

Neighbourhood Structure Plan

Southwinds
in Airdrie

mattamyHOMES

Virtual Information Session

April 29, 2021

6 – 8 p.m.



**PLANNING
GROUP**

Meeting Agenda

Introductions

Planning Process

Location & Context

Site Photos

Chinook Winds CASP

Vision, Guiding Principles & Highlights

Proposed Land Use Concept & Land Uses

Open Space & Connectivity (MR, ER and JUS)

Transportation

Transit

Servicing

Development Phasing

Q&A

Conclusion

How to Participate



- Ask questions by typing into the chat function on your device/computer
- Raise your hand to indicate you would like to speak, and/or
- Complete the online survey at the completion of the virtual event

A What We Heard report will be produced, shared with the City and posted on www.SouthwindsNSP.com.

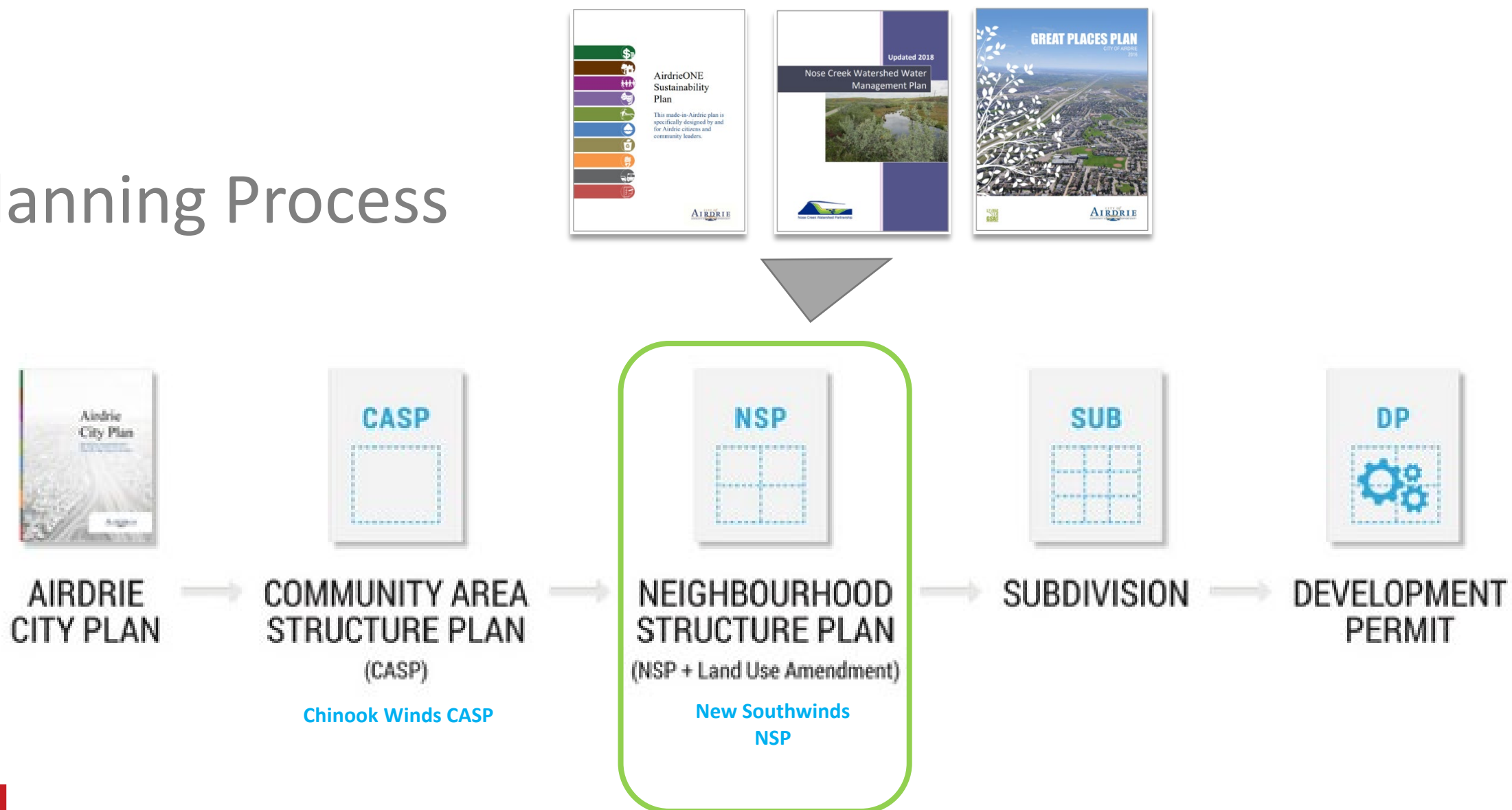
Introductions

Thank you for joining us.



- **Mat Simmons**, Landowner, Mattamy Homes
- **Tamille Beynon**, Moderator, B&A Planning Group
- **Kathy Oberg**, Planner, B&A Planning Group
- **Ross Thurmeier**, Transportation, Scheffer Andrew
- **Stephen Sheldrake**, Servicing, Pasquini & Associations
- **Allyson Matthews**, Landscape Architect, Nak-Design

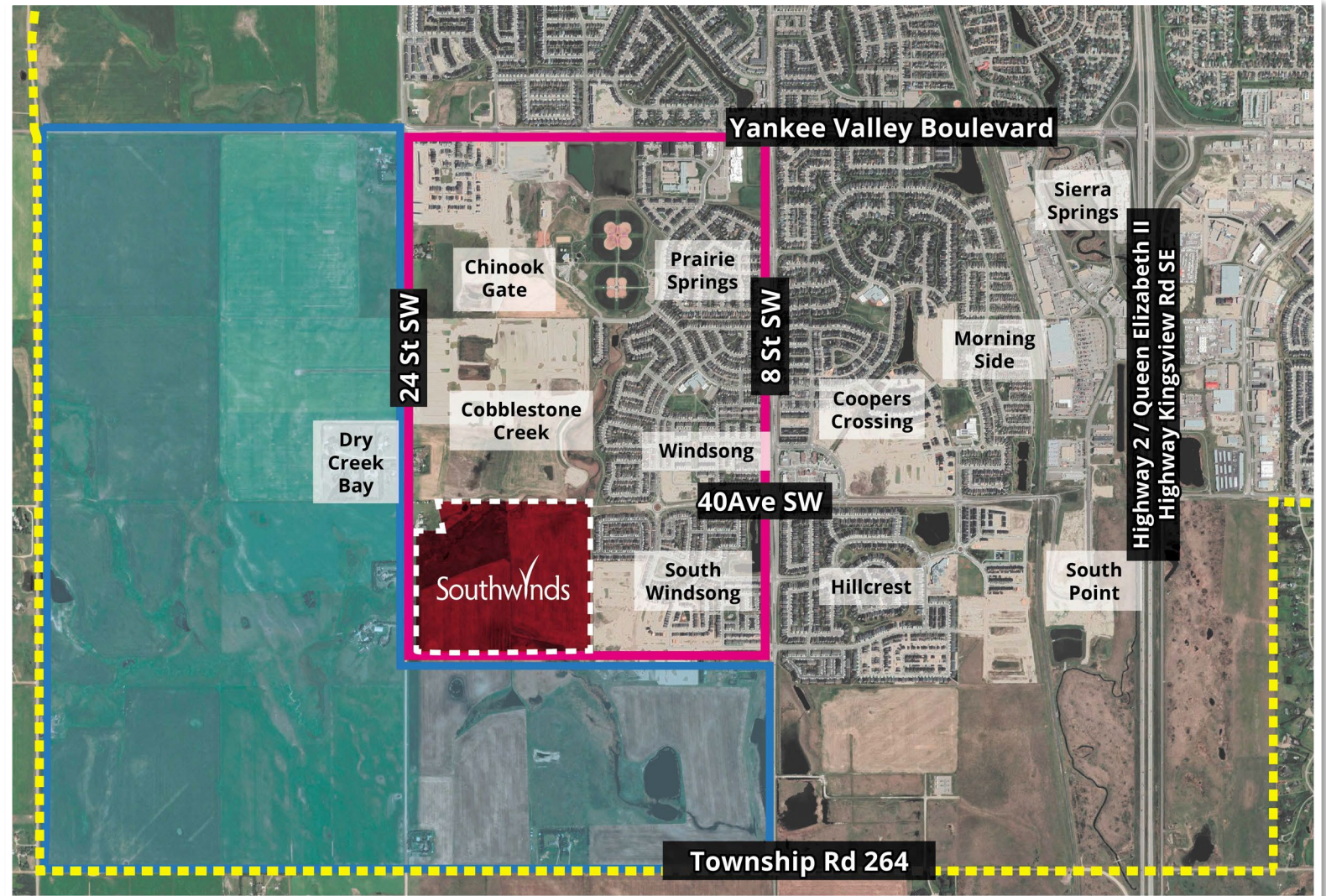
Planning Process



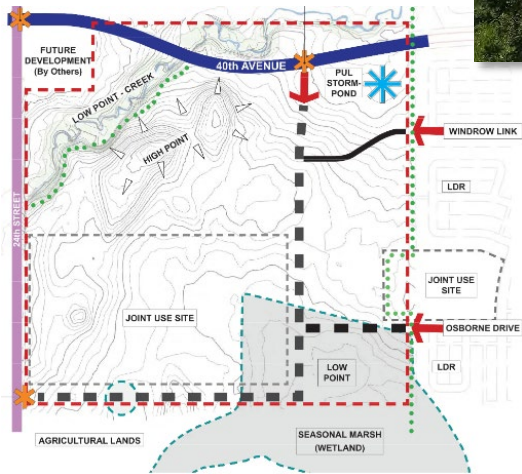
Location & Context

	Land Ownership Per Land title		
	%	ha	ac
Mattamy	70.12	43.818	108.28
COA	20.85	13.029	32.20
RVS	9.03	5.643	13.94

Note: The existing Community of **Southwinds** is located within the **South Windsong NSP** and **Chinook Winds CASP**. While we recognize that the names don't align from a policy perspective, it is the intention of Mattamy to call their entire 320 acres Southwinds.

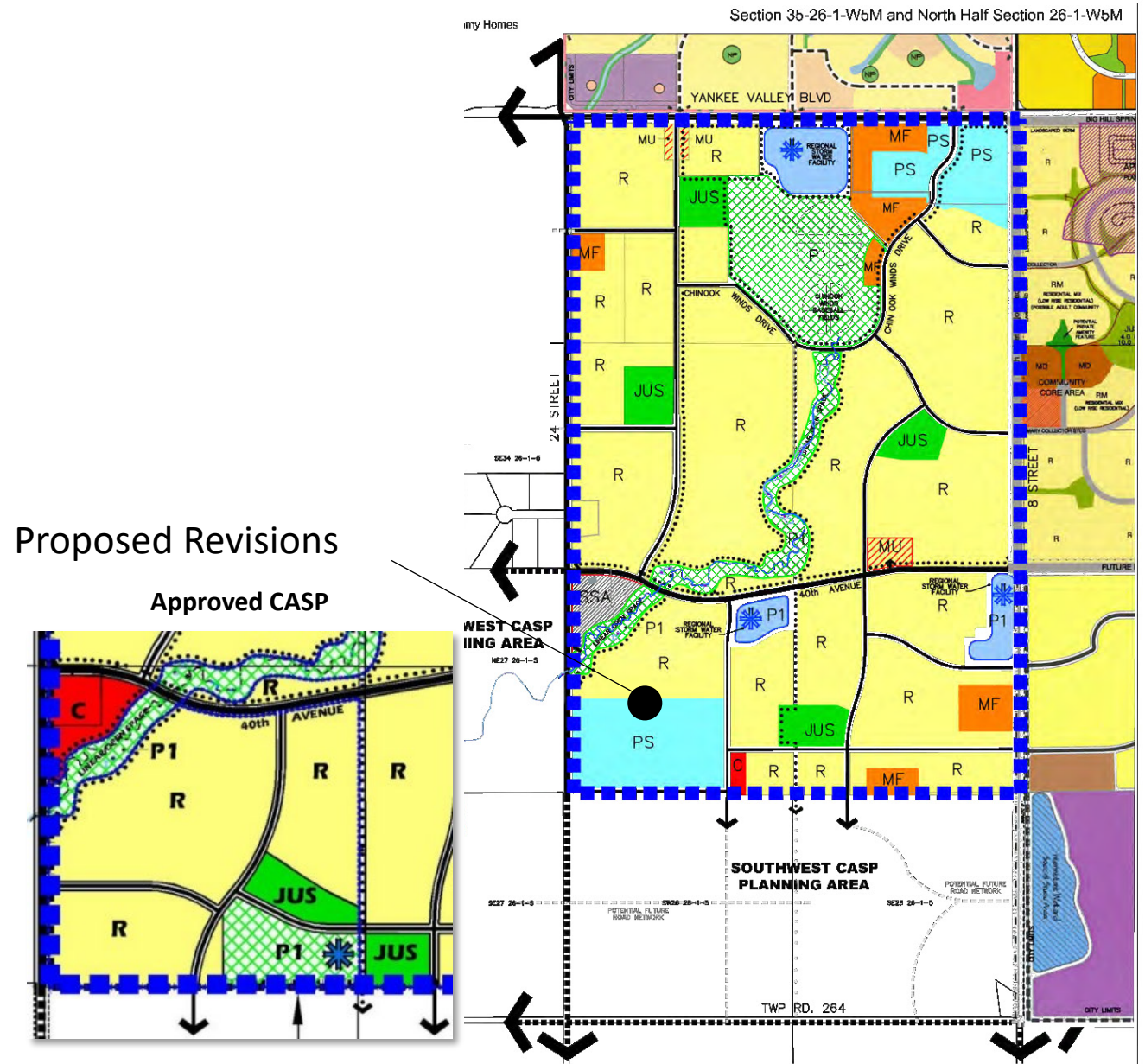


Site Photos



Chinook Winds CASP

- The CASP was approved by Council in 2005
- Amendments will be required as part of the proposed Southwinds NSP, which include:
 - Addition of a City of Airdrie recreation facility and high school site
 - Relocation of the stormwater management pond to northeast corner
 - Addition of a local commercial node to the south, adjacent to future recreation centre and add a special study area in the northwest



Vision

Southwinds will be a well-connected, destination focused community that compliments natural amenities and open space features with an attractive built form.

Southwinds will be a healthy, complete community with recreation at its centre. Its thoughtful integration of diverse land uses will help shape the new standard for community building in Airdrie.



Guiding Principles

- ✓ Walkability & Connectivity
- ✓ Environmental Sustainability
- ✓ Complete & Attractive Community
- ✓ Effective Built Form
- ✓ Strong Sense of People and Place



Highlights



Provides a distinct and complete community including housing, a small commercial node, environmental reserve, parks, a storm pond, schools and recreation facilities



Provides a variety of housing option to offer various levels of affordability and size.



Promotes an active community lifestyle by providing on and off street pathways connecting to various parks, environmental reserves, commercial areas, the recreation center and the regional park to the north



Redevelops and integrates the land into its surrounding natural landscape

Highlights



Enhances the ecological integrity of the land, prioritizing Dry Creek and the natural environment



Creates social interaction and a sense of community through a vibrant and unique neighbourhood node where a recreation centre, neighbourhood commercial, live-work and residential townhomes converge for a unique mixing of uses.












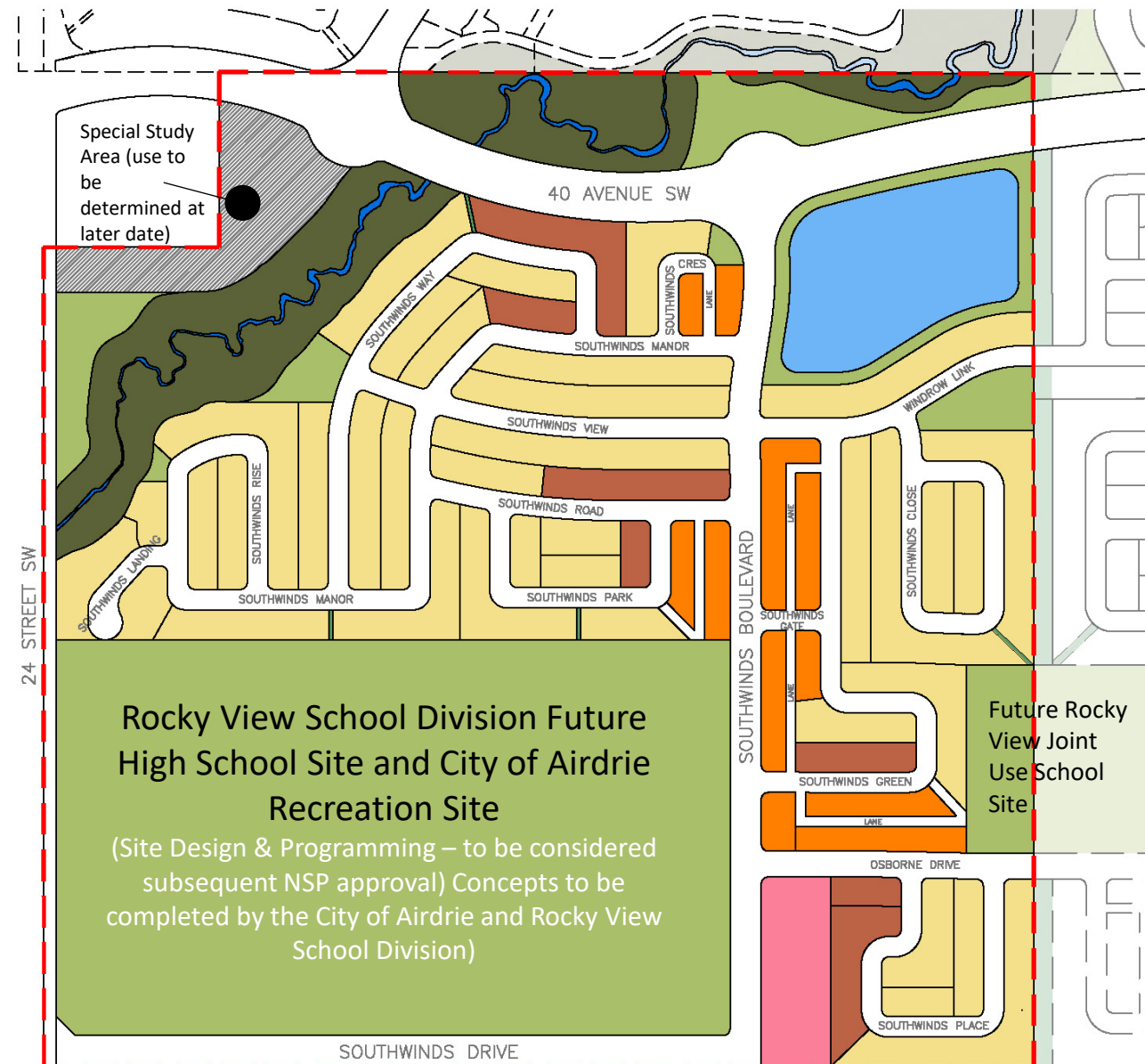
Efficiently utilizes existing infrastructure in a cost effective manner, in keeping with the City's growth management policies

Land Use Concept

- The proposed Southwinds NSP is estimating 698 dwelling units equating to around 1885 residents.
- The Density is being proposed at 8 upa
- The Following Land Use Categories are being proposed:

LEGEND:

	NSP Boundary		Low Density Residential
	Medium Density (Laned)		Special Study Area
	Municipal Reserve/ Joint Use		Municipal Reserve (Non-Credit)
			Medium Density
			Commercial
			Environmental Reserve



Proposed Land Uses



Low Density Residential

These single family homes will be front loaded with attached single or double garages, currently planned to be a mix of 36', 38', 44' and 46' wide lots.



Medium Density Residential

Multiple types of medium density residential are being considered, including:

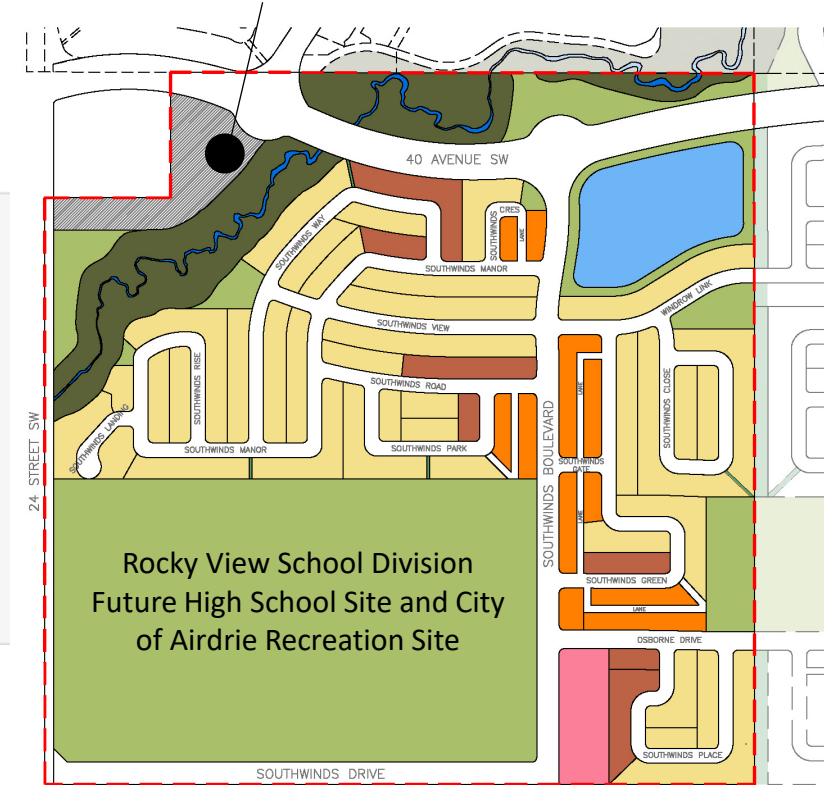
- Attached townhomes, with attached single or double car garages in both laned and front drive models
- A small node of live-work townhomes adjacent to the commercial site and recreation centre (contingent on the layout of the recreation and high school site).



Medium Density Residential (Laned)

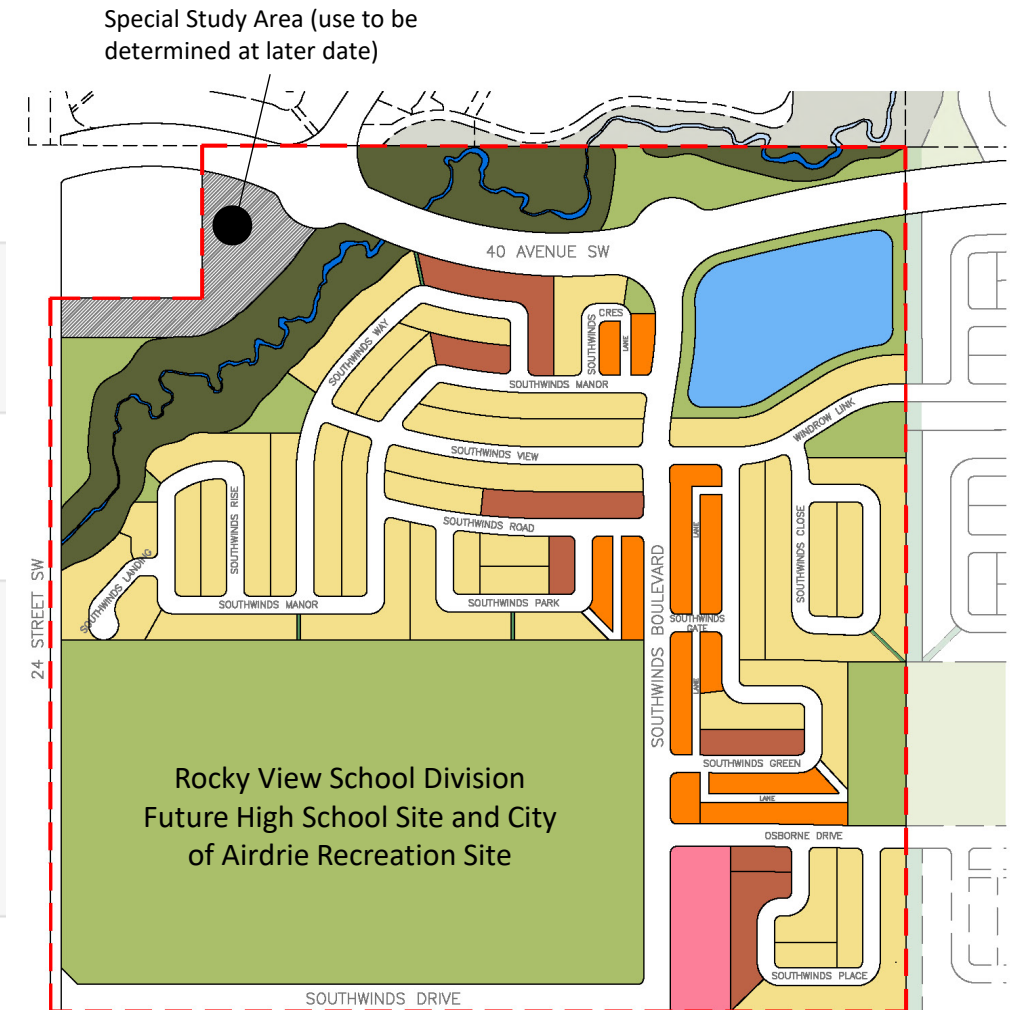
Note: A special study area is proposed in the northwest. This area will be determined, at a later stage, whether is suitable for commercial or residential uses.

Special Study Area (use to be determined at later date)



Proposed Land Uses

Environmental Reserve (ER)	The Dry Creek area will be preserved and designated as an environmental reserve, with a regional pathway proposed within the ER.
Municipal Reserve (MR)	MR areas are located in strategic locations throughout the site to encourage easy pedestrian connectivity, and to provide open space and park spaces.
Municipal Reserve (Non-Credit)	Pathways are proposed to connect the residential areas to both joint use sites.
Recreation Centre and Highschool	The City of Airdrie recreation site and Rocky View Schools high school site makes up approximately 28% of the total plan area and will allow for a variety of recreational programming and educational services that will support the needs of the local and regional community. Details of this joint site have not been confirmed.
Commercial	A small neighbourhood commercial parcel to serve the needs of the immediate neighbourhood.



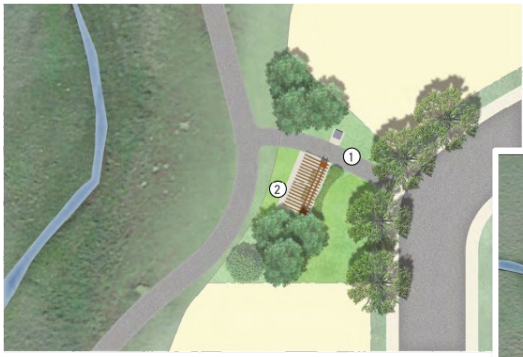
Open Space & Connectivity

LEGEND

- Monolithic Concrete Sidewalk (1.1m)
- Separate Concrete Sidewalk (1.4m)
- Local Pathway Connections
- Outside Sidewalk / Pathway
- Regional Pathway (2.5m)
- Separate Sidewalk (Major Roads)
- ||||| Pedestrian Road Crossing
- ||||| Pedestrian Road Crossing (TBD)
- ↔ Pedestrian Connections to Surrounding Communities
- JUS, MR, PUL, ER
- PUL - Stormwater Pond
- 400m / 5 min Walking Radius



Municipal Reserve



2

3

4



1



5



Environmental Reserve

7



6



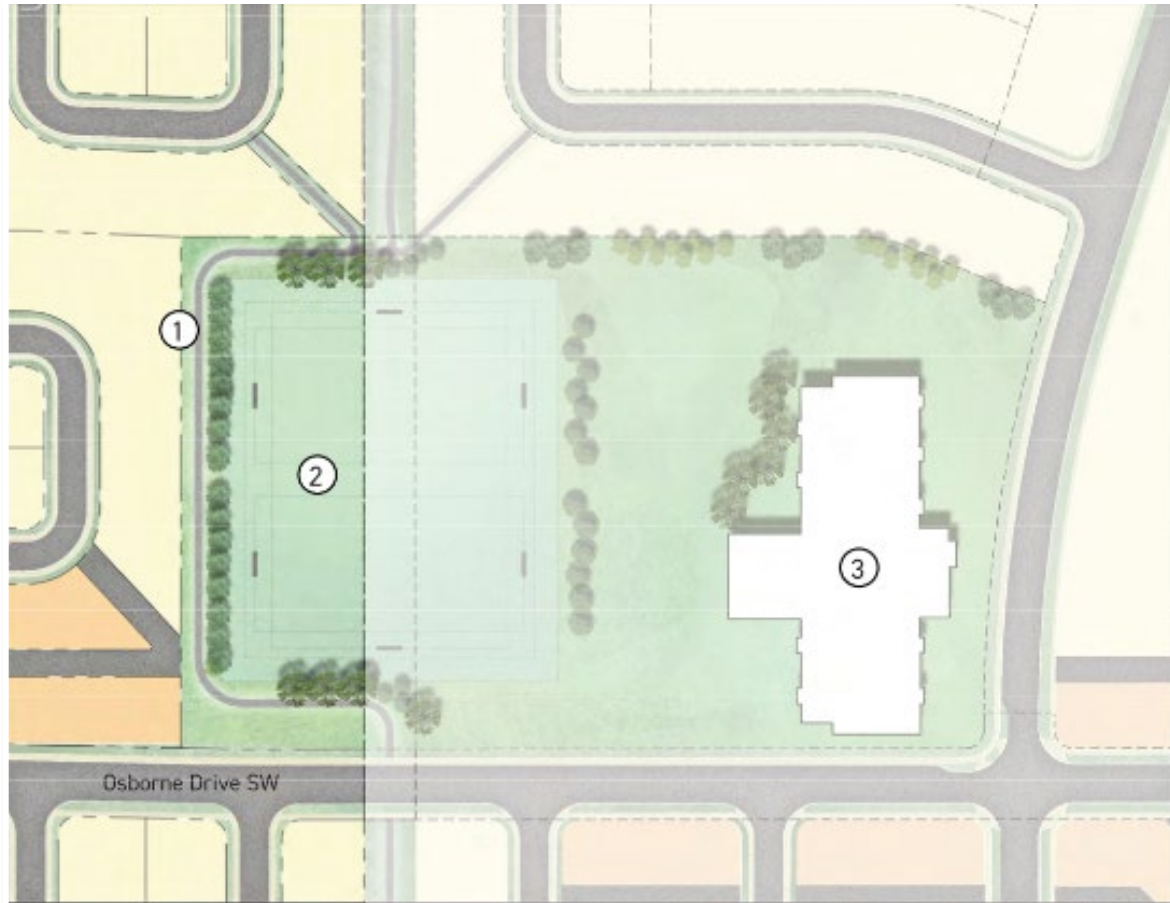
Stormwater Pond



8



Joint Use K-8 School



- 1) 2.5m regional pathway
- 2) Minor/major soccer fields
- 3) Southwinds phase 9 joint use school

Transportation

The Chinook Winds CASP identifies the high-level transportation connections for the Southwinds neighbourhood and surrounding areas.

The design and alignment of 24 Street SW and 40 Avenue SW are designated Major Arterials, as per the Airdrie Transportation Master Plan. Functional level planning is currently underway to determine rights of way widths.

LEGEND

	NSP Boundary		Major Roads		JUS, MR, PUL
	Major Gateway		Collector Roads		ER
	Local Gateway		PUL / Pipeline ROW		PUL - Stormwater Pond
	Park Feature		Local Roads		Low Density Residential
			Green Space Linkages		Med Density Townhomes
			Community Node		Med Density Laned Townhomes
					Commercial
					Special Study Area



Transit

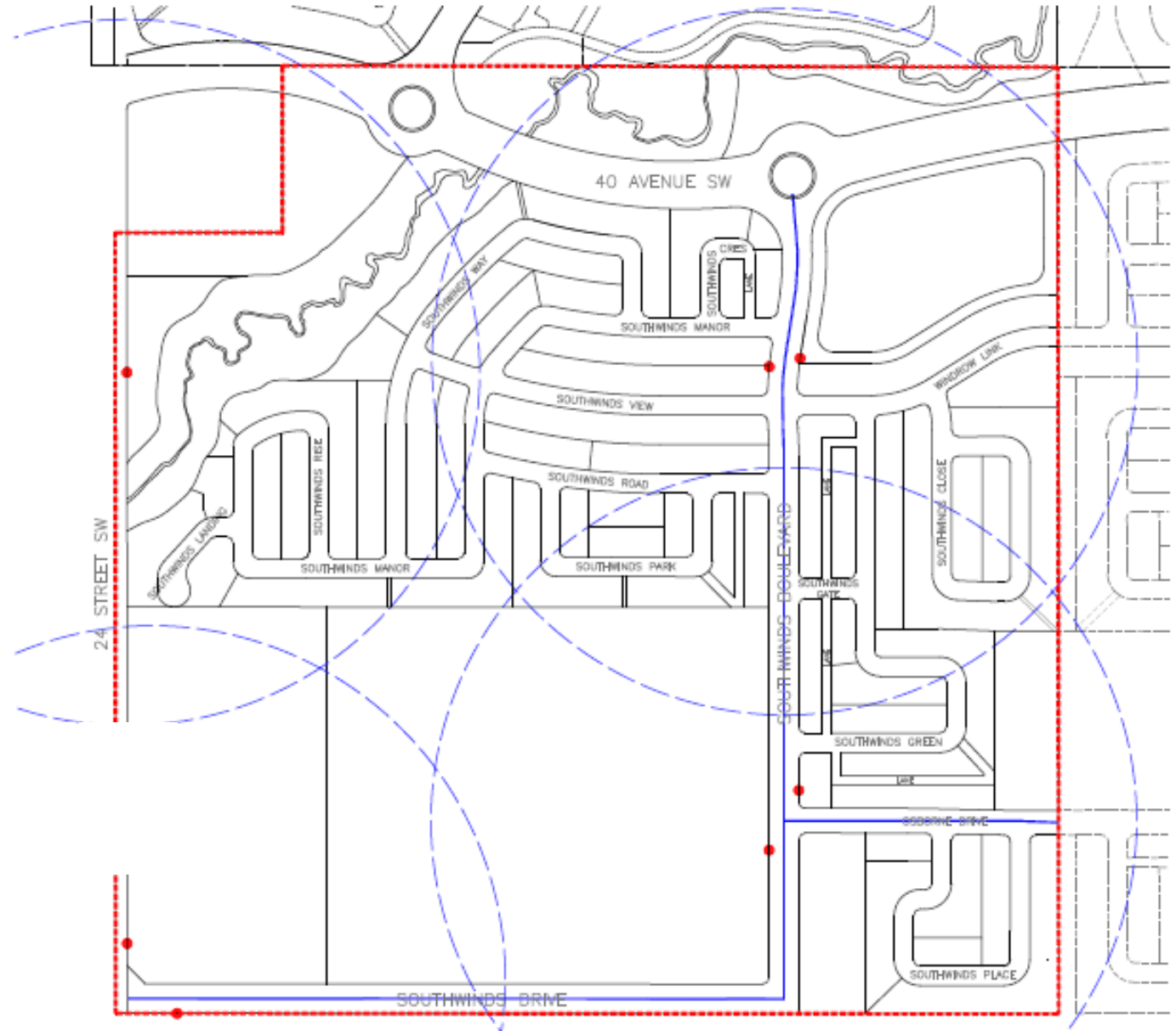
The Airdrie Transportation Master Plan identifies 24 Street SW as a high order transit corridor, and therefore pedestrian connectivity to 24 Street is a priority.

Transit stops have been identified at key pedestrian corridors and destinations.

Each proposed stop is thoughtfully located to ensure residents are within 5 mins of a bus stop.

LEGEND:

-  Bus Stop
-  300m / 5min Walk Radius



Servicing



All utility services are in alignment with the Chinook Winds Community Area Structure Plan (CASP) for Water, Sanitary and Stormwater Services with utilities being placed within easements under the roadways. The stormwater system will eventually outfall into West Nose Creek, after it travels under 40th Avenue into Dry Creek, the Canals to the north of Yankee Valley.

Development Phasing

The Southwinds phasing will occur based on logical extensions of existing municipal services.

Phases may be combined, divided or applied for simultaneously at the time of subdivision.

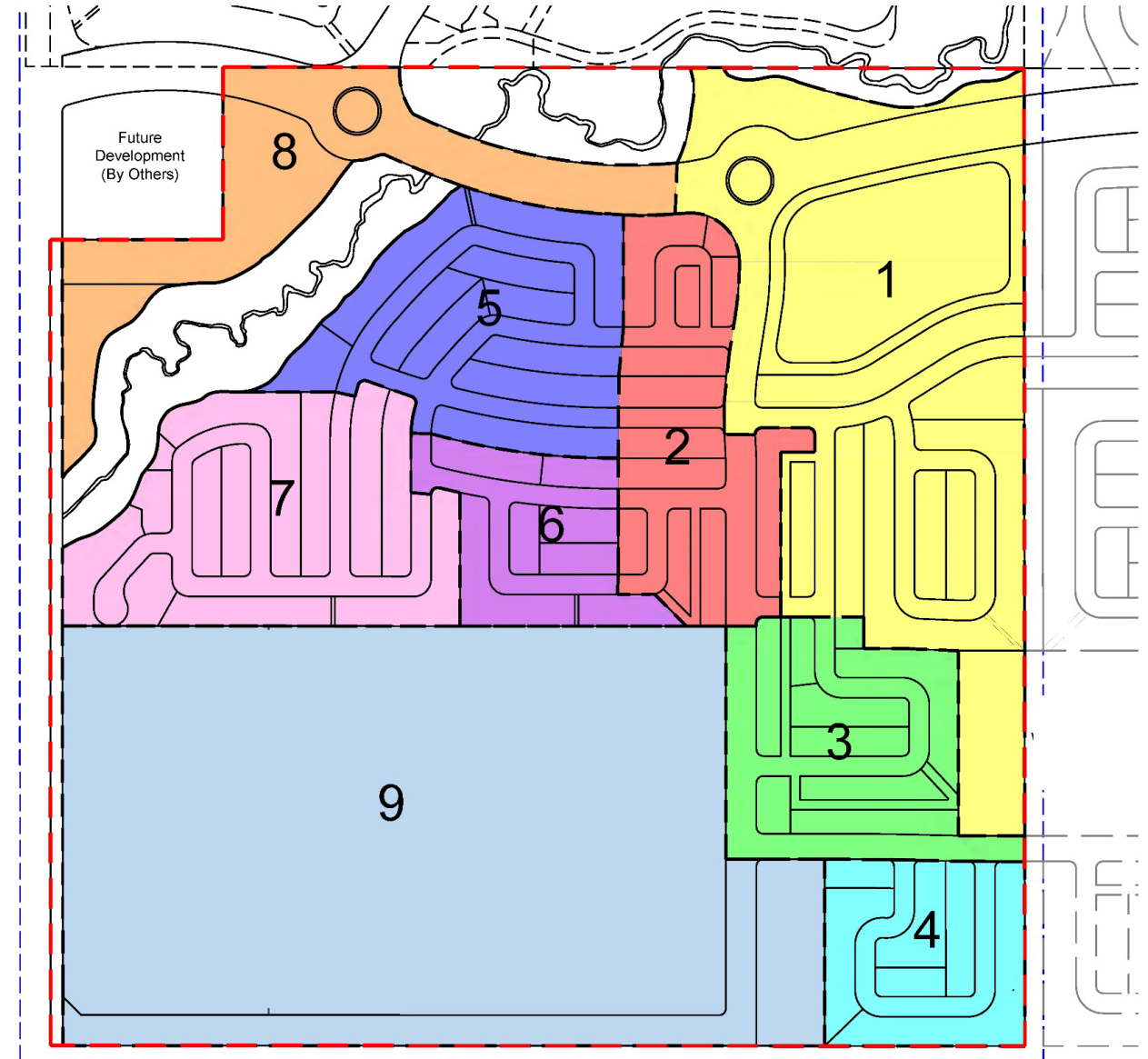
LEGEND:



NSP Boundary



Phase Boundary



Q&A



Please ask us your questions or provide comments by:

1. Typing into the chat function on your device/computer; or
2. “Raising your hand” to indicate you would like to speak.

Engagement Timeline

- Project website (April 2021)
- Adjacent landowner & community outreach (April 2021)
- Virtual information session (April 29, 2021)
- Online survey (April 29 – May 13, 2021)
- Engagement summary (Mid-May)
- Municipal Planning Commission (May 20, 2021)
- Public Hearing of Council (June 21, 2021)

Get Involved

Mattamy is committed to ensuring the public has access to timeline information about the Southwinds NSP and the opportunity to provide feedback.

- Please complete the online survey at www.SouthwindsNSP.com
- An engagement summary will be posted on the website and emailed to participants.
- Contact Tamille Beynon, Communications & Engagement Advisor with any questions or comments at 403-692-5234 or tbeynon@bapg.ca

THANK YOU FOR PARTICIPATING

