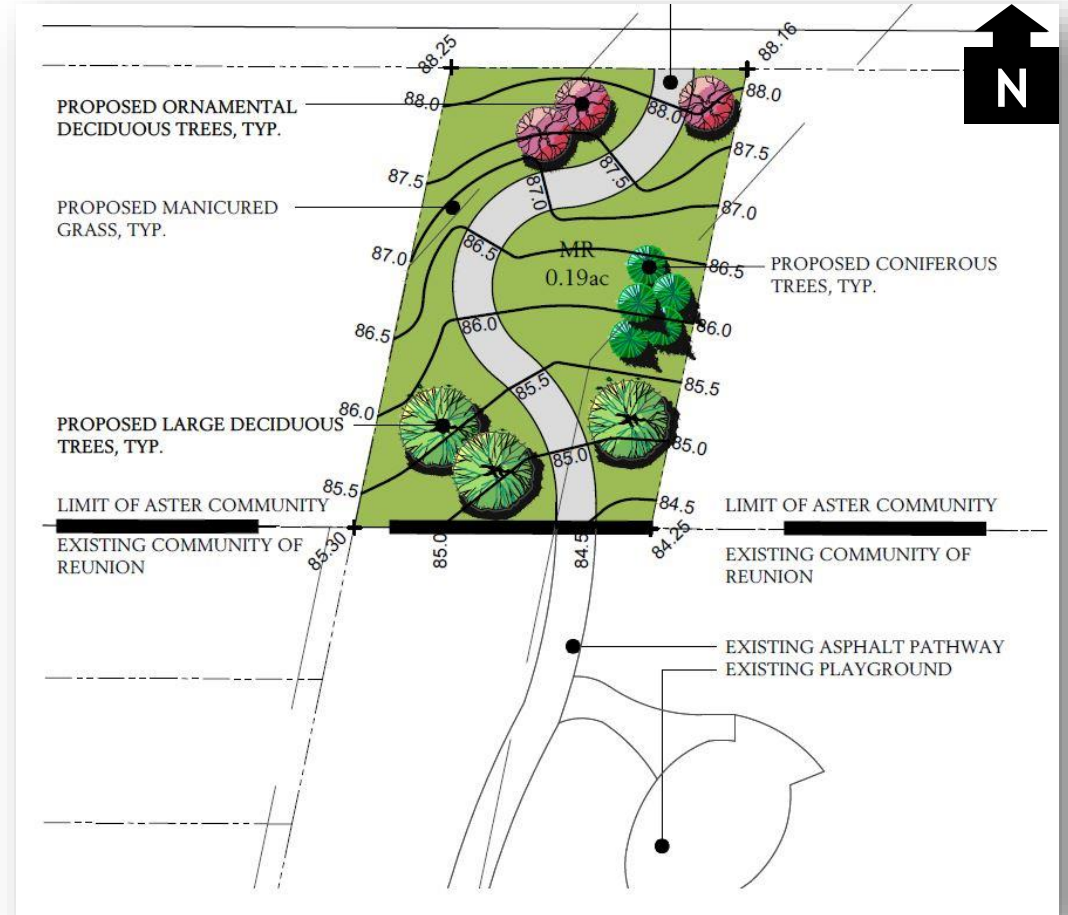
# PLANNING REVIEW/CONSIDERATIONS

## Neighbourhood Parks:

- Play Area
- Sitting Area
- Pathway



NE Park



S Park



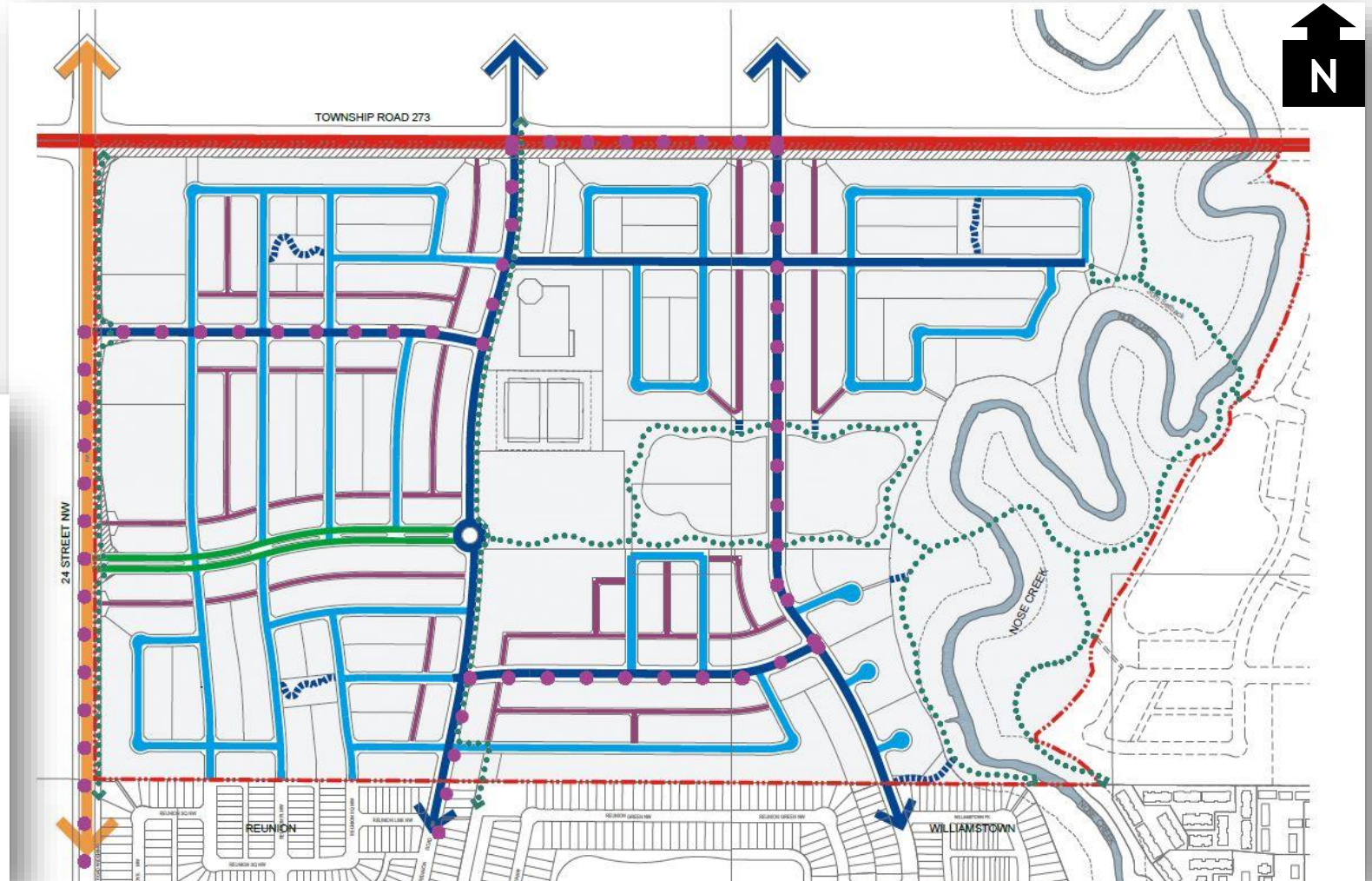
# PLANNING REVIEW/CONSIDERATIONS

## ☐ Transportation:

- 6 Access Points
- Arterial Roads
- Collector Streets
- Residential Streets
- Lanes
- Roundabout
- Pathways

### 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



# PLANNING REVIEW/CONSIDERATIONS

## ☐ Active Transportation:

- Mono Sidewalk
  - Residential Street
  - Connects to Separate Sidewalk
- Separate Sidewalk/Regional Pathway
  - Collector Streets
  - Connects to Open Space and Other Neighbourhoods
- Local Pathway
  - Neighbourhood Parks
  - Connects to Sidewalks

### Legend

- Aster Neighbourhood Structure Plan
- Mono Sidewalk
- Separate Sidewalk
- Regional Pathway
- Local Pathway





# PLANNING REVIEW/CONSIDERATIONS

## ☐ Transit:

- Collector Street
- 5-minute Walk to Transit Stop

### Legend

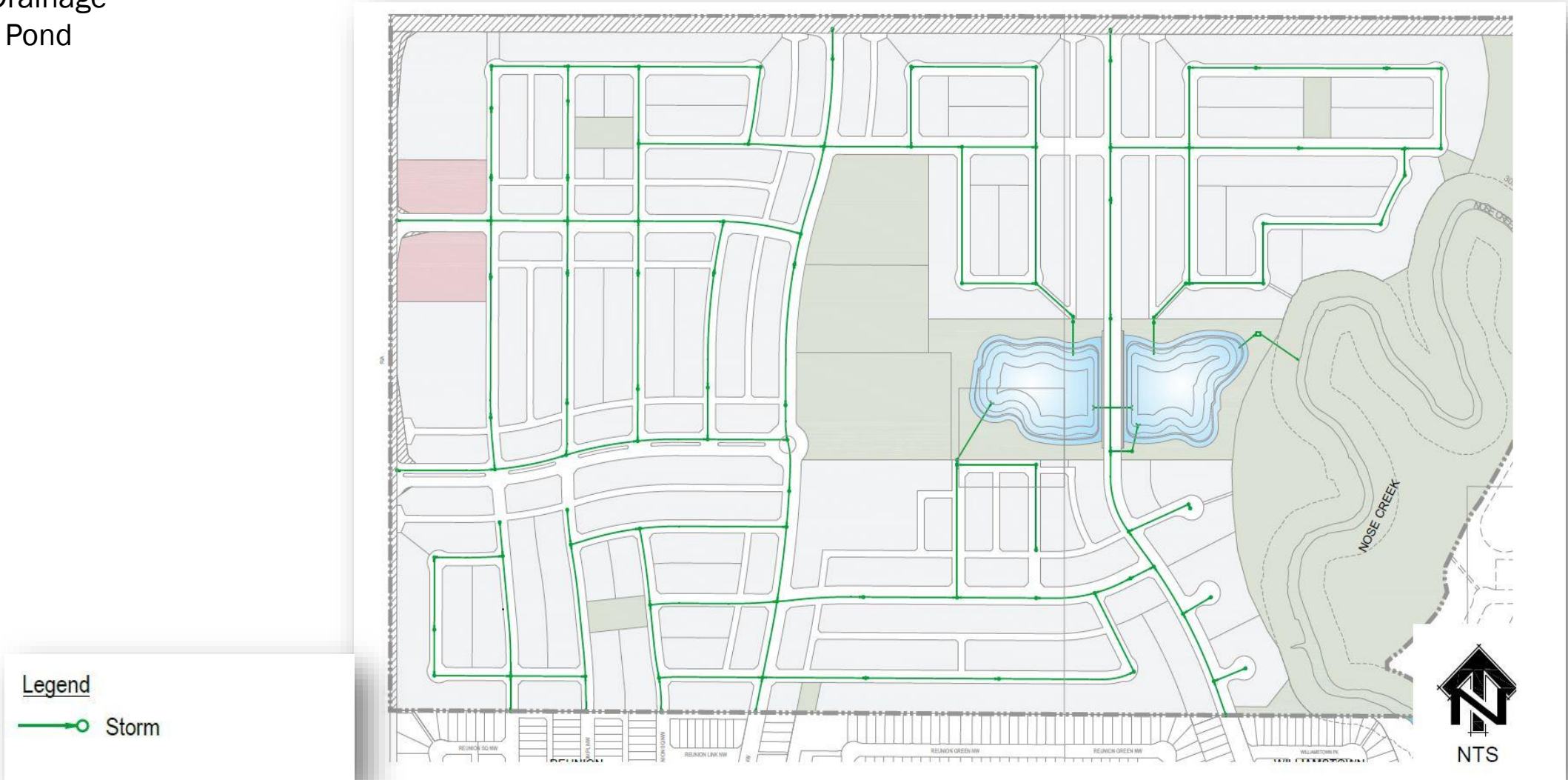
- Sawgrass Park NSP Boundary
- ▬ Transit Stop
- Transit Route
- ..... Regional Pathway
- Less than 300m Walking Distance from Transit Stop
- ▨ 300-400m Walking Distance from Transit Stop
- ▩ Over 400m Walking Distance from Transit Stop



## **PLANNING REVIEW/CONSIDERATIONS**

## ❑ Stormwater Servicing:

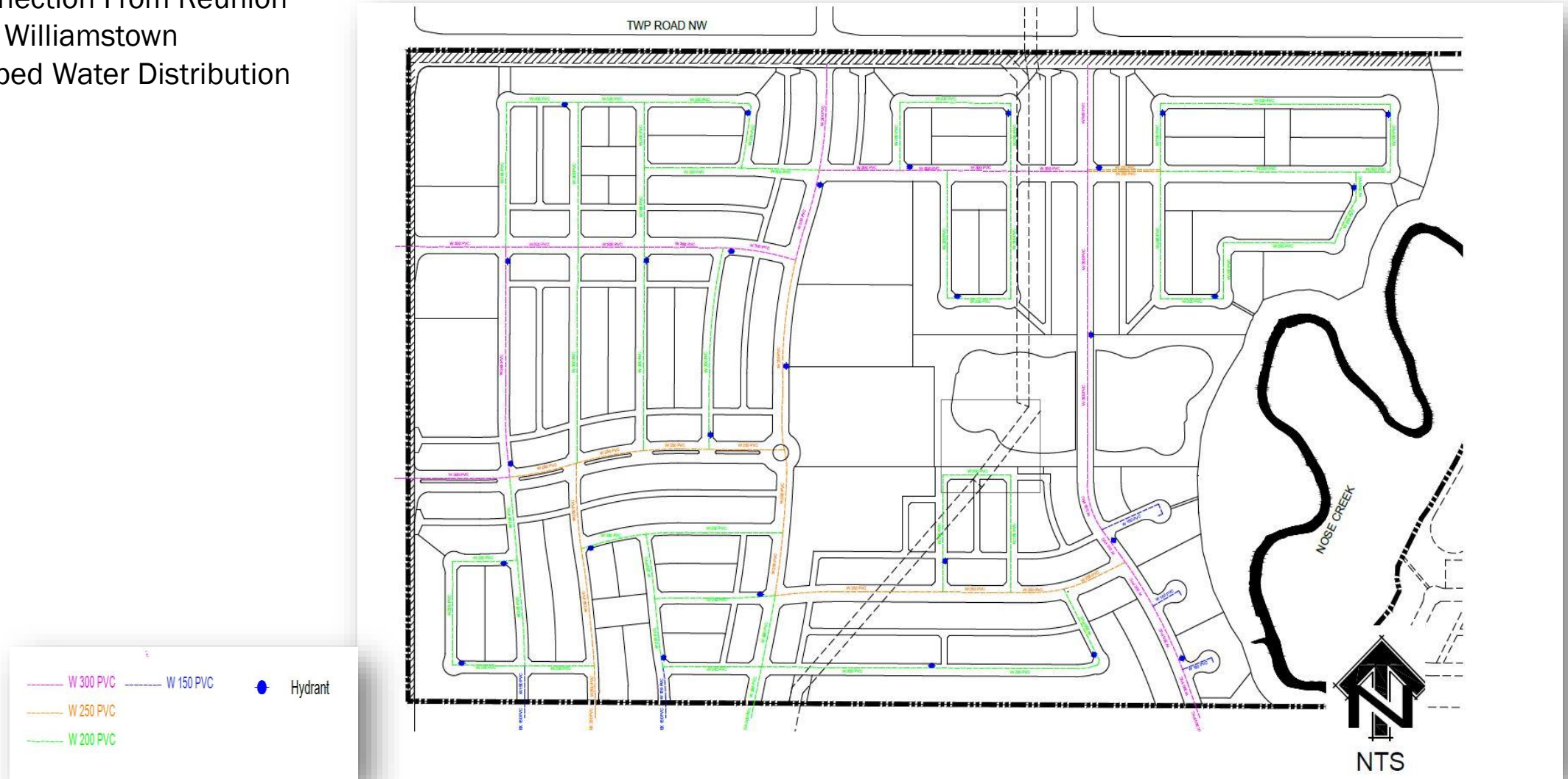
- Dual Drainage
- Storm Pond





# PLANNING REVIEW/CONSIDERATIONS

- ❑ Water Servicing:
  - Connection From Reunion and Williamstown
  - Looped Water Distribution



# PLANNING REVIEW/CONSIDERATIONS

## ☐ Sanitary Servicing:

- Gravity Flow
- Lift Station





# PLANNING REVIEW/CONSIDERATIONS

- ☐ Phasing:
  - 17 Phases
- ☐ Funding & Financing:
  - Agreement is Required



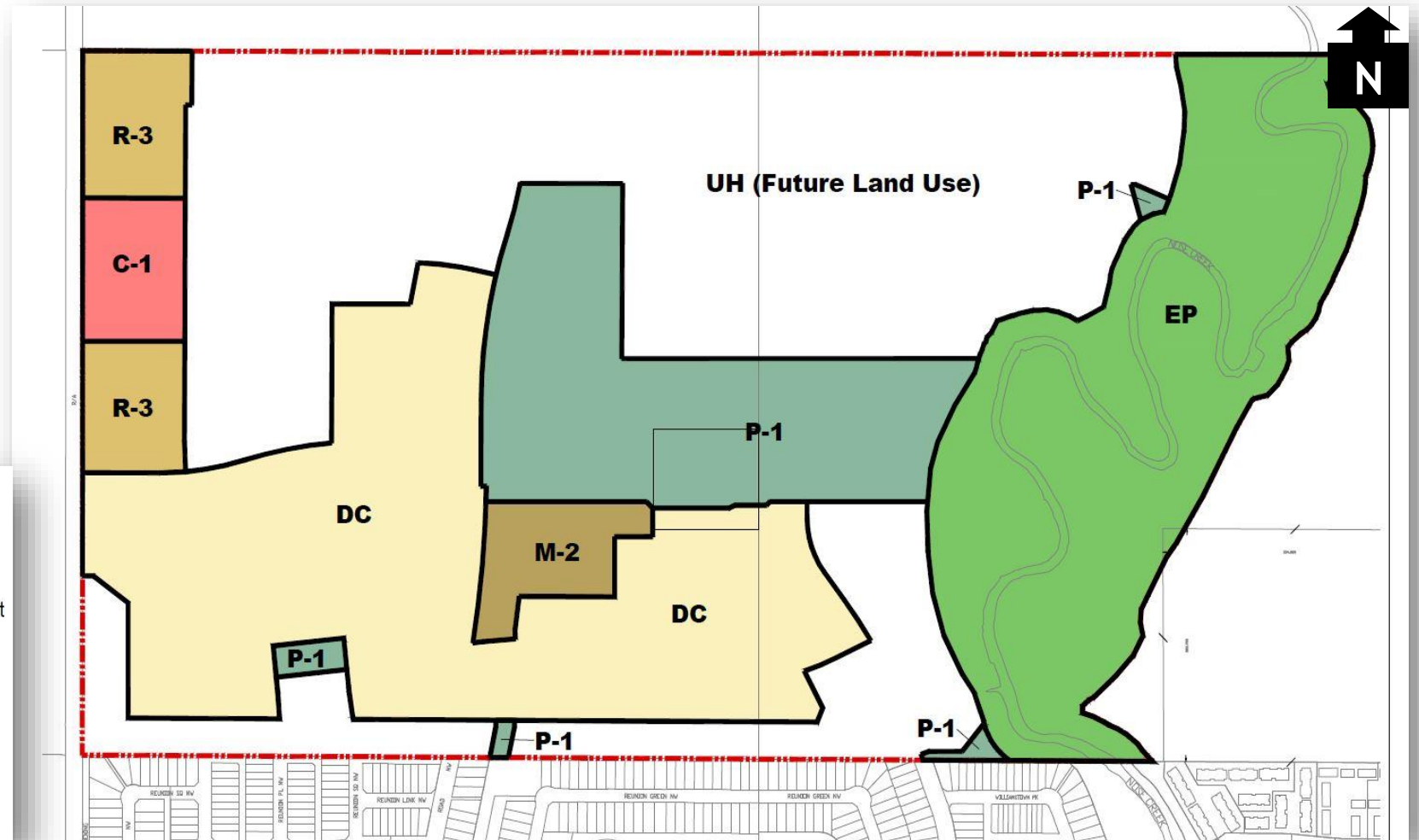
# PLANNING REVIEW/CONSIDERATIONS

## ☐ Land Use Amendment:

- Under Review

### 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





# STAKEHOLDER ENGAGEMENT

## ☐ Community Services Advisory Board (CSAB):

- Fencing of School Site
- City, LAC & Land Owner Collaboration on the CAC
- Accessible Playground & Parks

## ☐ Land Allocation Committee (LAC):

- Ensure Viability of School Site
- City, LAC & Land Owner Collaboration on the CAC

## ☐ What We Heard Report (WWHR):

- More Green Space
- Green Space As Buffer
- Dog Parks
- Traffic Concerns



## Community Services Advisory Board

### meeting

be viewed [here](#).

p of seven citizen representatives  
sees leisure services, social services,  
(FCSS) allocations) parks and  
:


Support Services and Transit)

organizational meeting in October.

th at 7 p.m. and are usually two to

# STAKEHOLDER ENGAGEMENT

- ❑ Municipal Planning Commission (MPC):
  - Reviewed on April 21, 2022
  - Vote of 5 to 2 in Favor

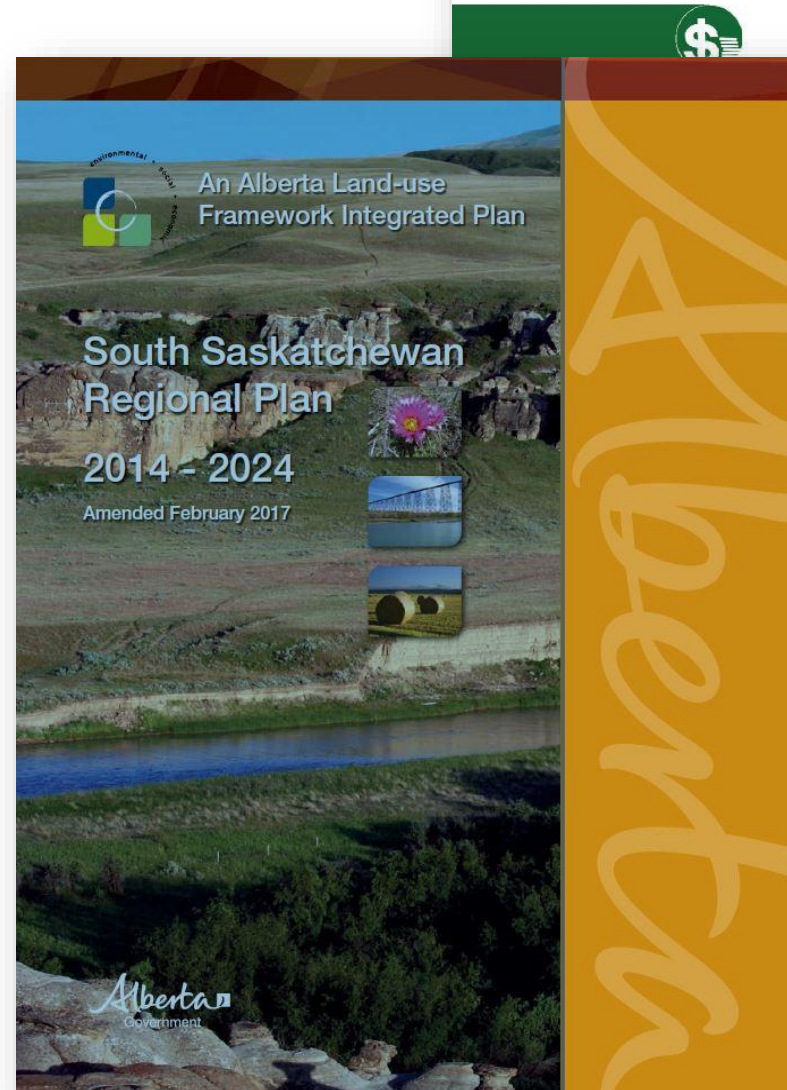
	
<b>MUNICIPAL PLANNING COMMISSION MEETING</b>	
<b>AGENDA</b>	
April 21, 2022 7:00 pm COUNCIL CHAMBERS 400 Main Street SE	
	<b>Pages</b>
<b>1. CALL TO ORDER</b>	
<b>2. MINUTES</b>	1
April 7, 2022	
<b>3. PUBLIC INPUT SESSION</b>	
<b>4. BUSINESS ARISING</b>	
4.1. Bylaw No. B-18/2022 – LUB Updates to Mobile Vendors (Jeff Brunen & Will Czaban - Senior Planners)	5
The Municipal Planning Commission (MPC) is being asked to give a recommendation to Council regarding Bylaw No. B-18/2022, being a bylaw to amend Land Use Bylaw No. B-01/2016 to update land use regulations for mobile vendors, outdoor patios, and temporary signage.	
4.2. Development Permit PL2200146 (Geoff Rice - Planner 1)	17
Municipal Planning Commission (MPC) is being asked to make a decision on Development Permit PL2200146, an application for an Accessory Building (detached garage) requiring a relaxation to the maximum allowable height, to allow for a garage height of 6.4m.	
4.3. Bylaw No. B-10/2022 (Sawgrass Park Neighbourhood Structure Plan) (Tega Odogu - Planner II)	37
Municipal Planning Commission is being asked to provide a recommendation to Council regarding Bylaw No. B-10/2022 being a bylaw to adopt the Sawgrass Park Neighbourhood Structure Plan (NSP).	
<b>5. COUNCIL SYNOPSIS</b>	
5.1. April 4, 2022	172



# POLICY REVIEW

## ☐ AirdrieONE Sustainability Plan & South Saskatchewan Regional Plan :

- Sustainable Built Environment
  - Land Use Mix
  - Variety of Housing Types
  - Access to Amenities
  - Crime Prevention
  - Environmental Protection
  - Multi-Modal Transportation



## AirdrieONE Sustainability Plan

This made-in-Airdrie plan is specifically designed by and for Airdrie citizens and community leaders.



# **PUBLIC HEARING & QUESTIONS**

## **Bylaw B-10/2022**

Sawgrass Park Neighbourhood Structure Plan (NSP)



# **ALTERNATIVES**

## **Alternative One:**

Council could choose to give First and Second Reading to proposed Bylaw No. B-10/2022.

## **Alternative Two:**

Council could choose to table proposed Bylaw No. B-10/2022.

## **Alternative Three:**

Council could choose to defeat proposed Bylaw No. B-10/2022.

**Staff recommends Alternative One, that Council give First and Second Reading to proposed Bylaw No. B-10/2022, being the Sawgrass Park Neighbourhood Structure Plan.**

**THANK YOU  
QUESTIONS?**