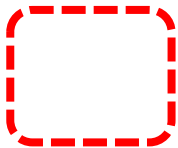


# Attachment 1 – Planning Evaluation



**Plan Area – North Highland Park**  
*NE 1/4 Section 15, Township 27, Range 29, W4M*



# Attachment 1 – Planning Evaluation

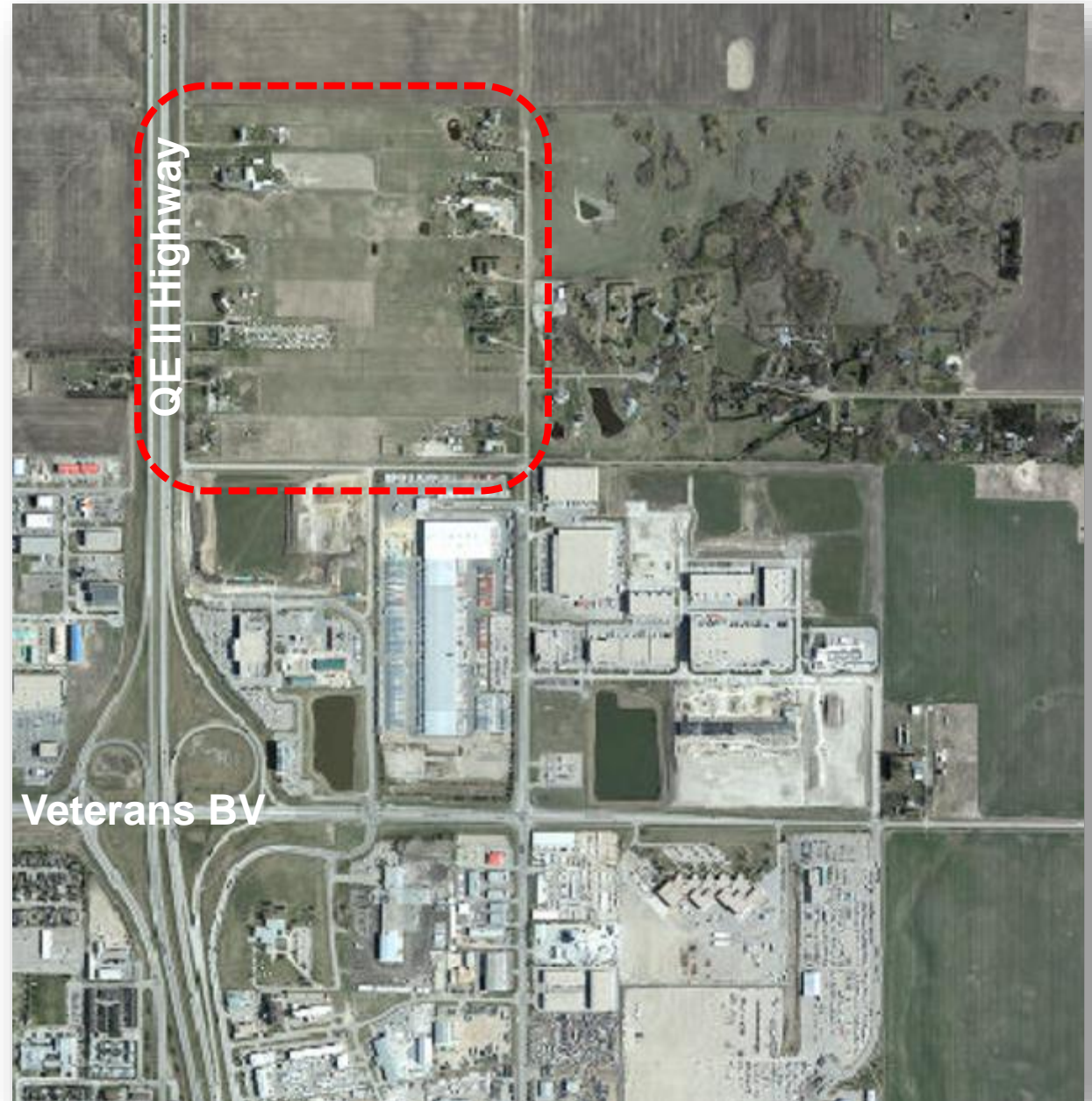


## **Plan Area – North Highland Park**

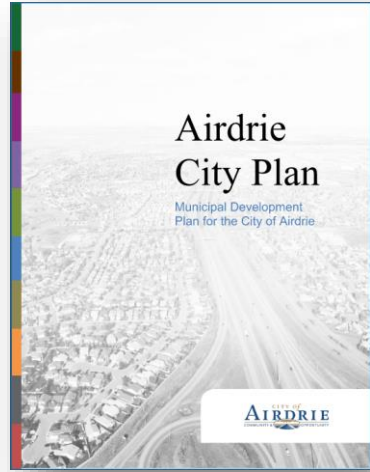
*NE 1/4 Section 15, Township 27, Range 29, W4M*

This Planning Evaluation of North Highland Park:

1. Includes maps from various Council Approved Plans that inform future land use planning in North Highland Park including:
  - Airdrie City Plan
  - 12 Thousand Acres Plan
  - Great Places Plan
  - Transportation Master Plan
  - Utility Master Plan
  - Master Stormwater Drainage Plan
2. Provides a conceptual land use concept that incorporates information obtained from Part 1, above.



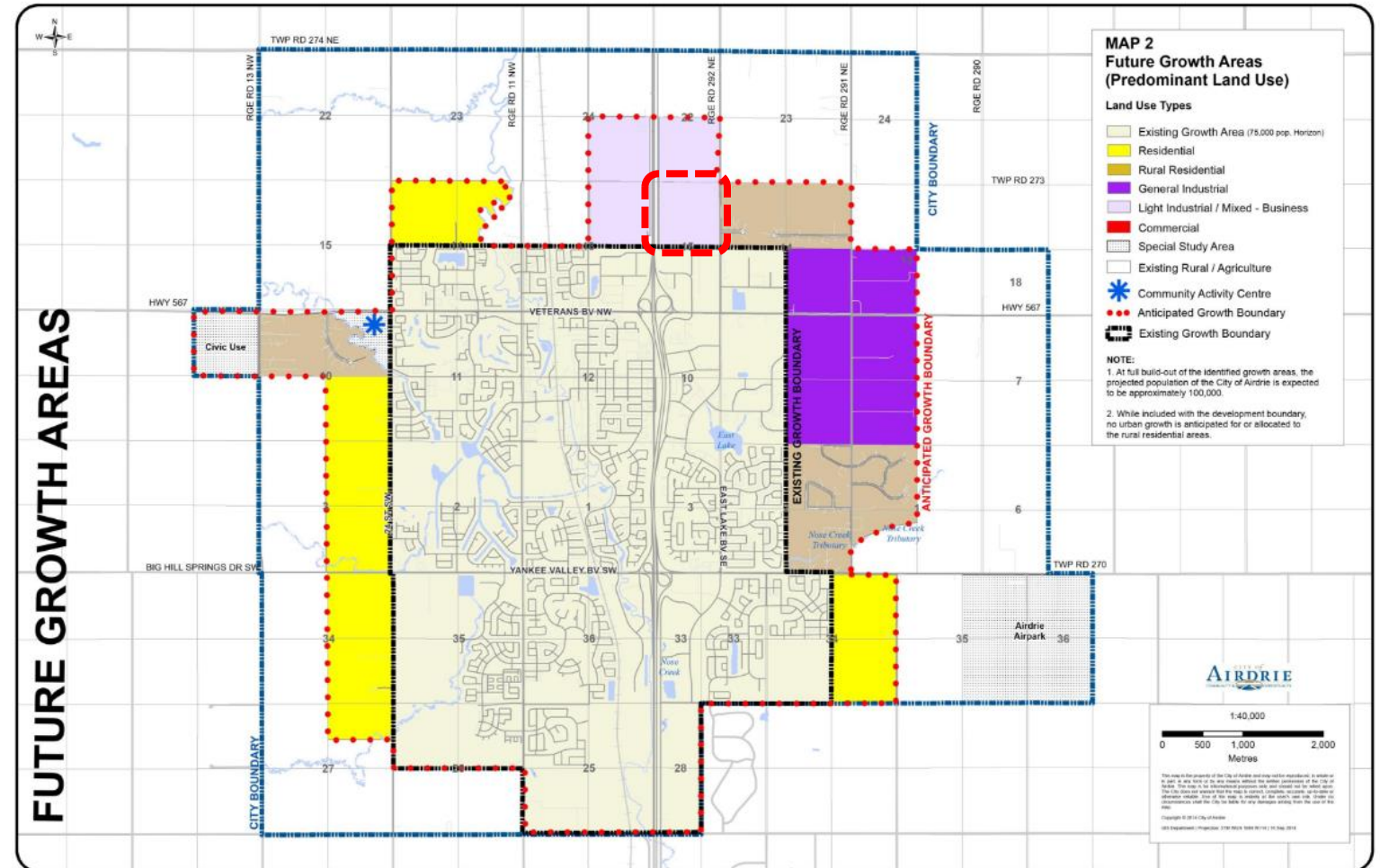




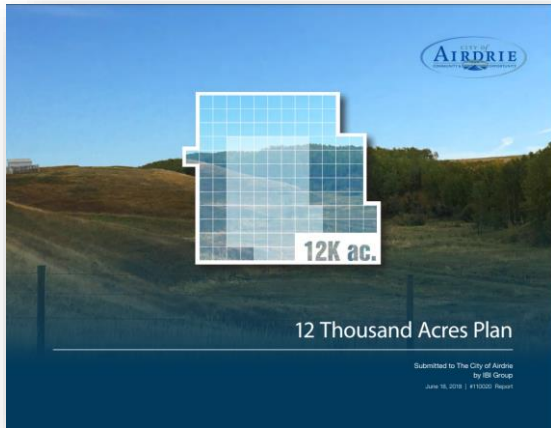
# Airdrie City Plan

## Map 2: Future Growth Areas (Predominant Land Use)

- This map indicates that in the long term the area should predominately contain Light Industrial / Mixed-Business uses



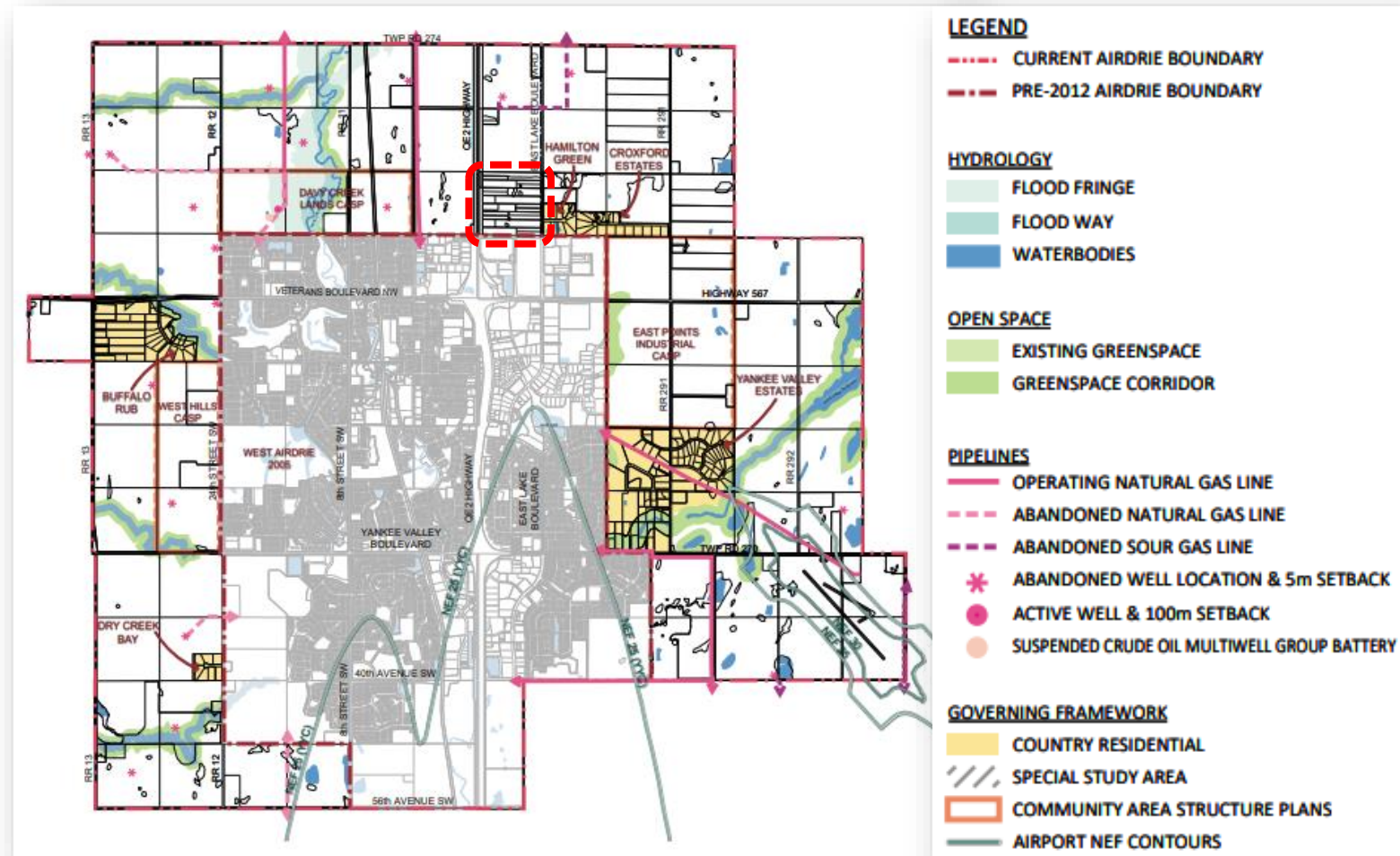
**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M



# 12 Thousand Acres Plan

Figure 5: Planning Considerations

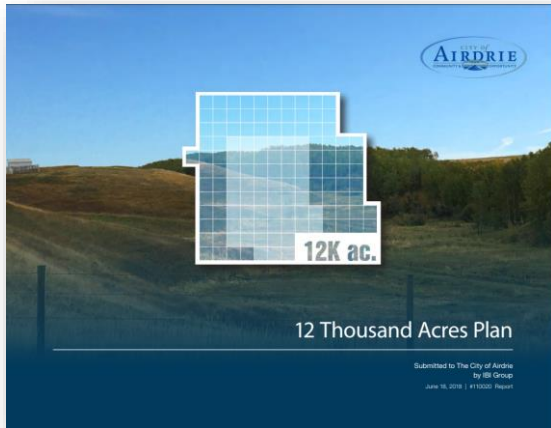
- This map shows there are no hydrology or greenspace considerations that will significantly impact local area planning.



**Plan Area – North Highland Park**

NE 1/4 Section 15, Township 27, Range 29, W4M





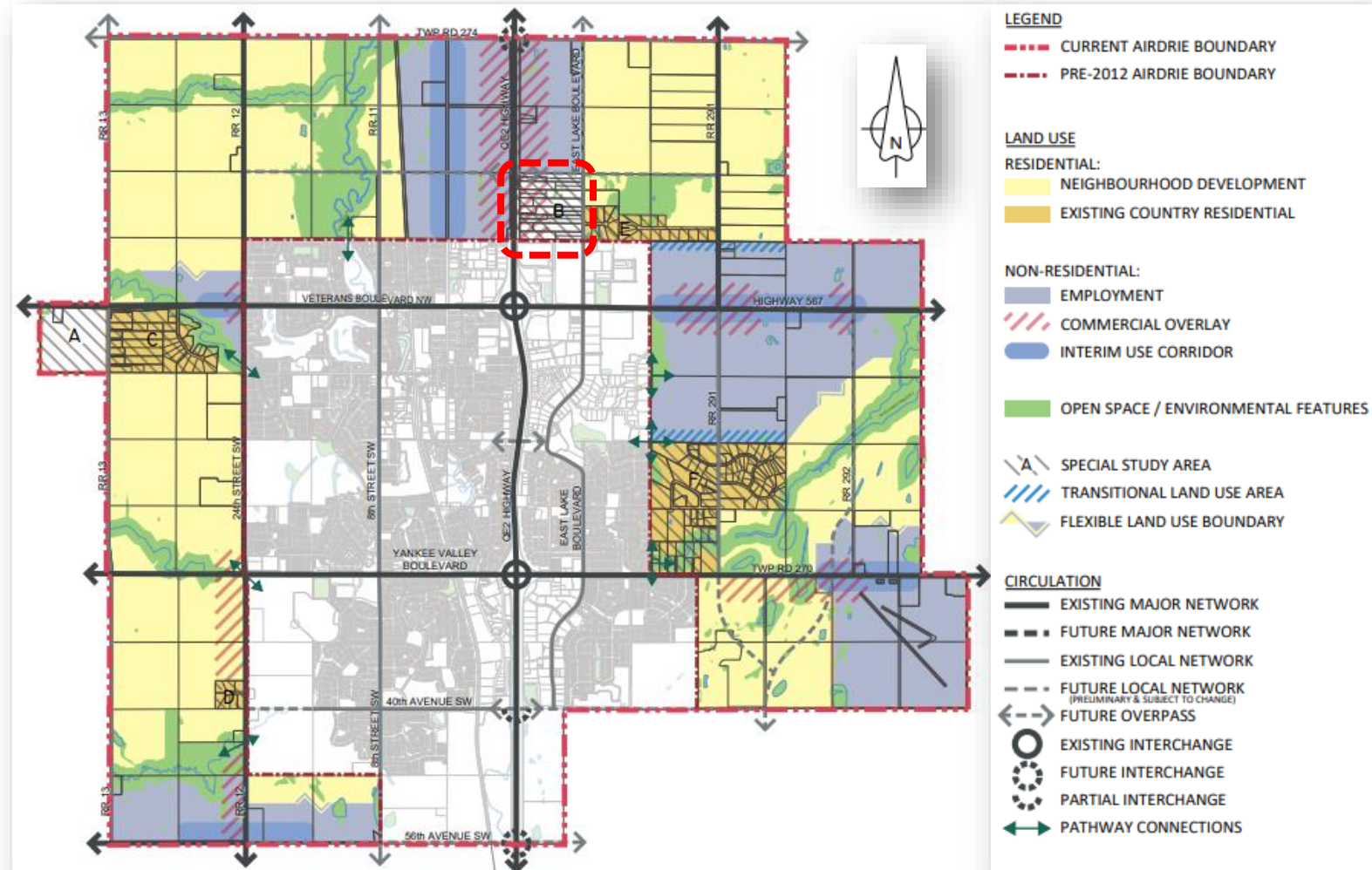
# 12 Thousand Acres Plan

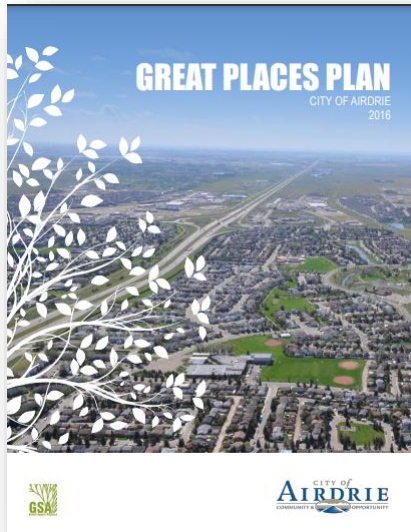
Figure 7: Land Use Concept

- This map shows that excepting the “commercial overlay”, no future land uses were assigned to North Highland Park during the Airdrie 12k planning process.



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M

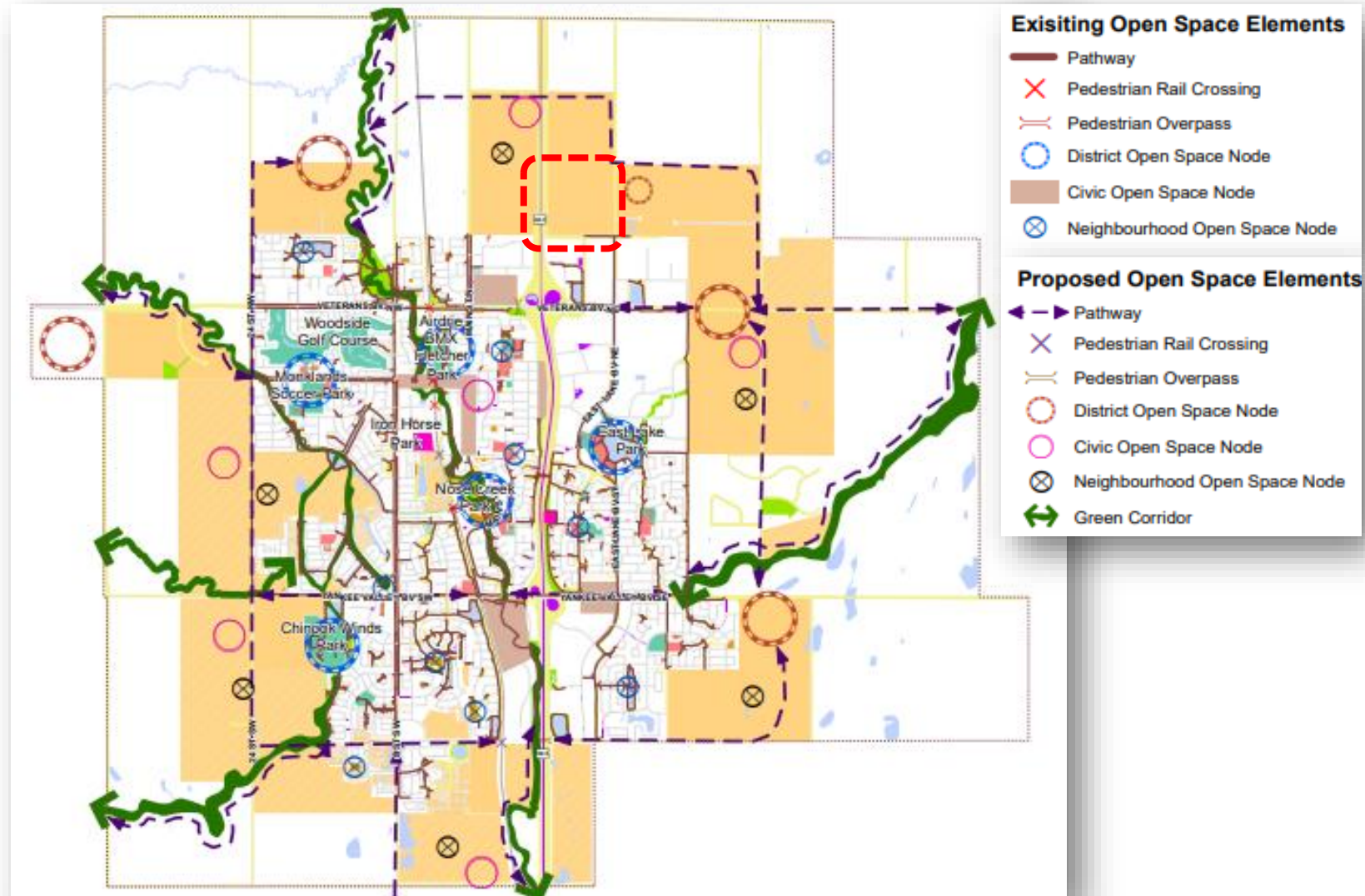




# Great Places Plan

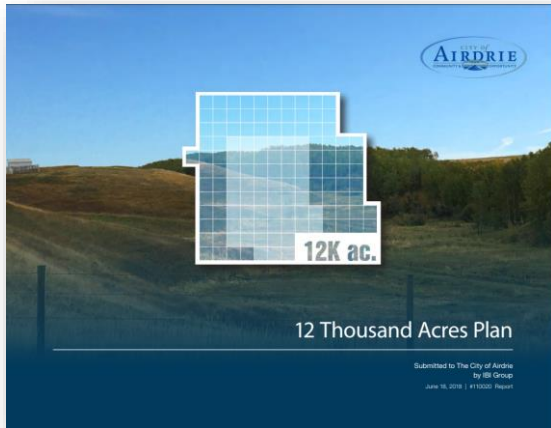
## Map 1 – Open Space Concept

- This map shows the area is adjacent the future Northeast Regional Park.*



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M





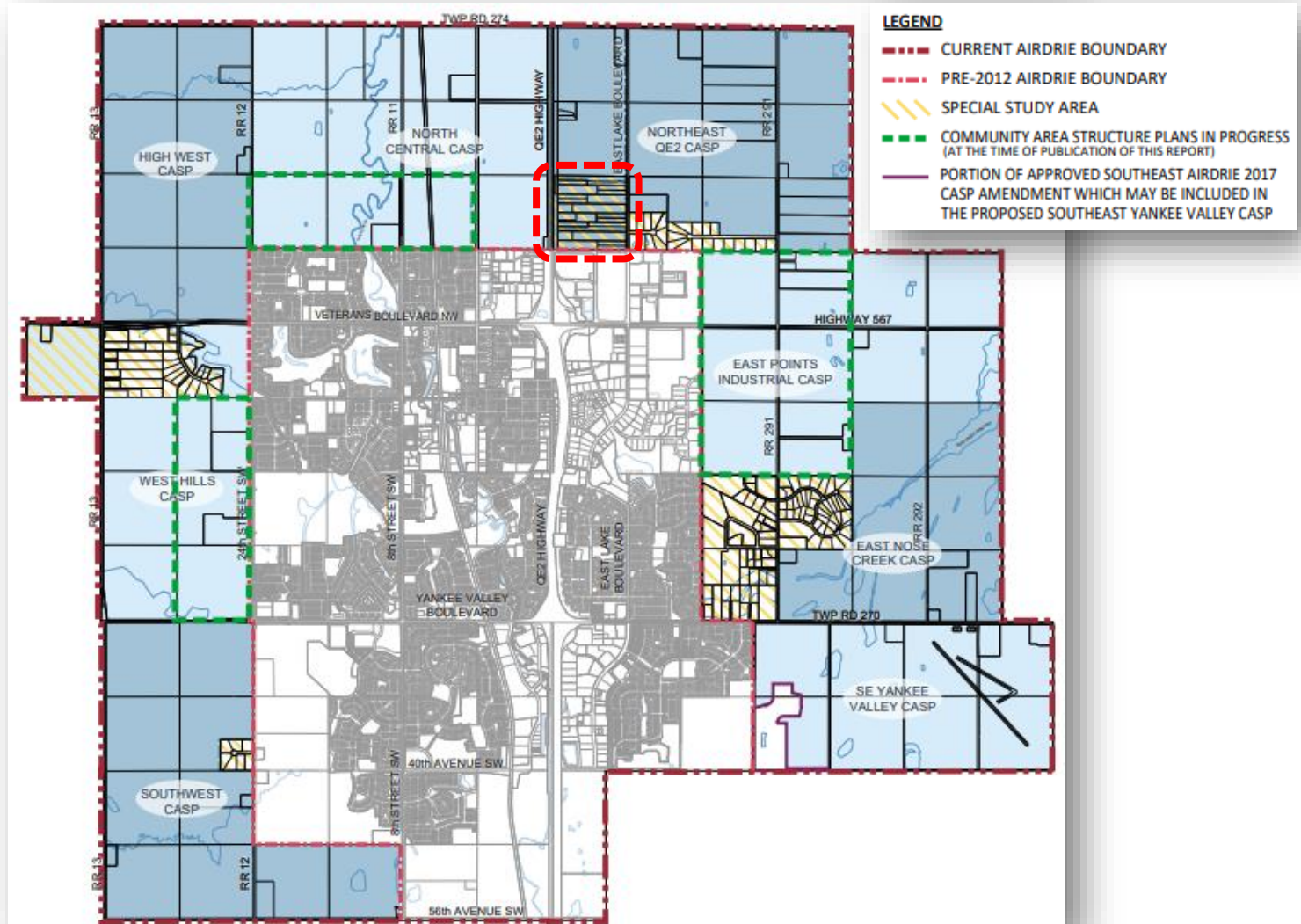
# 12 Thousand Acres Plan

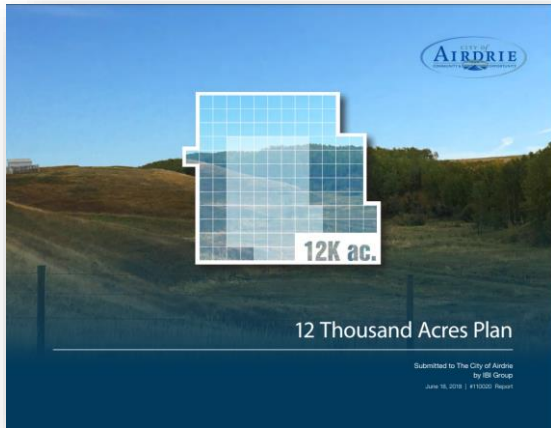
Figure 8: Proposed Community Area Structure Plans (CASP)

- This map shows the area should be included within the future Northeast QE 2 Community Area Structure Plan.



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M

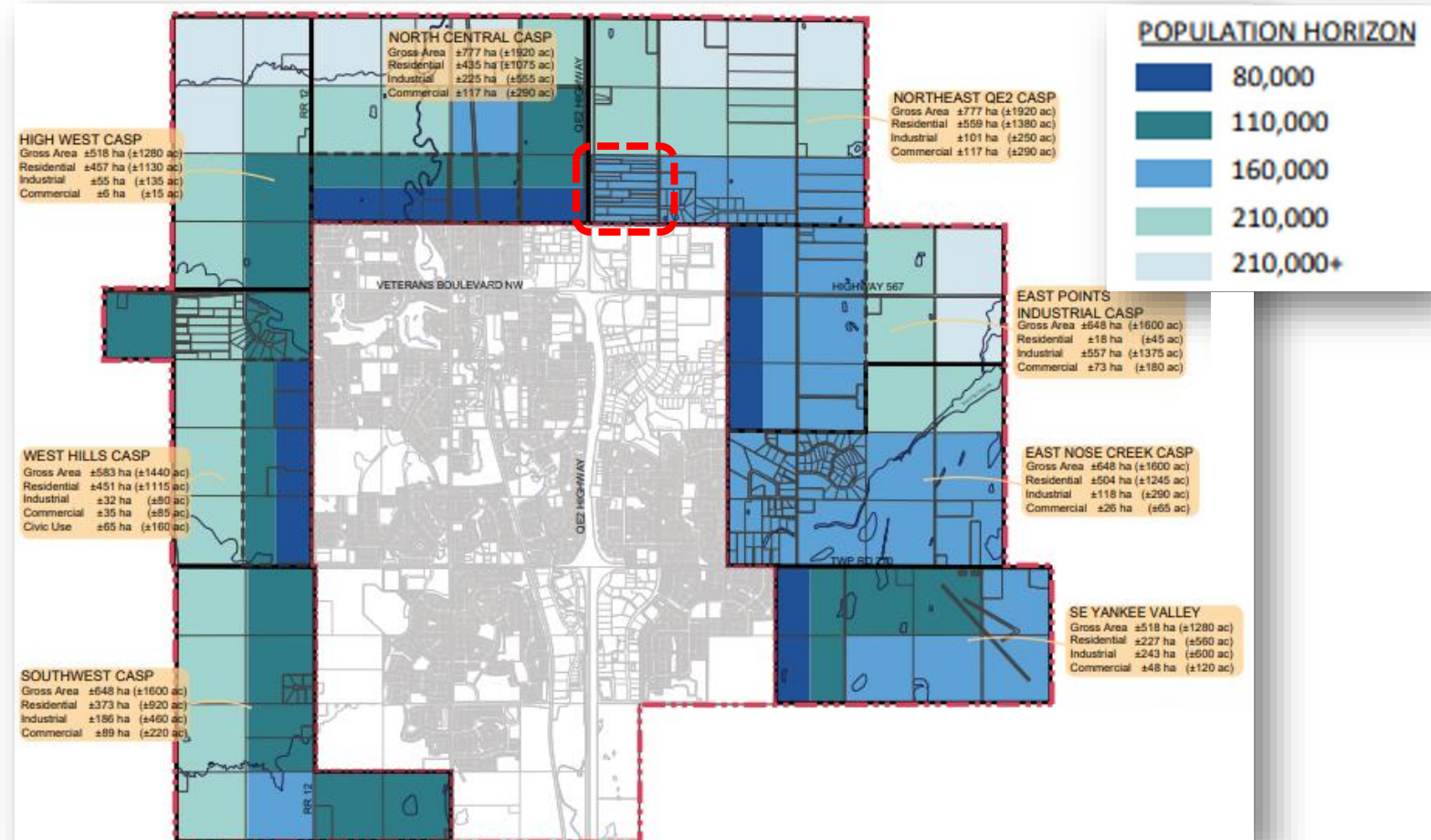




# 12 Thousand Acres Plan

Figure 9 Growth Management Sequencing Strategy Map

- This Growth Sequencing map shows the area developing closer to the 160,000 population range.
- This map may change following completion of the Utility Master Plan Update.



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M





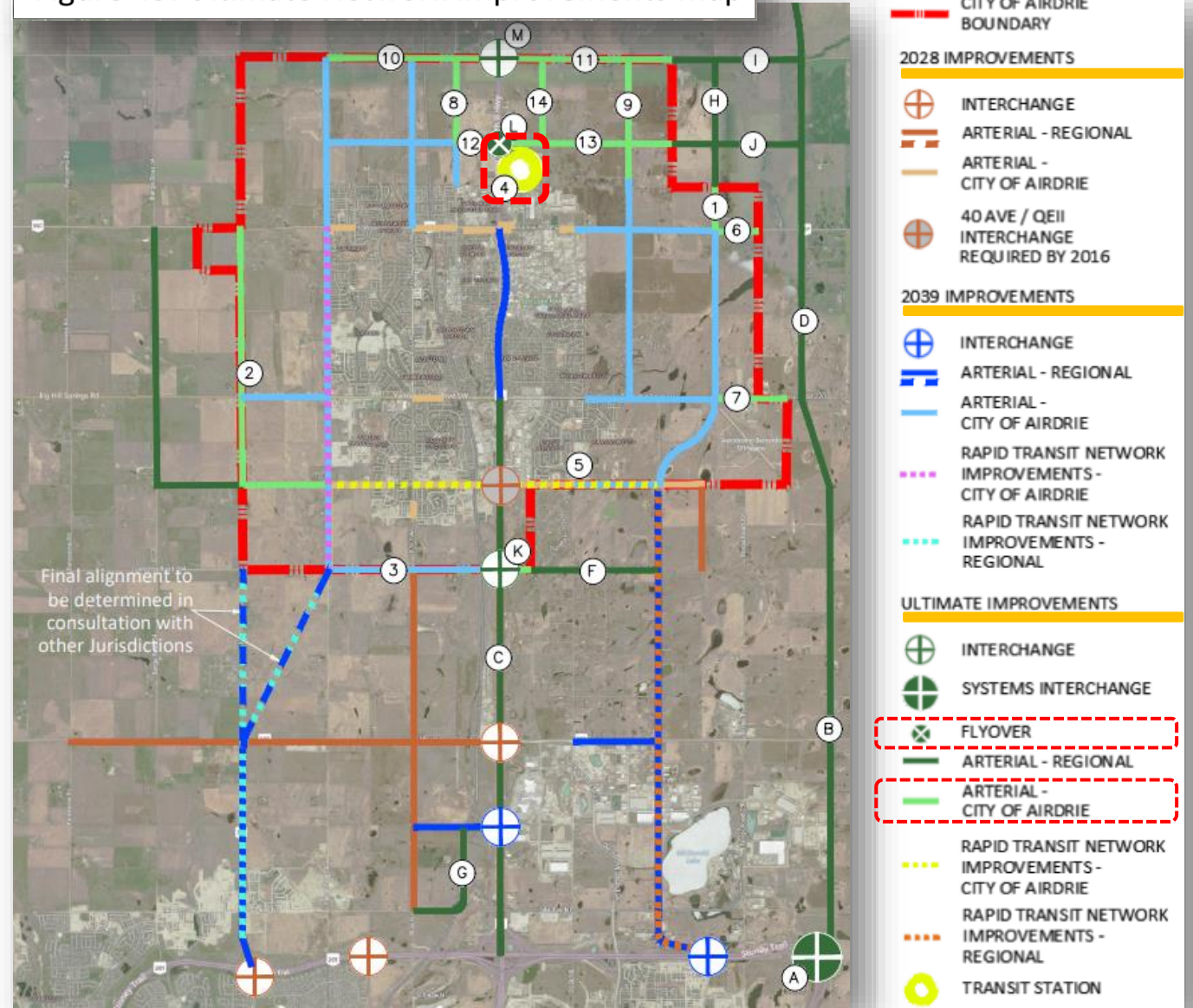
# Transportation Master Plan (2020)

- This map identifies long-term improvements abutting the plan area, in particular, a future QE 2 flyover that would limit intersections along the north boundary of the plan area.*



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M

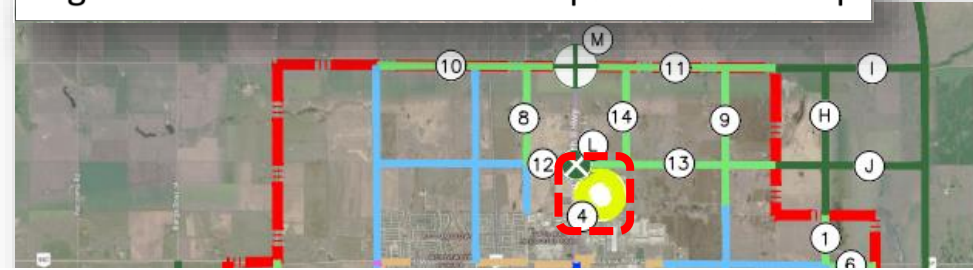
Figure 43: Ultimate Network Improvements Map





# Transportation Master Plan (2020)

Figure 43: Ultimate Network Improvements Map



- *This table lists specific improvements in proximity to North Highland Park.*

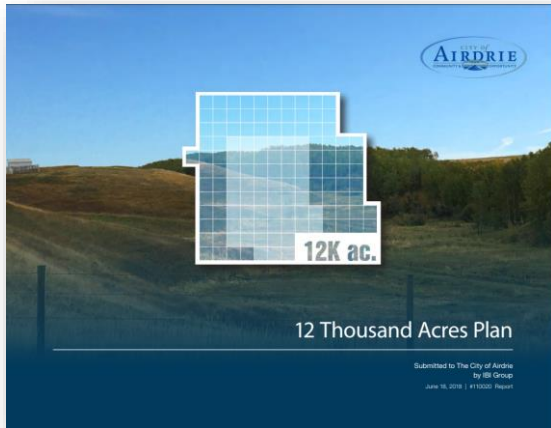
	ROADWAY	SECTION	UPGRADE
City of Airdrie	Re-aligned RR 292	① Veterans Boulevard to City limits	New construction - 2 lanes
	RR 13 (40 Street)	② 40 Avenue to Veterans Boulevard	Widen 2 lanes to 4 lanes
	40 Avenue	③ RR 13 (40 Street) to 24 Street	New Construction (Paving) – 2 lanes
	Airdrie ICE North Transit Station	④	New construction/ service
	Airdrie ICE East	⑤ Connecting to 40 Ave	New construction/ service
	Veterans Blvd	⑥ Re-aligned RR 292 to City limits	Widen 2 lanes to 4 lanes
	Yankee Valley Blvd	⑦ Re-aligned RR 292 to City limits	Widen 2 lanes to 4 lanes
	Yankee Valley Blvd	⑧ RR 13 to RR 12	Widen 2 lanes to 4 lanes
	Main Street	⑨ Twp 273 to Twp 274	Widen 2 lanes to 4 lanes
	RR 291	⑩ Twp 273 to Twp 274	Paving, widening and new construction from 2 lanes to 4 lanes
	TWP 274	⑪ RR 13 to QEII interchange	New construction - 2 lanes
	TWP 274	⑫ QEII interchange east to City limits	New construction - 2 lanes
	TWP 273 / QEII Flyover	⑬ Main Street to QEII flyover	New construction - 4 lanes
	TWP 273 / QEII Flyover	⑭ QEII flyover to City limits	New construction - 4 lanes
	Hamilton Boulevard Extension / RR 292	⑮ North of Veterans Boulevard to Twp 274	Widen 2 lanes to 4 lanes
	56 Avenue	⑯ 24 Street to future QEII interchange limits	Widen 2 lanes to 4 lanes
Regional (By Others)	Stoney Trail / Airdrie Bypass	(A)	Construct new systems interchange
	Airdrie Bypass	(B) Stoney Trail to TWP 264	New construction - 4 lanes
	QEII	(C) Stoney Trail to YVB	Widen 8 lanes to 10 lanes
	Airdrie Bypass	(D) TWP 264 to Veterans Boulevard	New construction - 4 lanes
	Airdrie Bypass	(E) Veterans Boulevard to Crossfield	New construction - 4 lanes
	56 Avenue	(F) QEII to RR 292	Widen 2 lanes to 4 lanes
	15 Street	(G) 144 Avenue to 160 Avenue	Widen 2 lanes to 4 lanes
	RR 290	(H) City limits to Twp 274	New construction - 2 lanes
	TWP 274	(I) City limits to Airdrie Bypass	New construction - 2 lanes
	TWP 273	(J) City limits to Airdrie Bypass	New construction - 2 lanes
	56 Avenue / QEII	(K) Interchange	Construct new parclo interchange
	TWP 273 / QEII Flyover	(L)	New flyover
	TWP 274 / QEII Interchange	(M)	New interchange



**Plan Area – North Highland Park**

NE 1/4 Section 15, Township 27, Range 29, W4M



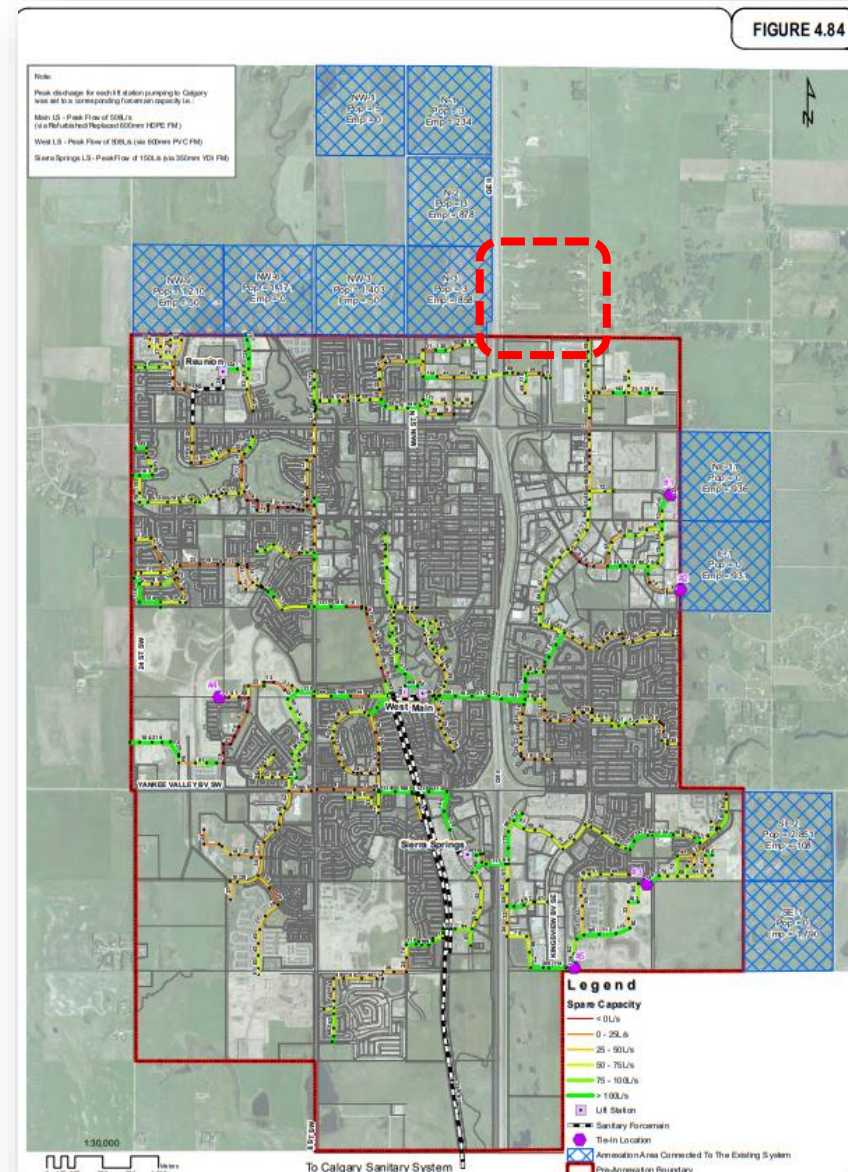


# 12 Thousand Acres Plan

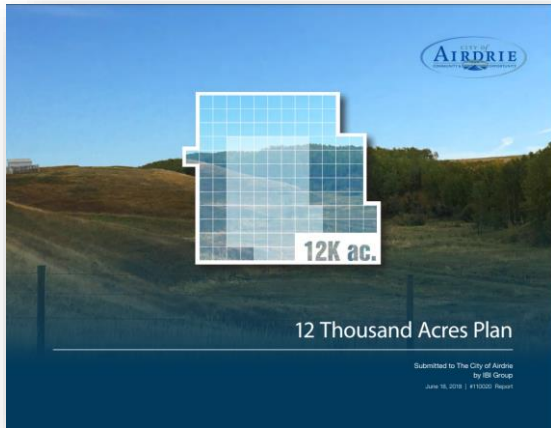
- This map shows that while there was capacity in the existing sanitary sewer system, benefitting  $\frac{1}{4}$  sections did not include North Highland Park.*



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M



**THE CITY OF AIRDRIE**  
**UTILITY MASTER PLAN**  
SANITARY SEWER SYSTEM ASSESSMENTS  
SPARE CAPACITY PLAN  
BEYOND 110,000 GROWTH HORIZON  
(WITHIN PRE-ANNEXATION BOUNDARY) - ALTERNATIVE 4  
PLUS VARIABLE I-I OF 0.28L/s/ha  
(EACH LIFT STATION PUMPS FLOWS TO A DEDICATED FORCEMAIN)



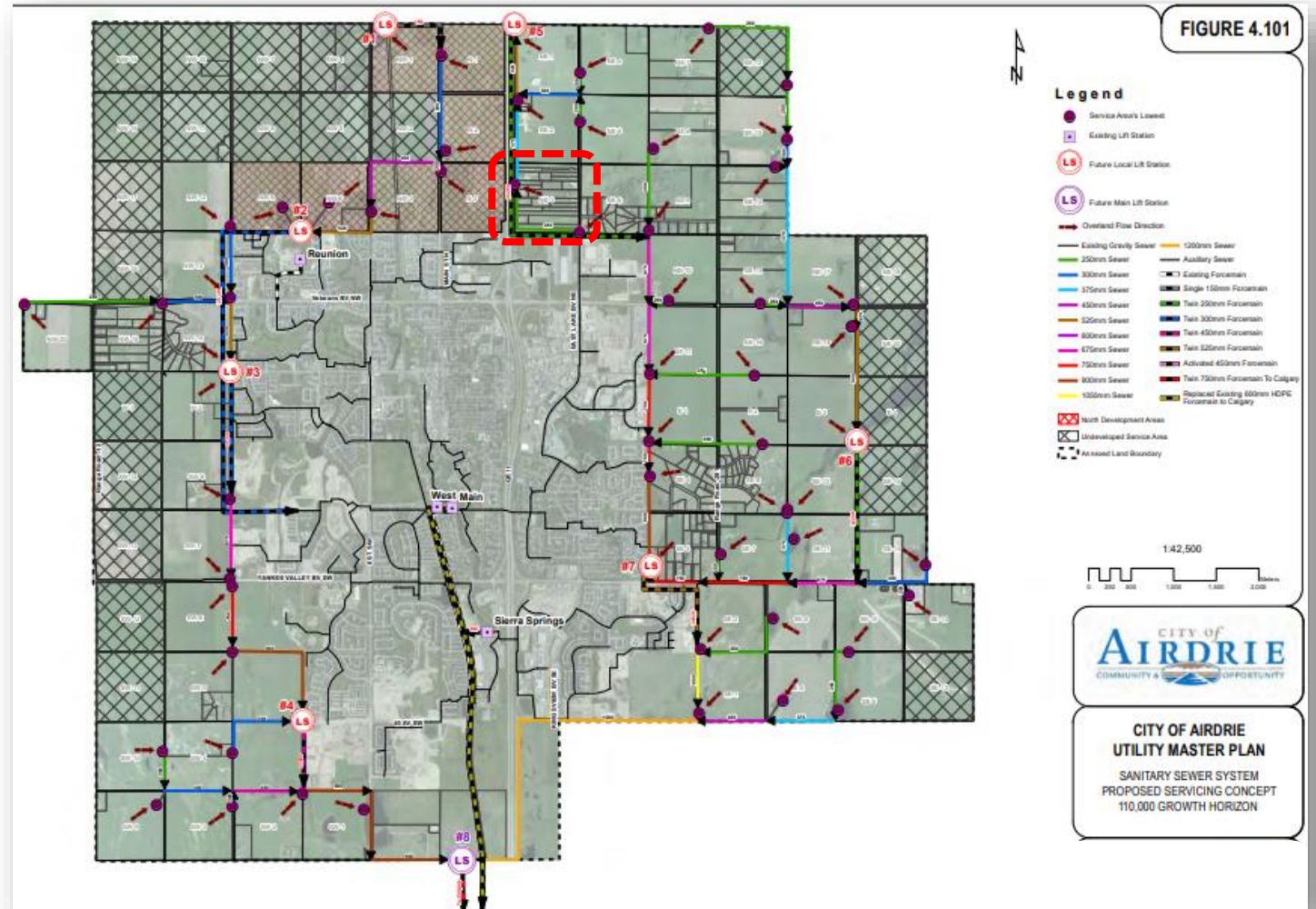
# 12 Thousand Acres Plan

## Future Sanitary Sewer System – from the UMP

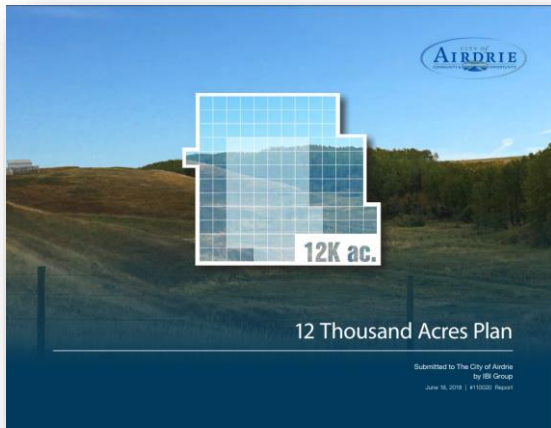
- This map shows that significant sanitary sewer infrastructure (new Lift Station #5) is required to support development in and around North Highland Park.*



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M



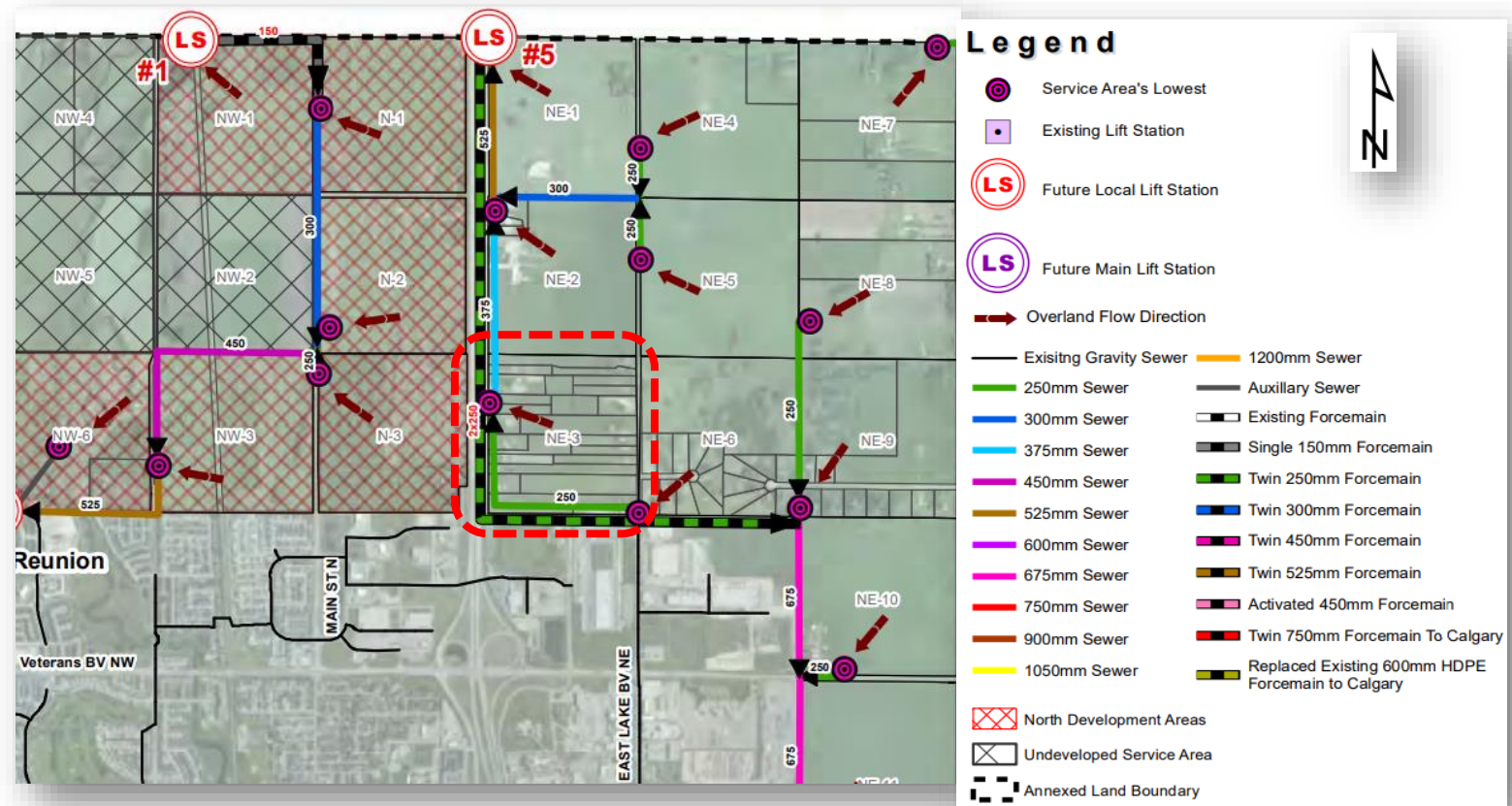




# 12 Thousand Acres Plan

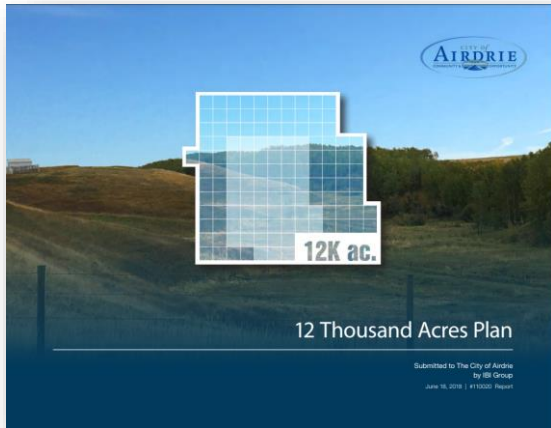
## Future Sanitary Sewer System – from the UMP

- This map is a zoom-in of the previous map, providing more details regarding planned sanitary sewer infrastructure required.



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M

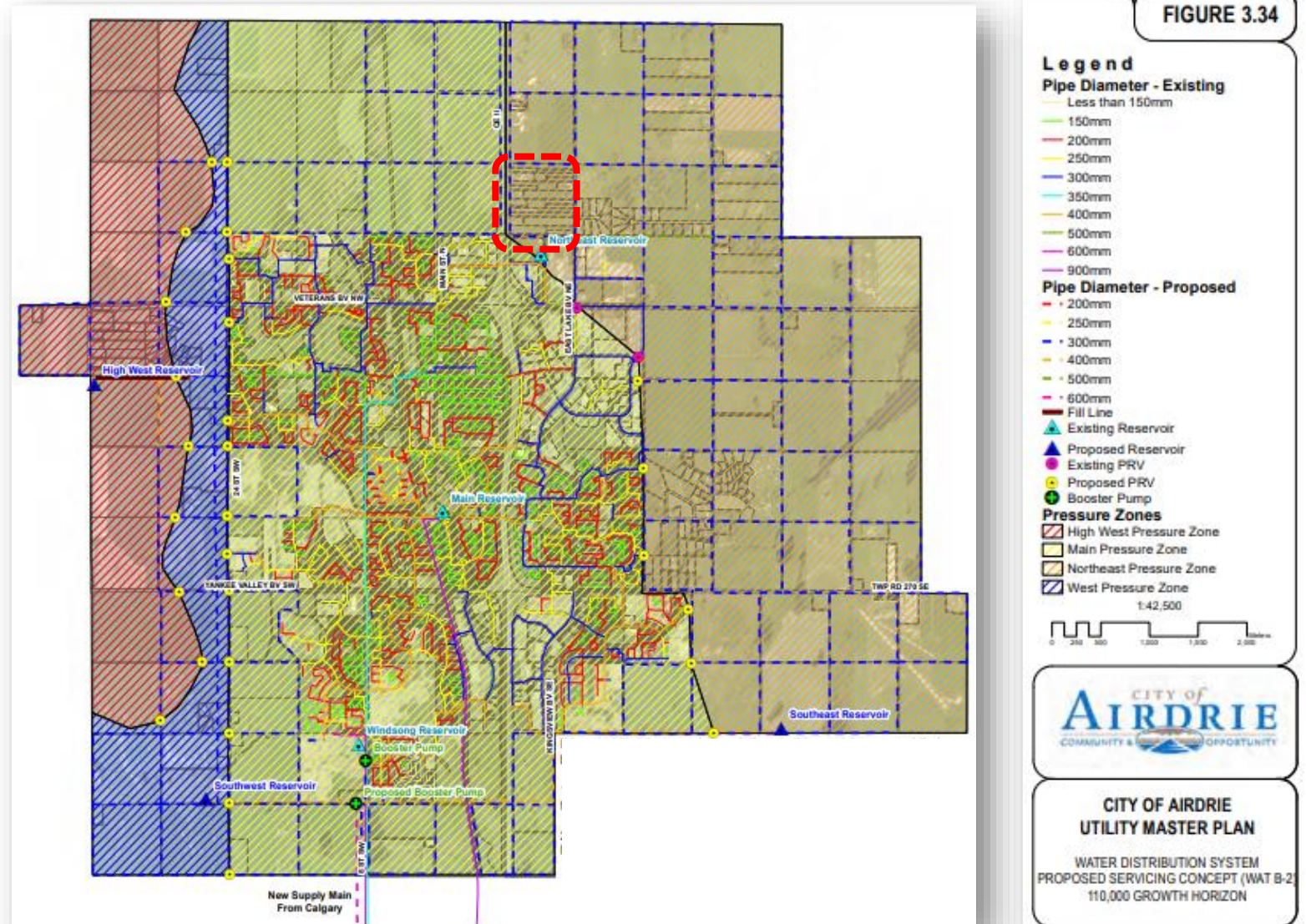




# 12 Thousand Acres Plan

*Water Distribution System – from the Utility Master Plan*

- *This map shows that North Highland Park is within the Northeast Pressure zone that is partially constructed.*



**Plan Area – North Highland Park**

*NE 1/4 Section 15, Township 27, Range 29, W4M*





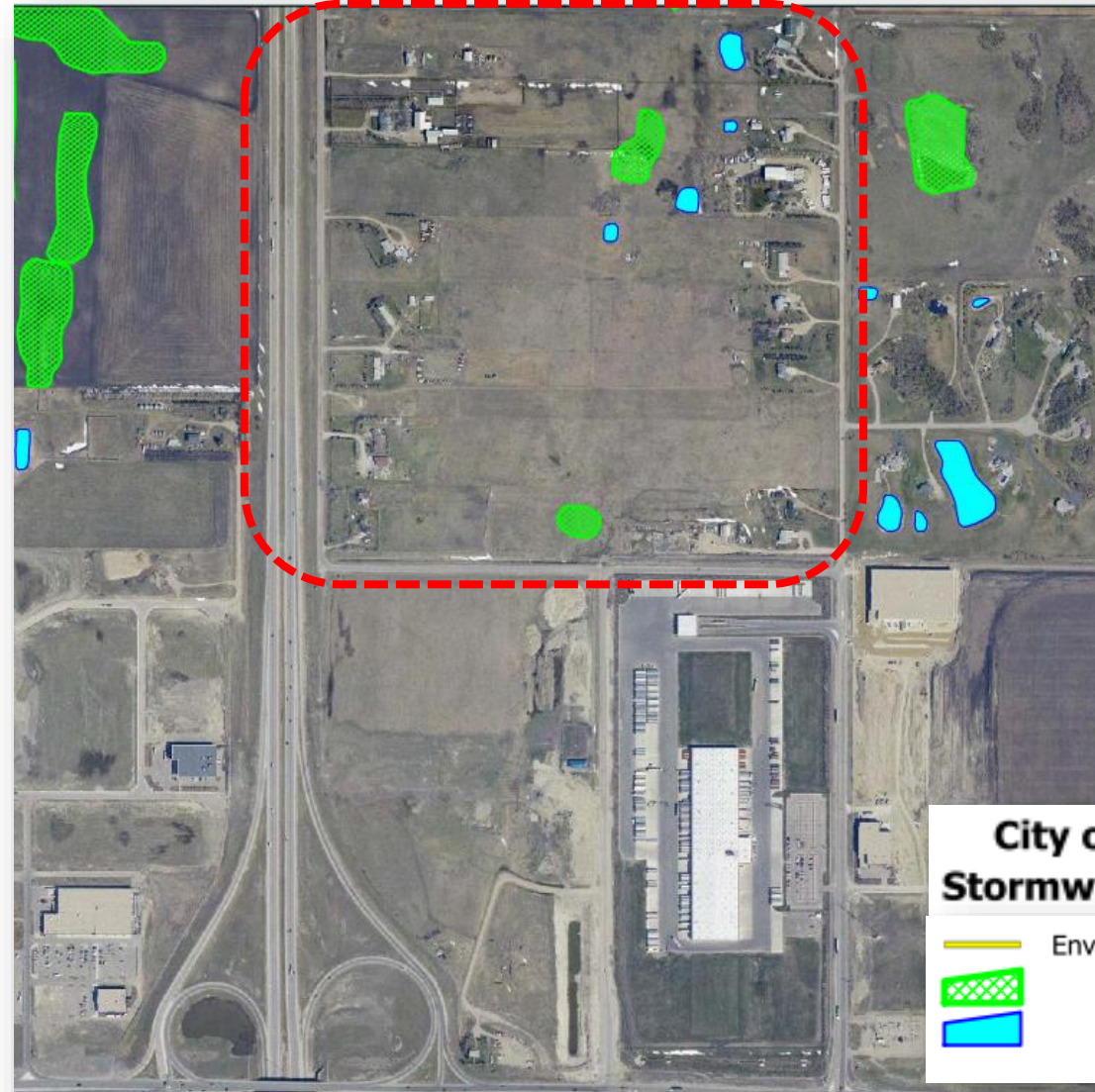
# Master Stormwater Drainage Plan

## Map 23 of 32: Wetland and Environmentally Significant Areas

- This map shows that there are no environmentally significant areas and limited areas of historical/existing wetlands.



**Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M

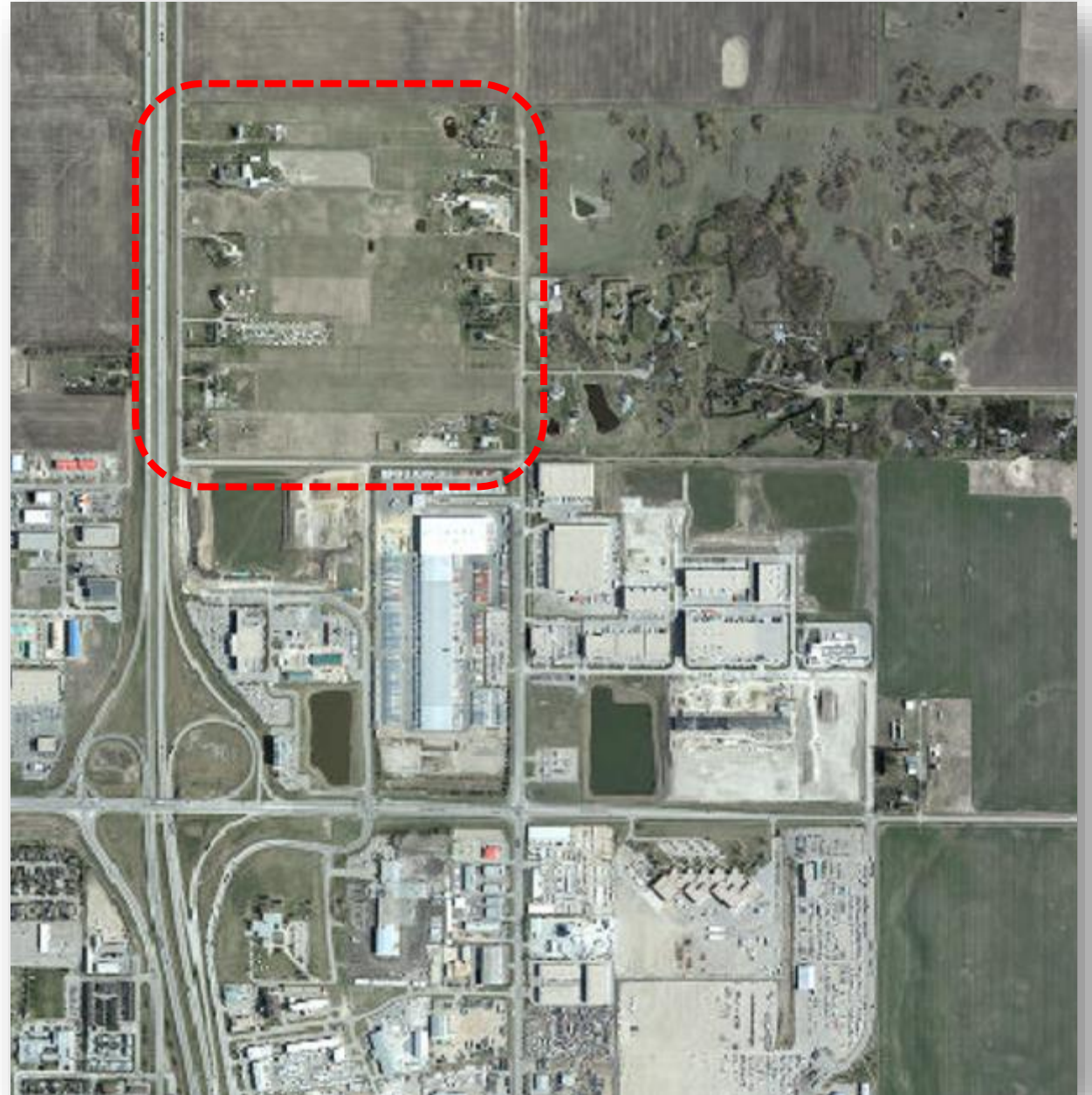


**City of Airdrie Master Stormwater Drainage Plan**

	Environmentally Significant Areas
	Historical or Existing Wetland
	Permanent Waterbodies

# **Theoretical Land Use Concept**

1. The following slide provides a conceptual land use concept based on aggregating information from the previous slides.








**Plan Area – North Highland Park**


*NE 1/4 Section 15, Township 27, Range 29, W4M*



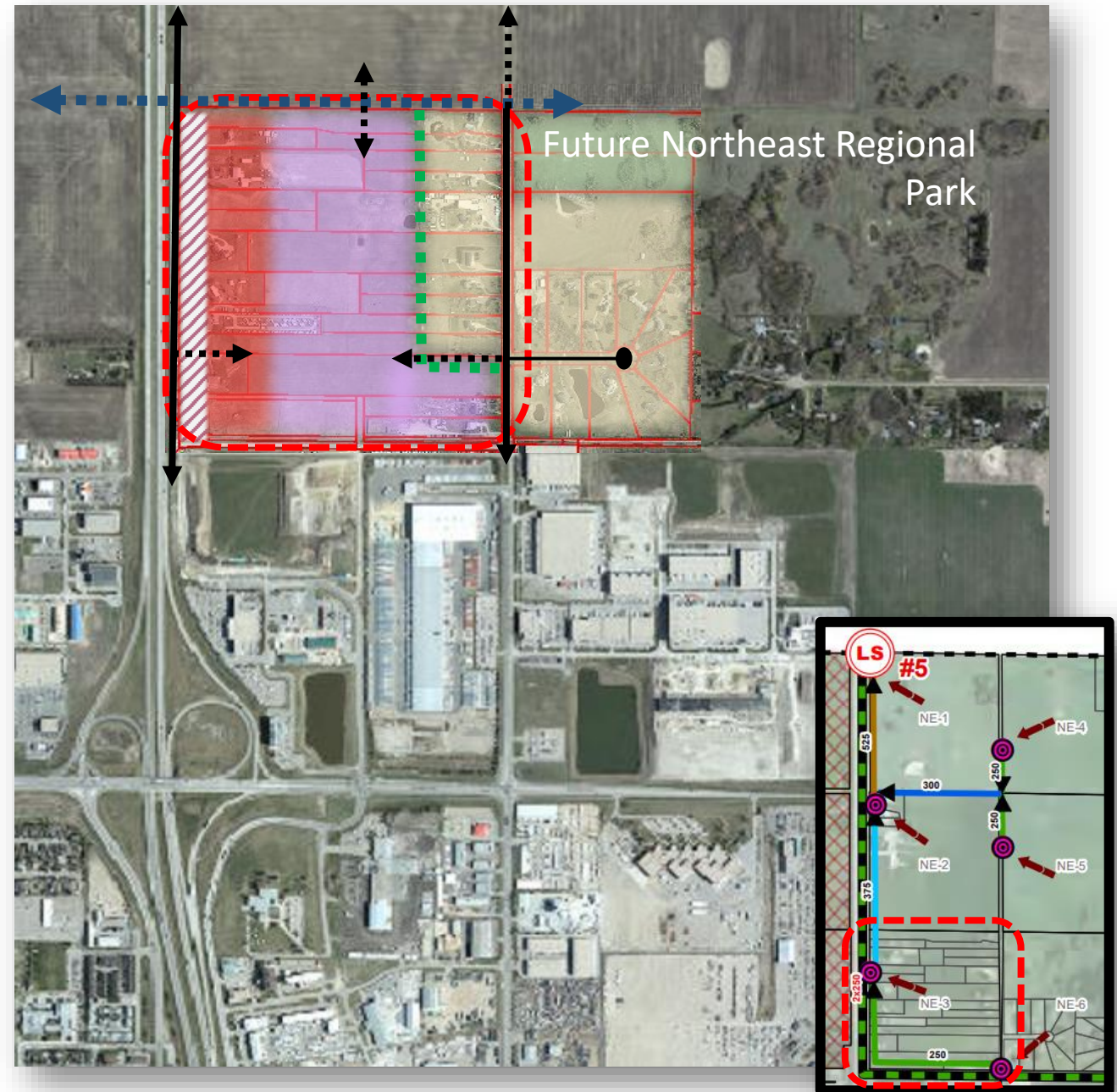
## **Theoretical Land Use Concept**

 **Plan Area – North Highland Park**  
NE 1/4 Section 15, Township 27, Range 29, W4M

-  Commercial or Light Industrial
-  Light Industrial or Commercial
-  Residential
-  Regional Park
-  Entranceway Design Standards apply
-  Privately Maintained Landscaped Buffer
-  Existing Streets to be upgraded
-  Existing Streets to remain as-built
-  Future Local Arterial or Collector Streets, location, size TBD
-  Future QE II & Rge Rd 293 Flyover



## Future Sanitary Sewer Infrastructure (see inset map)





# ***Land Use Planning - Challenges***

1. The area has fragmented lots and ownership, which makes planning and funding developer-funded infrastructure difficult.
2. Airdrie's 12 Thousand Acres Plan and Utility Master Plan prioritize other areas to the south in obtaining access to urban services like water and sanitation.
3. The Regional Board's Growth and Servicing Plans do not support interim development plans without a clear plan for providing urban-style water, sanitary, and stormwater services.

