

# WELCOME!



## EAST POINTS NEIGHBOURHOOD STRUCTURE PLAN (NSP)

### OPEN HOUSE



#### **Inform**

We have prepared a range of information boards to help clarify project details and deepen our collective understanding.

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#### **Connect**

This event is an opportunity to foster meaningful conversations between stakeholders, the project team, and other representatives.

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#### **Listen & Respond**

The feedback received from this event through conversation and comment form submissions will be summarized and used to inform next steps.

# WHERE ARE YOU JOINING US FROM?



We want to get to know you!

Please place a sticker on the map where you work or live.



# PROJECT TEAM



## HIGHFIELD LAND MANAGEMENT

Highfield Land Management (HLM) is a multi-faceted and agile land developer with expertise in residential, commercial, and industrial development. They are one of the largest privately owned and independent developers in Calgary, with over 4000 acres of residential, commercial, and industrial land under management. HLM celebrates sustainable greenfield development of **comprehensive residential communities and industrial business parks**. HLM is committed to the active management of all their developments.



## B&A

B&A is a professional planning design and engagement firm, with over thirty-five years of success in providing professional consulting services to a diverse range of public and private sector clients, including individual landowners, developers, and municipalities. **B&A is the project manager and planning consultant for the Neighbourhood Structure Plan application.**



## OTHER PARTNERS

To ensure accurate and detailed technical evaluation of the development opportunities for these lands, this team is supported by **Bunt & Associates, Urban Systems Ltd., L.A. West, Lifeways of Canada Ltd., and Trace Associates Inc.** Development of the proposed residential community will be completed by a team of reputable home builders to offer a range of high quality housing types and styles.

# PROJECT OVERVIEW

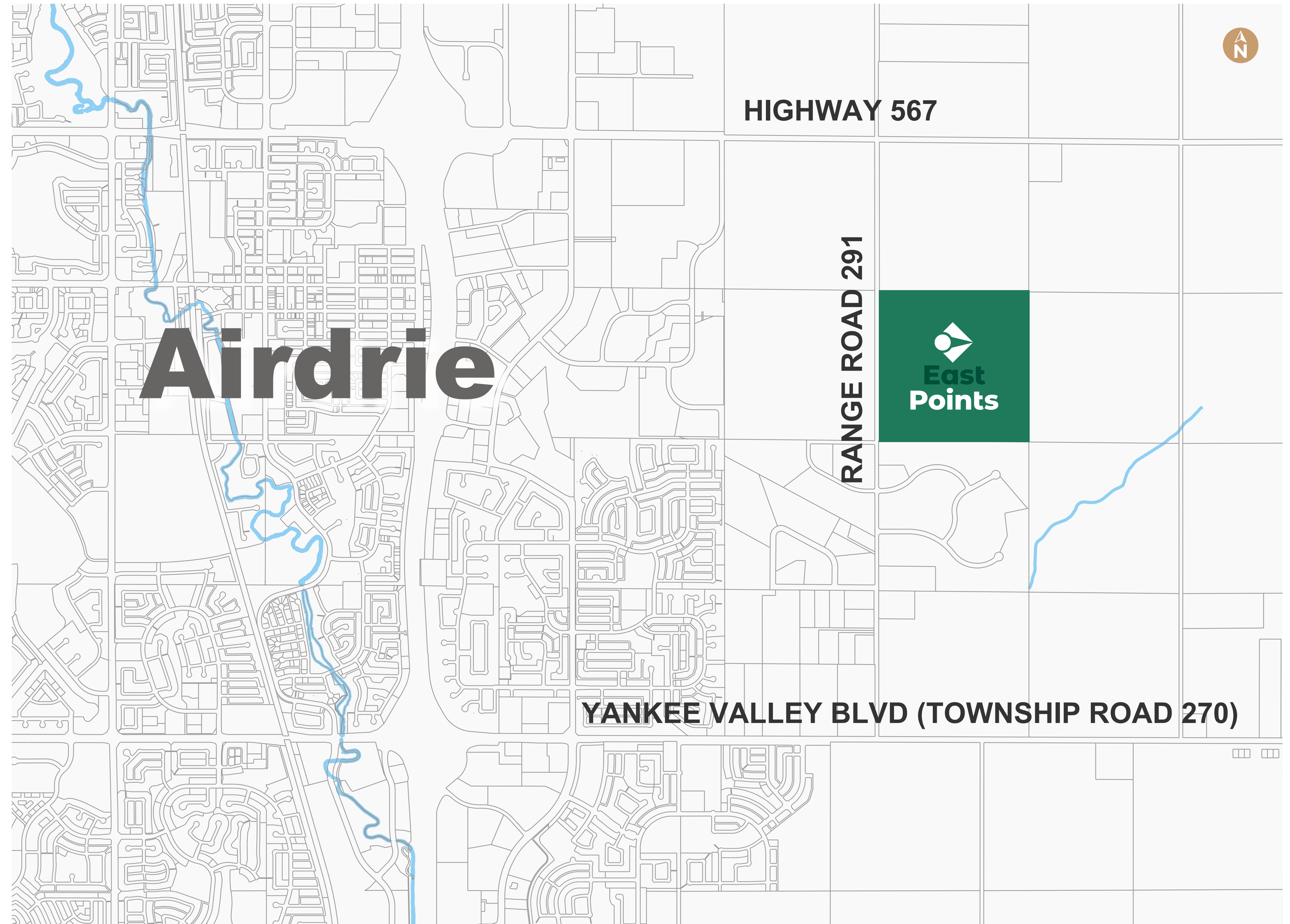


## LOCATION

The East Points Stage 1 NSP site is a single quarter section of land located on the eastern edge of Airdrie. The site is bordered by future industrial lands to the north and west, agricultural lands to the east, rural residential to the south (Yankee Valley Estates), and Range Road 291 to the west.

## OWNERSHIP

The site, composed of the SW quarter of 12-27-29-W4M and subdivided Lot 1, Block 1, Plan 0715033, is approximately 159.18 acres in size. These lands are owned by Spring Valley Estates Corp and private owners in care of Highfield Investment Group.



# EAST POINTS INDUSTRIAL CASP

## GUIDING POLICY

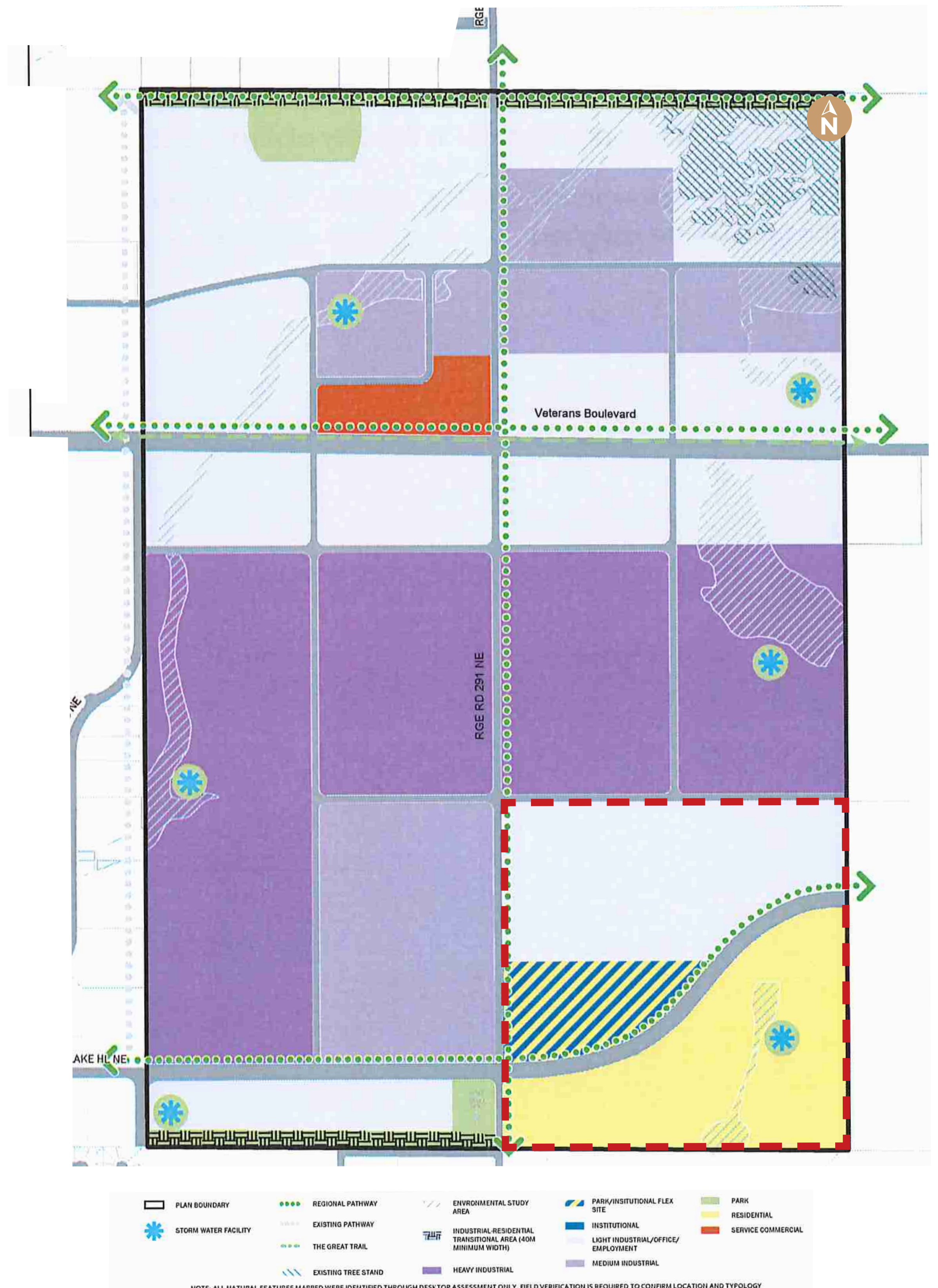
The East Points Stage 1 NSP must align with the parameters established within the East Points Industrial CASP, approved in 2020.

A Neighbourhood Structure Plan (NSP) is required to provide further detail and guide development within an ASP area.

Additionally, the NSP must align with other governing policies including the Municipal Development Plan (City Plan), AirdrieOne Sustainability Plan, and the 12 Thousand Acres Plan (12K Plan).

The following key factors guided the proposed land use concept for East Points Stage 1:

- + Providing an east-west extension of East Lake Hill Road through the entire QS
- + Light industrial uses north of that road, adjacent to future heavy industrial uses in other plan areas
- + Inclusion of a park/institutional flex site to serve the community's educational and recreational needs
- + Residential uses to be located south of the east lake hill road extension, adjacent to existing residential development
- + Provide a storm water facility
- + Provide regional pathway connections north-south along Range Road 291 and east-west through the NSP area



# OUTSTANDING CONSIDERATIONS

B&A and Highfield Land Management are committed to working with representatives at the City of Airdrie to address comments received on the East Points Stage 1 NSP application. The following components are under consideration and discussion between the City and the applicant regarding these items is ongoing:

## PHASING

- + Efficiency of servicing alignments
- + Connectivity & contiguous development
- + Phasing of industrial land uses before residential
- + Funding & financing of off-site infrastructure

## OTHER

- + Stormwater pond location
- + Master Drainage Plan Amendment

## TRANSPORTATION

- + Timing of Range Road 291 upgrades
- + East Lake Hill Road extension & road standard
- + TIA preparation & review
- + Transit routes & stops

## LAND USE

- + Proposed location of R3 land use
- + Lack of commercial land use
- + Open space allocation



# CONSIDERATIONS | EAST POINTS CASP POLICY

The following policies are contained within the East Points Industrial CASP (2020) and guide on-going discussion between the City and applicant.



East Points Industrial CASP Policy
4.7.2. 2. Residential uses shall encompass no more than 10% of the gross developable area within the CASP.
4.7.2. 6. Buffering methods such as vegetation screening, fence screening or berm treatment should be incorporated where industrial uses are adjacent (related to East Lake Road extension)
5.1.2.3 Industrial-residential transitions area shall include the following: a. A berm of a minimum 1.5 metres in height. i. The berm should consist of a 3: 1 slope; and ii. The berm shall be designed as to not drain onto residential parcels. b. A fence of a minimum 2.0 metres in height. i. At the time of NSP the Applicant shall determine the type of fence and if a sound wall is required. c. Heavy landscaping on the berm as well as both sides of the fence; i. The landscaping shall consist of a mixture of coniferous and deciduous trees. d. A pathway of a minimum width of 3.0 metres; i. The pathway shall not be located between the fence or berm and residential parcels; ii. The pathway shall not be located between the fence and the berm; and iii. The pathway shall not be located on the top of the berm (related to East Lake Road extension)
7.1.2.5. Street cross-sections should be designed in accordance with City standards (related to East Lake Road extension)
7.2.1 and Figure 8 - Truck Routes have been specified in this section to provide for convenient access for business, reduce conflicts with non-compatible uses and road maintenance. (East Lake Hill) (related to East Lake Road extension)
7.4.2.1. Transit routes should be generally accommodated along, but not limited to, the road network (related to Interim and ultimate transit routes and stops)
8. 1.1 Strategies for the funding and financing of the new infrastructure (related to Funding and Financing)
8.2.2.2. The northeast reservoir will be required to be upgraded (storage and pumping) prior to any development within the CASP area. (related to Efficiency of servicing alignments)
8.3.2. 2. As part of an NSP application, a Sanitary Servicing Study/ Analysis may be required to demonstrate that the subject site can be serviced (related to Efficiency of servicing alignments)
8.4.2. 2. As a condition of approval of a NSP application that provides for the discharge of stormwater from the application area to privately owned lands, a public utility easement(s) or equivalent legal instruments, to the satisfaction of the Approving Authority (related to Stormwater Pond and Master Drainage Plan Amendment)
8.4.2.5. Consideration will be given to locating the storm pond identified for SW 1 /4 Sec 12-27-29 W 4M outside the plan area on lands identified as NE¼ Sec 1-27-29 W4M as shown in Figure 12 (related to Stormwater Pond and Master Drainage Plan Amendment)
8.4.2.5. Consideration will be given to locating the storm pond identified for SW 1 /4 Sec 12-27-29 W 4M outside the plan area on lands identified as NE¼ Sec 1-27-29 W4M as shown in Figure 12 (related to Stormwater Pond and Master Drainage Plan Amendment)

East Points Industrial CASP Policy
8.4.2.6. Prior to NSP submission for any of the lands contained within SW1/4 Sec 12-27-29 W4M, approval must be obtain from the City to locate storm water facilities outside the plan area (related to Stormwater Pond and Master Drainage Plan Amendment)
8.4.2.7. Approval of the relocation of a storm water facilities as shown in Figure 13 must be supported by a new or revised Master Drainage Plan that considers the full catchment area of the affected lands (SW¼ Sec 12-27-29-W4M) (related to Stormwater Pond and Master Drainage Plan Amendment)
8.4.2.8. a, b, c, d If approval is given to relocate the pond as shown in Figure 12 above the following policies shall apply: (related to Stormwater Pond and Master Drainage Plan Amendment)
8.5.2.3 Construction of new roadways and shallow utilities under the control and direction of the City of Airdrie shall install the said conduit systems. (related to Efficiency of servicing alignments)
9.1.1 The intent of this section is to ensure that development within the Plan Area occurs in a flexible but logical sequence making best use of the existing (1-2 quarter sections) (related to Efficiency of servicing)
9. 1.2. 1. First phases of development should occur along and adjacent to East Lake Road to utilize existing servicing connections (related to Efficiency of servicing)
9. 1.2.2. and Figure 14 Priority for development and use of existing servicing capacity should be given to the area identified as Phase 1 (related to Efficiency of servicing)
9. 1.2.4. Phasing of development cells will be re-evaluated within five (5) years of the adoption of the CASP (related to Efficiency of servicing)
9. 1.2.5. Subsequent phases should emphasize the industrial and employment lands until such a time that servicing has reached capacity (related to Industrial uses to be phased first to have access to remaining servicing capacity)
9. 1.2.6. The future residential phase(s) will only be commenced once the servicing capacity for all of the industrial uses has been reached or 80% of the plan area has been built out, whichever occurs first. - related to Industrial uses to be phased first to have access to remaining servicing capacity
9.2.2. d. Details on Utilities and Servicing...i. Detailed servicing analysis including the identification of anticipated sanitary, storm and water connections, capacity issues and location considerations (related to Efficiency of servicing)
9.2.2.f. Details on Community Engagement
9.2.2.g. A Transportation Impact Assessment ('TIA')...i. Traffic analysis including a review of proposed access points, volumes, queuing, and, flow (avoidance of short cutting traffic) (related to Efficiency of servicing)
9.2.2.h. Details on proposed road cross-sections...i. Details may include: streets network design, buildings and street interface, addition of boulevard trees and improved bicycle and pedestrian infrastructure (i.e. Sidewalk widening, curb extensions, pedestrian scaled lighting, traffic calming, and visual termination) (related to Efficiency of servicing and related to East Lake Road extension)

# VISION



East Points Stage 1 NSP is envisioned to be a key connecting piece between existing residential acreage development and future industrial development, offering employment, educational and housing opportunities. Development of this Plan area is critical in:



Connecting major transportation infrastructure via the East Lake Hill Road NE extension



Addressing the vital need for a High School



Managing the transition between land uses and future growth of two CASP areas



# PROPOSED LAND USE CONCEPT



The proposed land use concept for East Points Stage 1 is comprised of **Residential (34%), industrial (34%), and institutional uses (13%).**

## RESIDENTIAL

Residential uses are located along the south and eastern boundary adjacent to existing and future residential development. This area will include single- and semi-detached housing typologies, as well as a comprehensive town home site. Residential development along the southern boundary is designated R1-E to provide wider lots as an interface with the existing country residential community.

## INDUSTRIAL

Industrial land uses are allocated north of the realigned East Lake Hill Road. Future development within the East Points Industrial CASP area is expected to support these industrial land uses with intensified employment and industrial use north and west of the NSP area.











## INSTITUTIONAL

Municipal Reserve will be designated as Public Facilities District (P-2) for the High School site. The CASP Land Use Concept included a park / institutional 'flex site' anticipated to serve the community's social, educational, and recreational needs as well as create a buffer between industrial and residential uses.



# PROPOSED LAND USE CONCEPT



- |  |   |   |  |
|--|---|---|--|
|  Plan Area Boundary             |  Proposed Transit Stop               |  R1 Single Detached District   |  R3 Low-Rise Multifamily Residential District |
|  Regional Pathway               |  IB-1 Industrial Employment District |  R1-U Single Detached District |  |
|  P-2 Public Facilities District |  R1-L Single Detached District       |  R2-T Low Density District     |  |

# PROPOSED SERVICING

The East Points Stage 1 plan area will be serviced via piped infrastructure for potable water, wastewater and to accommodate stormwater management.

## WATER

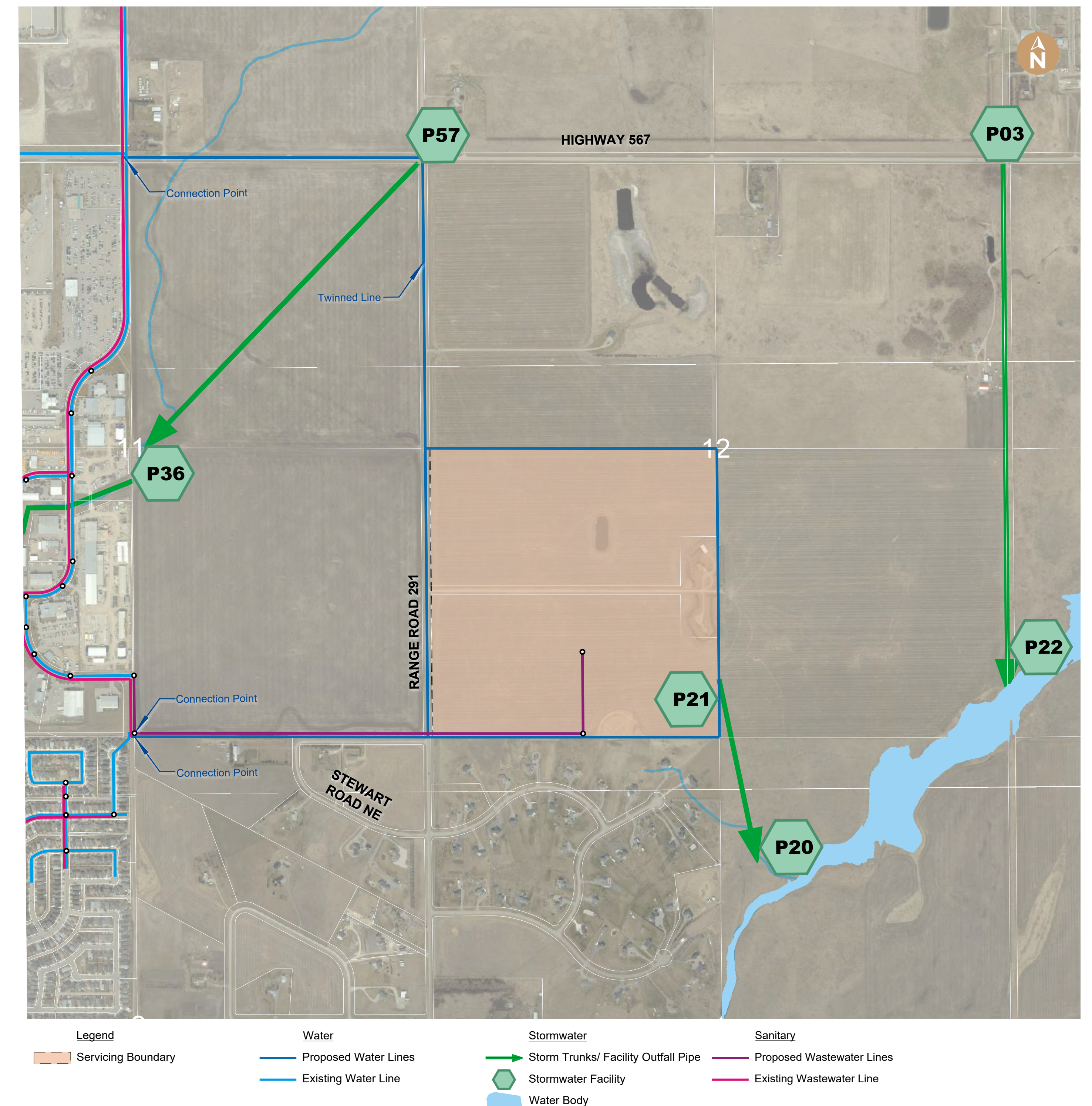
Under the proposed connection scenario, the entire development will be within the Northeast Pressure Zone with water supply from the Highfield Park Reservoir and Booster Station. An additional pump is required at the Highfield Park Booster Station to meet the minimum water servicing requirements for the development.

## WASTEWATER

Wastewater pipes are proposed to be extended through an existing acreage with an easement and along Stewart Road NE. Upgrades are likely required subject to further monitoring and analysis as development occurs over multiple phases.

## STORMWATER

Stormwater is proposed to be managed by a pond facility as described in the City of Airdrie Master Drainage Plan, which is to be constructed in the adjacent parcel to the southeast of the subject lands.



# TRANSPORTATION

## LOCAL NETWORK

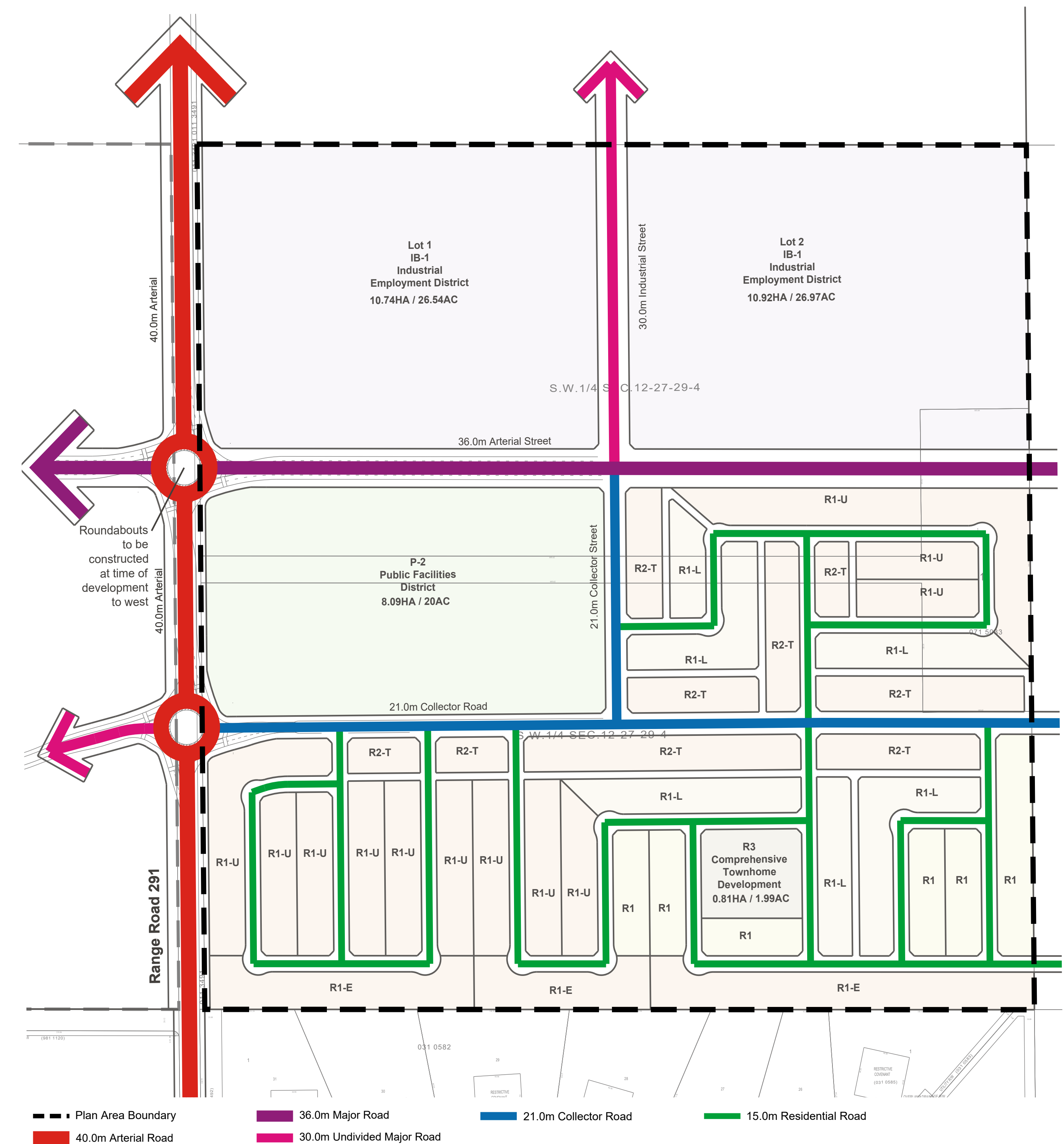
The proposed transportation network is intended to maximize safe movement between the variety of vehicular traffic anticipated in this area. Vehicular connection between the industrial and residential areas have been minimized to encourage separation of industrial and residential traffic. Road standards within the residential community align with City standards.

## RANGE ROAD 291

The proposed concept includes two round-a-bouts along the existing Range Road 291 in an effort to slow down traffic and deter industrial traffic short-cutting. This proposed network permits an efficient grid network and maintains a rectangular school site which is preferred by local school boards.

Upgrades to RR 291 are anticipated to be triggered by nearby development.

## PROPOSED ROAD NETWORK



# CONNECTIVITY

## CONNECTIVITY

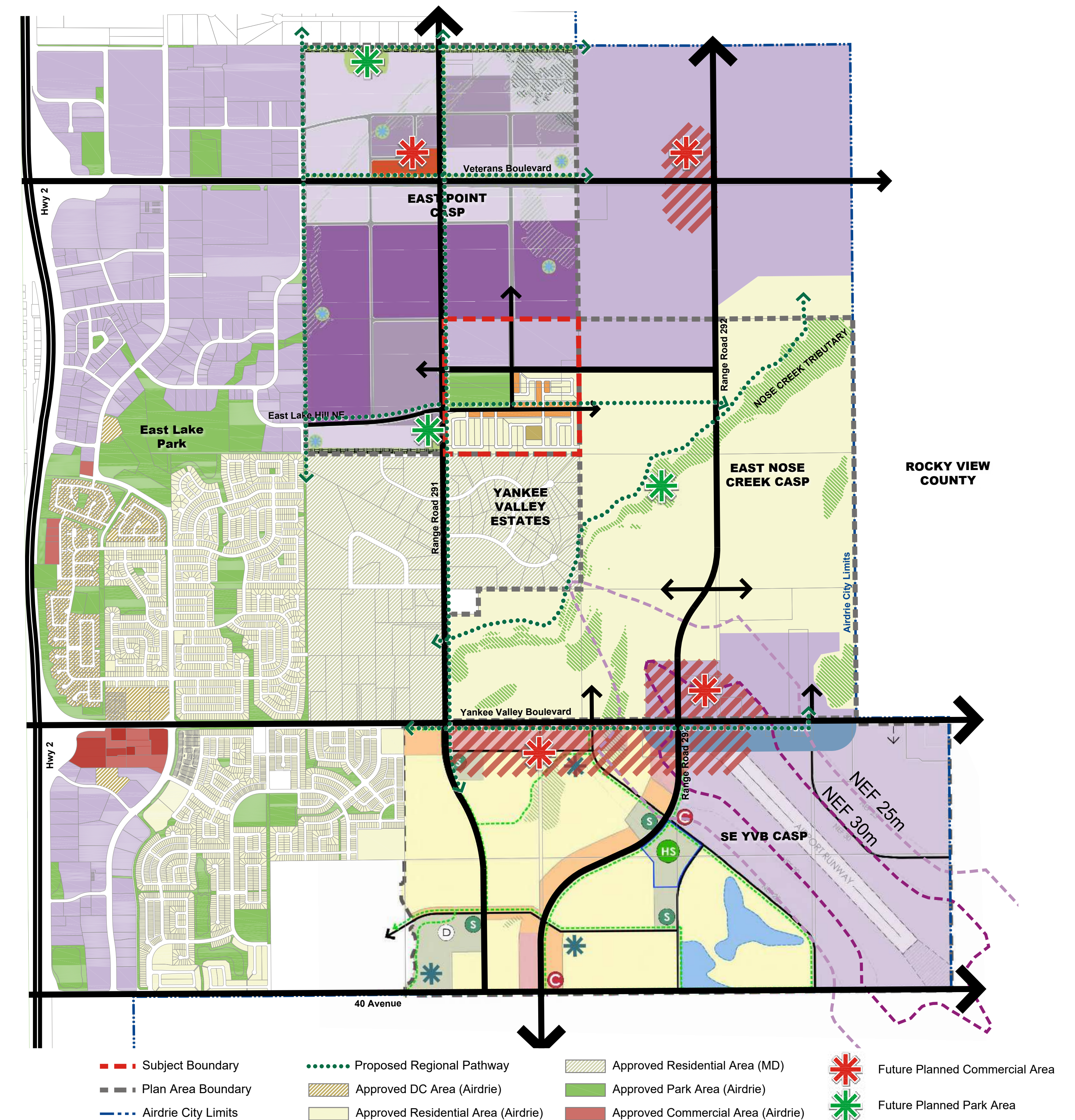
The East Points Stage 1 development concept will be connected to nearby planned and existing open spaces, commercial opportunities, and other resources via an integrated road network and regional pathways.

The East Points Stage 1 lands make up a key connecting piece between existing residential development, future planned industrial development, and future residential development.

## TRANSIT

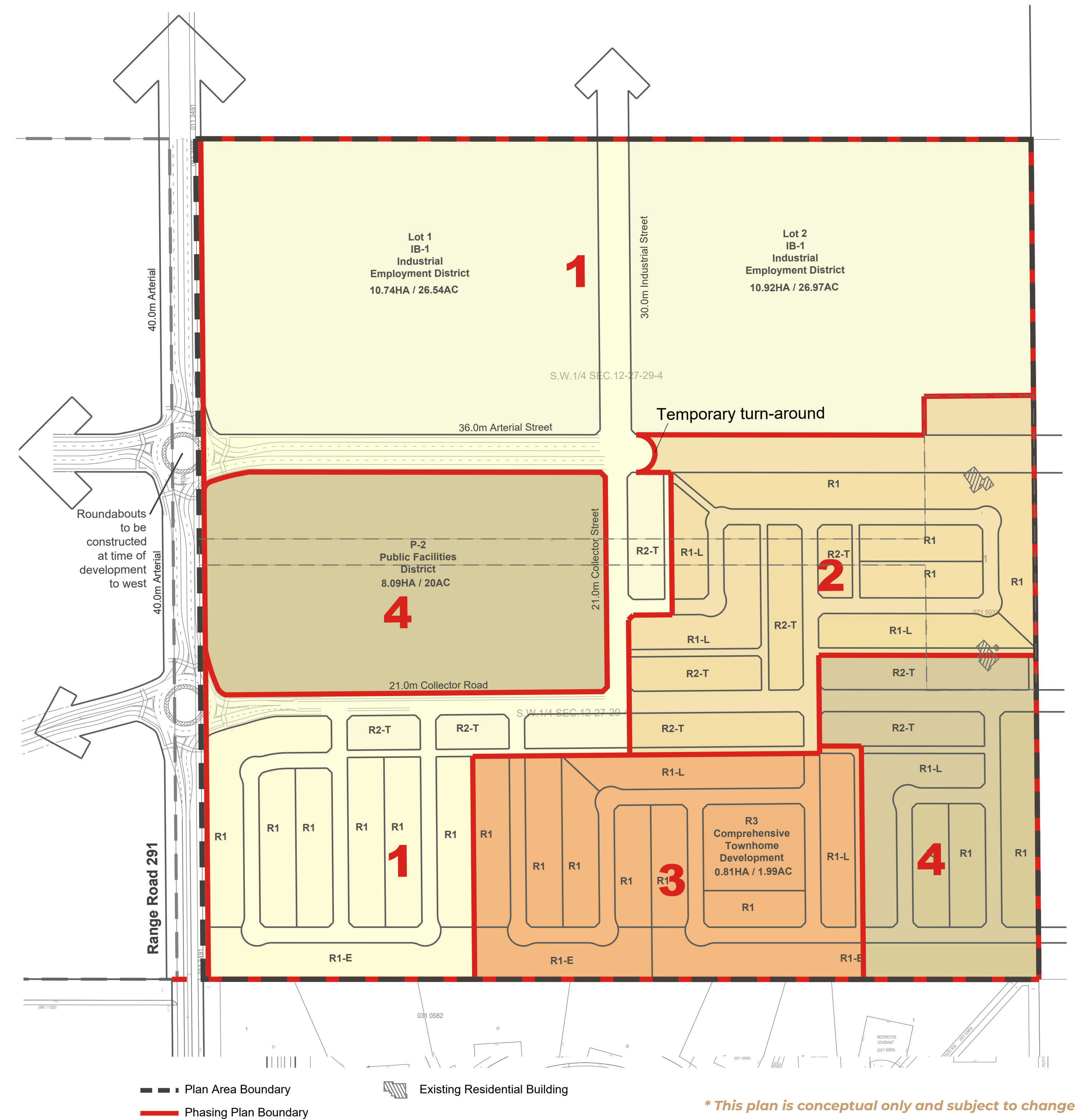
The plan area is expected to ultimately be served by Bus Rapid Transit and local transit routes to provide fast and convenient connections to local and regional destinations. This service will occur over time as the NSP and surrounding areas develop, bringing potential ridership to the area. The transportation network has been designed to accommodate future potential transit routes and potential stops.

Interim transit options including on-demand services may be explored until ridership in the area warrants ultimate service.



# PHASING

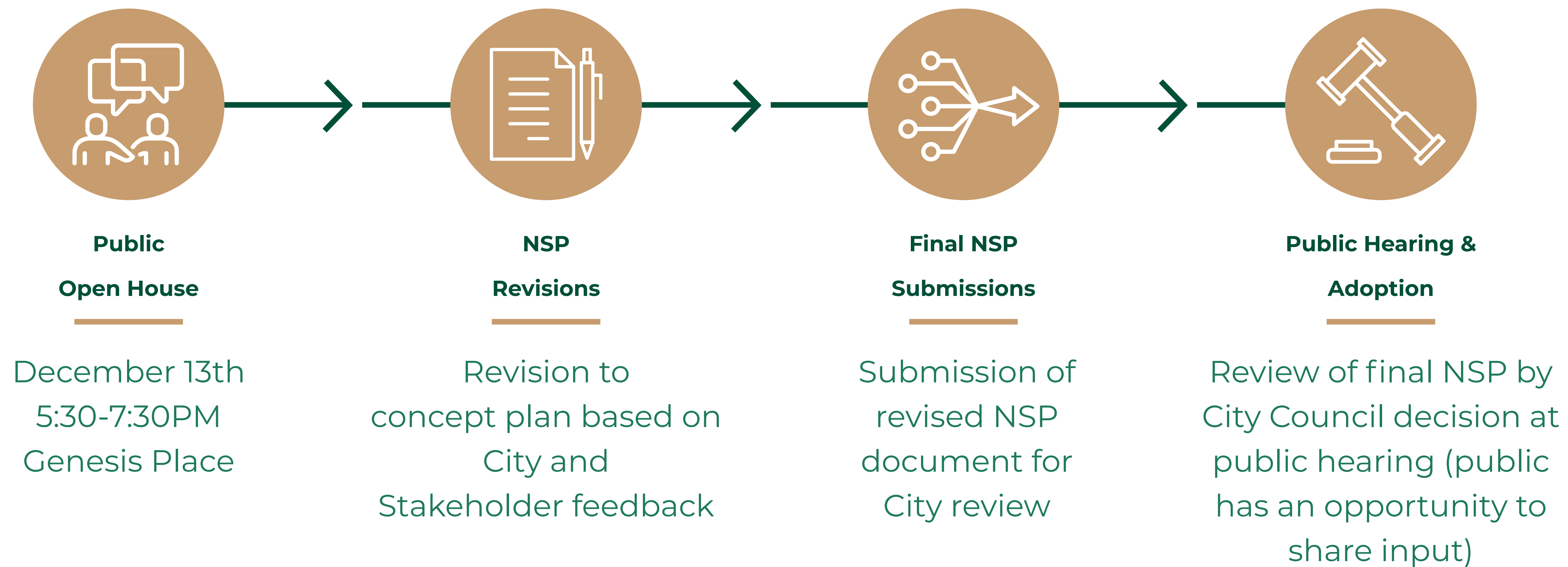
The East Points Stage 1 area is anticipated to develop within a series of phases based on market demand, ownership, and servicing capacity.



# NEXT STEPS



On behalf of the project team, thank you for attending the Open House. The anticipated project timeline is as follows:



## Connect with the project team



Visit [www.EastPoints.ca](http://www.EastPoints.ca)

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