

November 2018

Ashley Park School Site Redevelopment Plan

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1. Background and Introduction

In 2015 the City of Swift Current (the City) acquired the Ashley Park School and accompanying property from the Chinook School Division. The school division had previously discontinued operations as a result of the construction of new facilities elsewhere. The school buildings were demolished in November 2017 triggering the preparation of this concept plan to guide the potential redevelopment of the property.

This concept plan applies to the lands defined by the boundary illustrated on Figure 1 and is intended to provide local residents and the general public with a level of certainty regarding the future form and intensity of development within the site. The concept plan considers the future distribution of land uses, taking into consideration the built-form requirements, as well as providing a general strategy for the extension and connection of services necessary to support the direction portrayed in the plan.

The plan reflects the results of a multi-tiered approach to public and stakeholder engagement. Interested public, and local decision makers were consulted throughout the planning process to obtain local knowledge of the area to inform a plan which accurately captures and elevates the spirit of the existing community. The primary goal of the concept plan is to prepare a design which positively integrates with neighboring developments and contributes to a cohesive and harmonious community.



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1.1 Site Context

The project area is centrally located in Swift Current, south of the Swift Current Creek as illustrated in Figure 1 below. The site is situated between 9th and 10th Avenue and is bordered by Lorne Street to the north and Sidney Street to the south. The site comprises 1.9 hectares and is legally defined as Parcel H, Plan D0516 Extension 0.



Figure 1: Site Context.

1.2 Project Vision and Design Objectives

The vision and design objectives for this project were established through direct consultations with local residents, the general public and members of the city administration.

A large portion of the Ashley Park site is situated on lands which are considered flood prone. These areas are and will continue to be used to host community soccer. The balance of the site situated outside of the defined flood hazard area is intended to support infill residential development.

The project consultations resulted in the establishment of the following key design objectives:

- *To plan for development which takes full advantage of existing municipal infrastructure.*
- *To provide for perimeter focused infill residential development along the northern end of the property.*
- *To promote housing products which are consistent with existing single detached housing in the area.*
- *To retain and re-purpose the facilities associated with the outdoor learning centre.*
- *To retain the existing outdoor soccer facilities.*
- *To provide for enhanced playground areas and facilities.*
- *To provide pedestrian connections between the site and the Swift Current Creek.*



2. Policy Context

The City of Swift Current has adopted a number of statutory and non-statutory documents that contain various policies and regulations intended to represent the community's expectations concerning how development will occur. These documents are organized in hierarchical order as illustrated in Figure 2. This section outlines the sections of these documents that are applicable to preparing this concept plan.

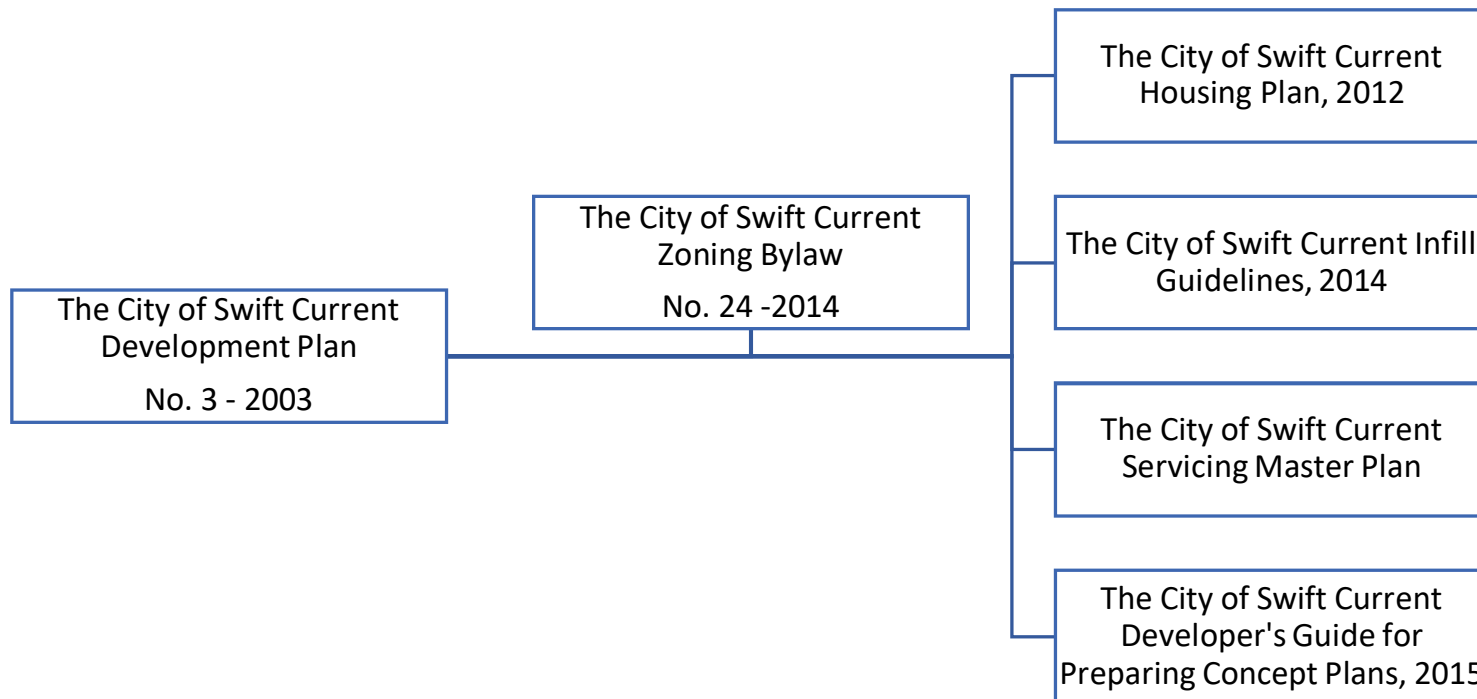


Figure 2: Policy Hierarchy

2.1 City of Swift Current Development Plan

The Development Plan (DP) is the main statutory document that guides growth and development within the City of Swift Current. The DP provides the City's vision, goals, objectives and policies that together set the stage for development in the community. The following represents a summary of the direction provided by the DP used in the preparation of this concept plan.

Section 1.7: Emerging Trends Affecting the Plan.

Declining average family and household sizes combined with the continued expansion of the City's population has created increased demand for new housing.

Section 3 Development Pattern.

The Development Plan promotes the need to encourage compact forms of development which makes efficient use of municipal infrastructure. This is intended to be accomplished through the establishment of density targets, supporting infill development and ensuring that development takes place in a contiguous manner considering the logical extension of municipal services.

Section 5 Residential Development.

The residential development policies prioritizes the need to support the provision of an adequate and affordable supply of housing in order to meet projected population growth and to satisfy the diverse needs resulting from changing community demographics.

This is accomplished by:

- Ensuring that residential development occurs in an orderly manner.
- Ensuring that there is a sufficient supply of serviced land available for the expansion of the City's housing stock.
- Supporting a variety of forms of housing, lots sizes and housing tenureship (ownership/rental).
- Utilizing infill development to increase the accessibility of new housing in established neighborhoods.

2.2 City of Swift Current Zoning Bylaw

The City of Swift Current Zoning Bylaw is the regulatory companion to the City's DP providing a basis for implementing the DP policies on a site basis. The Zoning Bylaw contains specific regulations and standards for the implementation of the policies and direction represented through the City's DP. The introduction of single family housing on the Ashley Park site is accommodated under the site's current R2 zoning.

2.3 City of Swift Current Housing Plan, 2012

The City of Swift Current Housing Plan was prepared to document the City's current housing situation and develop targeted housing strategies. It promotes the supply of housing across the housing continuum which includes subsidized housing, near market housing and market housing.

The Housing Plan

- Forecasts housing needs across the continuum for the next 15 years.
- Identifies housing priorities and targets and strategies to meet these priorities and targets.
- Considers housing in surrounding municipalities; and
- Identifies measures for determining success and how progress will be reported.

At the time of this publication, the City was updating its Development Plan which included updated population projections based upon the most recent Ministry of Health Covered Population Report. The Covered Population Report indicates a six-year growth rate of 1.5% annually. For the purposes of updating the DP policies and estimating population growth and associated land requirements for the next 25 years, the City has chosen to use a growth rate ranging between 2.5% and 3.5% annually. Assuming that the average household size in Swift Current remains at 2.5 persons per household, the most recent projections suggest there will demand for an additional 2,318 - 3,284 new dwelling units by the year 2025 with this total increasing to between 6,563 and 10,330 units by 2040.

Within the Housing Plan, a shortage in apartments, town homes, and smaller homes was identified. An increase in rental prices has resulted in an increased demand for homeownership and the demand for starter homes. The Housing Plan also suggests that seniors are looking to remain in their own homes but to down-size.

Recommendations considered from the Housing Plan in the preparation of the land use concept plan:

- To ensure a sufficient supply of affordable and entry-level housing.
- To support a mixture of housing products.
- To support development that targets specific demographics including first time home owners and support for senior populations.

2.4 City of Swift Current Infill Guidelines, 2014

The City of Swift Current Infill Guidelines is a companion document to the Housing Plan and provides objectives and guiding policy statements related to the design and development of infill sites.

What is Infill?

The term 'infill' is often used in planning documents yet rarely defined for the purpose at hand. For the purposes of this project, the term refers to "The re-purposing of an existing parcel of land within an established and or mature area of the City. Infill takes place on underutilized or transitioning lands that can better serve the communities present and future needs."

The following key objectives and guiding policy statements were taken from the Infill Guidelines for consideration in the preparation of the concept plan.

City wide objectives:

- To contribute to the creation of livable mature areas through residential infill.
- To strive to secure community support and acceptance for residential intensification in mature areas.
- To make more efficient use of existing infrastructure and community facilities; and
- To contribute to the physical renewal of older neighborhoods.

Neighborhood focused objectives:

- To maintain a balanced mix of housing types and density in mature areas.
- To preserve the mature trees on the site, if possible, and trees that are removed in favour of development should be replaced by

- other landscaping, at the discretion of the Parks Manager.
- To protect the stability of single family areas.
- To develop animated and secure public streets and open spaces.
- To minimize vehicular traffic and parking impacts that may result from intensification.
- To secure improvements to the existing mature areas of infrastructure as part of redevelopment; and
- To provide additional housing opportunities.

2.5 City of Swift Current Servicing Master Plan

The City of Swift Current Servicing Master Plan assesses the current capacities for core infrastructure systems throughout the city.

2.6 City of Swift Current Developer's Guide for Preparing Concept Plans

The Developer's Guide for Preparing Concept Plans is a tool created to assist in navigating the City's land development process. This plan has been prepared in compliance with the guide.

3. Site Inventory and Analysis

3.1 Site Description

A rapidly growing population requires innovative and strategic solutions to satisfy the housing demand. The Ashley School site lies in the heart of the infill development area as referenced in Schedule C of the Zoning Bylaw, making the site a prime candidate for redevelopment.

Site Area:

- 1.9 hectares (4.7 Acres)
- Site Length (North to South) 167.46m
- Site Width (East to West) : 113.49m

Site information:

- Blk/Par H-Plan DO516 Ext 0
- Parcel # 144595413
- Owned by the City of Swift Current

The topography of the site slopes gradually from the north-east to the south-west towards the Swift Current Creek. A natural high point is situated midway through the site corresponding with the location of the former school building which provides a more dramatic but localized grade change to the south-east.

The primary school building and accompanying structures were previously located on the northern half of the site adjacent, and fronting onto Lorne Street. The majority of the built features associated with the former school were removed during demolition with the exception of the parking lot and the outdoor learning center. The parking lot is situated in the northwestern corner of the site and features 18 paved parking stalls. The parking lot is currently accessed from Lorne Street with an approximate setback of 6 metres from its intersection with 9th Ave. The outdoor learning center is located mid-site and is surrounded by a number of mature trees. The learning center consists of benches and a plaque commemorating the local community's contribution to the construction of the center.

The southern portion of the site is grassed open space frequently used in the summer months for programmed soccer matches and other field related recreational activities. A tot-sized baseball diamond is also situated in the southeast corner of the property. According to feedback received during project consultations, this area of the site is highly valued by the community.

Other site features include benches, garbage receptacles, several small tree stands and a chain-link perimeter fence. Vegetation on the site is generally situated along the perimeter of the site with the exception of several small tree stands located near the learning center.

Legend

- 1. Soccer Pitch
- 2. Tot Baseball Diamond
- 3. Parking Lot
- 4. Outdoor Learning Center
- 5. Trees and Shrubs



Figure 4: Site Inventory

3.2 Flood Zone Bylaw No.2-2005

The southern portion of the Ashley Park site is situated in the Flood Fringe according to Bylaw No.2-2005 and the accompanying flood map referenced as Figure 5. Establishing flood hazard mapping is intended to identify and restrict development in areas of the City that, under current conditions, are subject to periodic flooding and accompanying flood related hazards.

Lands within flood prone areas are classified as either flood way or flood fringe which are distinguished from one another by the potential elevation and rate of flow of flood waters. Flood fringe areas which include the southern end of the Ashley Park site are considered a lower risk for flood related damage in relation to areas classified as flood way. The City's regulations related to development in these hazard areas includes the following provisions:

Flood Way

New construction may be permitted within an area of existing development where:

- (i) it is certified by a professional engineer licensed to practice in the Province of Saskatchewan that it shall not increase flood levels during the occurrence of the 1:500 flood discharge;
- (ii) it is certified by a professional engineer licensed to practice in the Province of Saskatchewan that all habitable space is constructed with the bottom of the finished floor assembly above the 0.5 metre clearance of the 1:500 year flood hazard elevation, and all uninhabitable space meets the requirements of proper flood proofing and is able to withstand the effects of floodwaters without experiencing flood damage; and
- (iii) it is approved by the Authority Having Jurisdiction.
- (iv) it is certified that flood water flows shall not exceed 1 m³/second at the 1:500 flood event.

Flood Fringe

New construction may be permitted where:

- (i) all habitable space is constructed with the bottom of the finished floor assembly above the 0.5 metre clearance of the 1:500 year flood hazard elevation; and
- (ii) all uninhabitable space meets the requirements of proper flood proofing and is able to withstand the effects of floodwaters without experiencing flood damage at the discretion of the Building Inspector; and
- (iii) it is approved by the Authority Having Jurisdiction.

Recommendations Based on the Flood Zone Bylaw:

Although residential development could be considered within the southern half of the Ashley Park site subject to meeting the requirements noted above, stakeholder consultations reinforced the intention to limit the use of flood prone areas on the site for outdoor recreational uses and situating new housing development to the elevated areas of the site situated outside of the flood hazard zone.

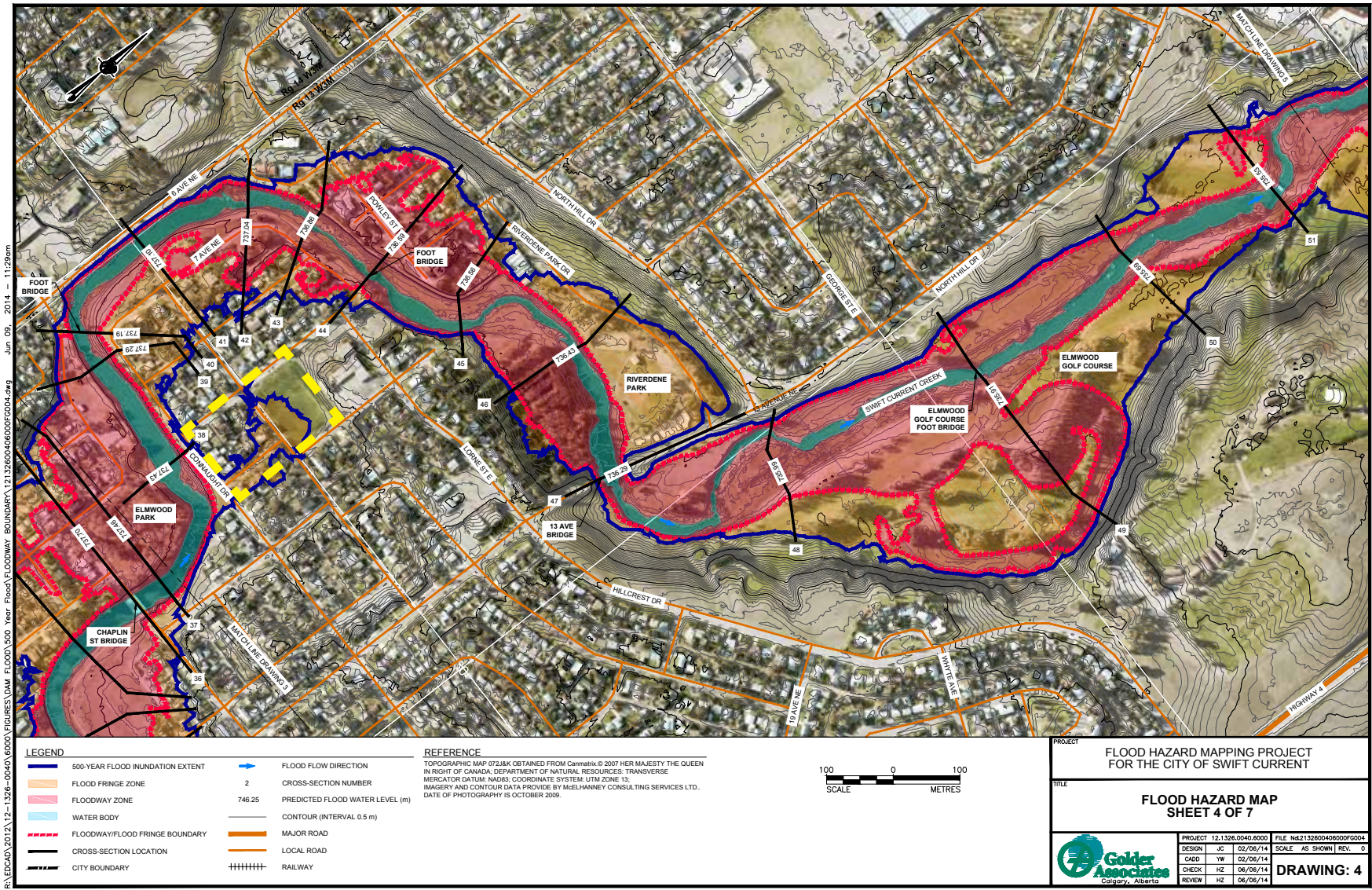


Figure 5: Flood Hazard Map

3.3 Adjacent Land Uses

Development in the area surrounding the site is predominantly single-detached housing. Considering the maturity of the area, housing includes war time (1940's-1950's), traditional (1960's-1980's) and modern style homes (1990's). Housing in the area also includes a mix of rear lane and front driveway access.

There are several multi-family developments in the area including a low rise apartment building situated in the northeast corner of Lorne Street and 10th Avenue. Multi-family developments in the broader surrounding area include duplexes, row-housing and low rise walk-up apartment units. Multi-family housing in this area is predominantly located near 13th Avenue which is classified as an arterial road having sufficient capacity to support the traffic generated by higher density development.

The current density of the abutting residential areas is estimated to be approximately 11 units per gross hectare which is slightly higher than the target density of 10.5 units per hectare as per the City's Development Plan. Despite the area being composed of predominantly single-detached residential dwellings, the narrower lots that are a characteristic of mature residential areas have contributed to the higher local density.

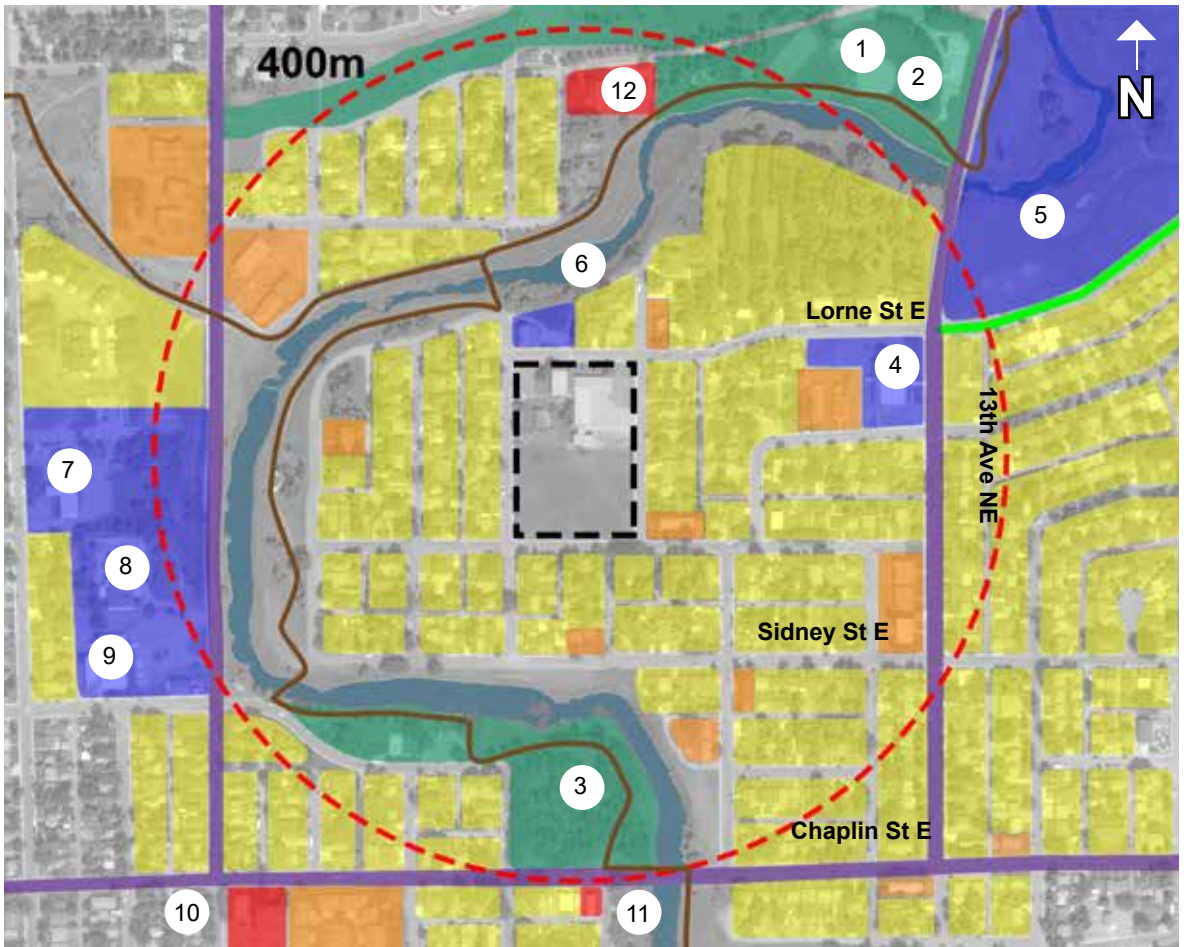
Community services in the area surrounding the site include; the Ashley Park Community Hall, the Elmwood Golf and Country Club, the Lt. Col Clifton Center, Art Gallery of Swift Current and Cypress Health Region.

There is minimal commercial development within walking distance (400 metres) of the Ashley Park site as referenced on Figure 6. Nearby commercial development includes the Riverdeen Garden Center, Elmwood Grocery and the Elmwood Center.

The Ashley Park site is well positioned in relation to a number of parks and open spaces providing a variety of passive, active and programmable recreational activities. Parks in the vicinity include:

- **Riverdene Park:** The park is located north of the site along the Swift Current Creek and includes a rest area and washroom, picnic shelter, outdoor rink, ball diamonds and horseshoe pits.
- **Kiwanis Sk8 Park:** The Kiwanis Sk8 Park is located directly east of Riverdene Park and provides a programmed space for action sport enthusiasts including but not limited to skateboarding and BMX riding.
- **Elmwood Park:** Elmwood is park is located south of the site and features a playground, rest area and washroom, and an outdoor fitness park.
- **Chinook Parkway:** The Chinook Parkway is a multi-purpose pathway extending along the Swift Current Creek. The Pathway provides the opportunity for scenic recreational walks while also providing pedestrian connectivity to other areas of the community. There are two pedestrian bridges associated with the parkway within walking distance from the development site. The first bridge is directly north of the development site while the second is accessed from the west end of Bell Street and connects to the south of the creek adjacent to Elmwood Park.

The Ashley Park site is situated along local roadways which are the City's lowest classification of roadway; intended to accommodate local access to housing. 13th Avenue is an arterial road situated 300 metres east of the site, acting as the primary means of entering and leaving this area of the city.



Legend

- Single-detached residential
- Multi-family residential
- Community Services
- Commercial
- Parks and Open Space
- Arterial Street
- Collector Street
- Chinook Parkway
- Development Site

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Riverdene Park 2. Kiwanis Sk8 Park 3. Elmwood Park 4. Bridgeway Community Church 5. Elmwood Golf & Country Club 6. Ashley Park Community Hall 7. Cypress Health Region | <ul style="list-style-type: none"> 8. Lt. Clifton Centre 9. Art Gallery of SC & SC Branch Library 10. Elmwood Center 11. Elmwood Grocery 12. Riverdene Garden Center |
|---|---|

Figure 6: Existing Development.

4. Consultation

A multi-tiered approach was taken to public and stakeholder engagement for this project which included an administrative charrette, a stakeholder workshop, on-line survey and a public open house.

4.1 Stakeholder Workshop

A workshop was hosted on March 8th, 2018 at the Ashley Park Community Hall which included property owners situated in the immediate vicinity of the project site. The event was well attended with 28 registered participants. Participants were divided into working groups and provided a series of questions to stimulate discussions. Representatives from Associated Engineering and the City Administration were present to help guide discussions and answer questions. The questions that were discussed during the workshop in addition to the summary of responses received are included below.

1. How do you use the site in its current form, and how do you witness the site being used ?

- Soccer (Southern Portion of the Site)
- Baseball
- Football
- Dog walking

Some additional points of discussion based on question 1 included:

- Basketball was a popular attraction before the court was removed through the demolition of the school.
- There is not much to do on the site following the removal of the school and its associated facilities including the playground.
- Prior to demolition the site generated a lot of activity outside of school hours.
- An all-season activity would be desired.
- The parking lot continues to be used sporadically during soccer events.

2. We have identified five primary on-site features including a soccer pitch, an outdoor learning center, existing treed area, a basketball diamond and the parking lot near the former school building. What features should be retained through development, and are they accommodated in other areas of the city?

- All features should be retained
- Soccer pitch

Some additional points of discussion based on question 2 included:

- Trees are important to the aesthetics of the area and should be retained through redevelopment where possible.

3. If you could pick one feature of the site to retain that would benefit the community, what feature would that be?

- Soccer pitch
- Outdoor learning center / commemorative feature

Some additional points of discussion based on question 3 included:

- A playground would be a desired feature for the site.
- A formal restroom structure is preferred over the portable washrooms that are brought in during the summer months.
- The outdoor learning center could be enhanced and retained.
- Retaining the soccer pitch is desired because it provides flexibility in terms of accommodating other uses.
- Seating area to watch soccer
- Community garden

4. The City's infill guidelines state that infill sites are required to include a housing component. What type of housing is best suited to the present needs of Swift Current, and would compliment and contribute to the betterment of the surrounding area?

- Single family housing on larger lots
- Semi-detached (two-unit dwellings)

Some additional points of discussion based on question 4 included:

- 'Cookie Cutter' housing with identical architectural features is not desired.
- High density is not a desired form of development (i.e. apartments, row houses).
- Housing styles that complement the adjacent area is desired.
- The area is noted as being quiet and having a small-town feel.

5. How do you feel about current site safety and how might it be enhanced through development?

- No major concerns regarding safety
- Lighting is a concern on the south side of the park
- The remnants from the demolition is a safety concern

Participants were provided an opportunity to prepare a series of sketches illustrating the potential configuration of development within the site. These sketches have been reproduced below and were used to inform the preparation of this plan.

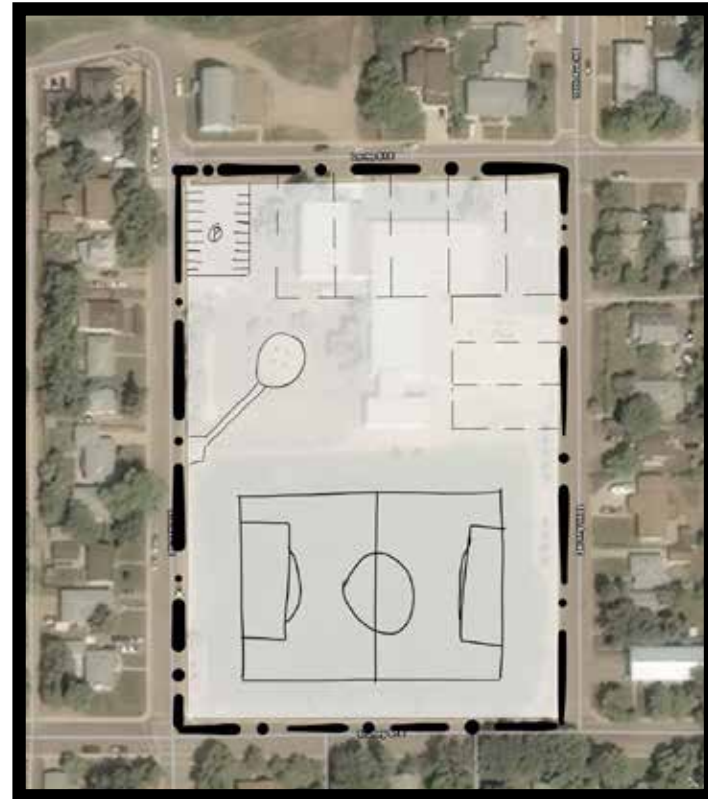
Sketch 1



Key Points:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking.
- The outdoor learning center/commemorative feature is moved to the center of the site to serve as a gathering place, and viewing area for the soccer pitch.
- The soccer pitch is retained.

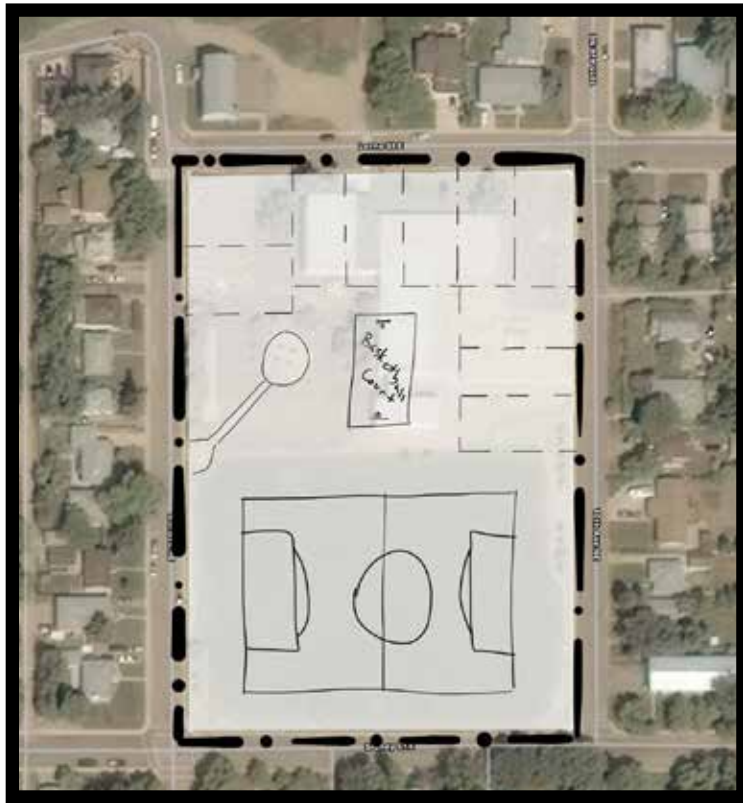
Sketch 2



Key Points:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking.
- The outdoor learning center remains in its current location and is complimented by additional recreational space mid-site.
- The soccer pitch is retained.

Sketch 3



Key Points:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking.
- The parking lot and outdoor learning center / commemorative feature remains in its current location.
- The soccer pitch is retained.

Sketch 4



Key Points:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking.
- The parking lot and outdoor learning center / commemorative feature remains in its current location.
- Open park space has been retained mid-site.
- The soccer pitch is retained.

4.2 Online Survey

Following the stakeholder workshop, an on-line survey was published on the City's website from March 21st to April 6th. The on-line survey was intended to broaden the base of input received. A total of 50 completed surveys were received and are summarized below:

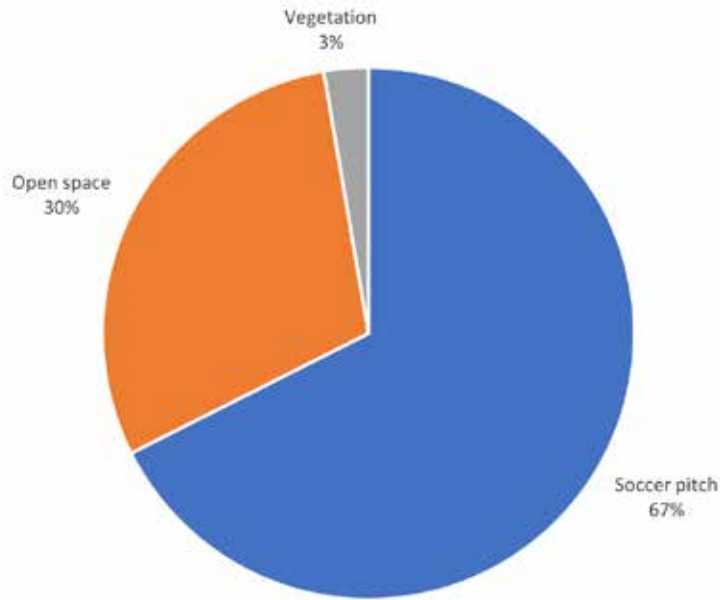
Question 1: How do you use the site in its current form, and how have you seen the site being used?

Use	Responses
Park/Recreational Space	20
Playground	6
Basketball	8
Soccer	26
Kite Flying / Frisbee	5
Sledding	3
Dog Walking	5
Bike Riding	2
Flag Football	1

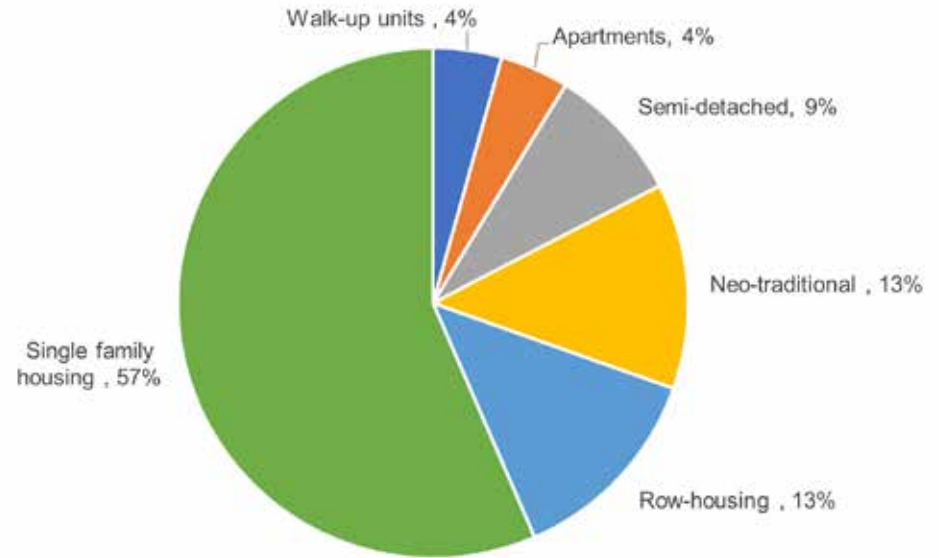
*Note: Participants had the opportunity to record multiple uses.



Question 2: If you could pick one existing feature of the site to retain that would benefit the community, what would that be?



Question 3: The City’s infill guidelines state that infill sites are required to include a housing component. What type of housing is best suited to the present needs of Swift Current, and would complement and contribute to the betterment of the surrounding area?



4.3 Public Open House

A public open house was hosted at the Innovation Credit Union I-Plex Auditorium on the evening of August 14th, 2018. The event was held to introduce the proposed concept plans for both the Ashley Park and Oman School sites. The combined come and go event was well attended with 51 registered guests. The open house included a series of display boards providing information on the proposed land use concept plan. Members of the consulting team and city administration were present and actively engaged in discussion with event participants.

Following the public open house, the open house display boards and comment sheets were published on the City’s website. A second on-line survey was hosted from August 15th until August 31st, 2018 to provide an additional opportunity for receipt of public comments concerning the proposed concept plan.

In all, 11 comment sheets were submitted during the open house and an additional 7 comment sheets were submitted in response to the on-line survey. Copies of the comment sheets received are attached as Appendix A. The public response to the proposed land use concept plan was generally supportive as a follow-up to the public workshops. The results are summarized in Figure 7.

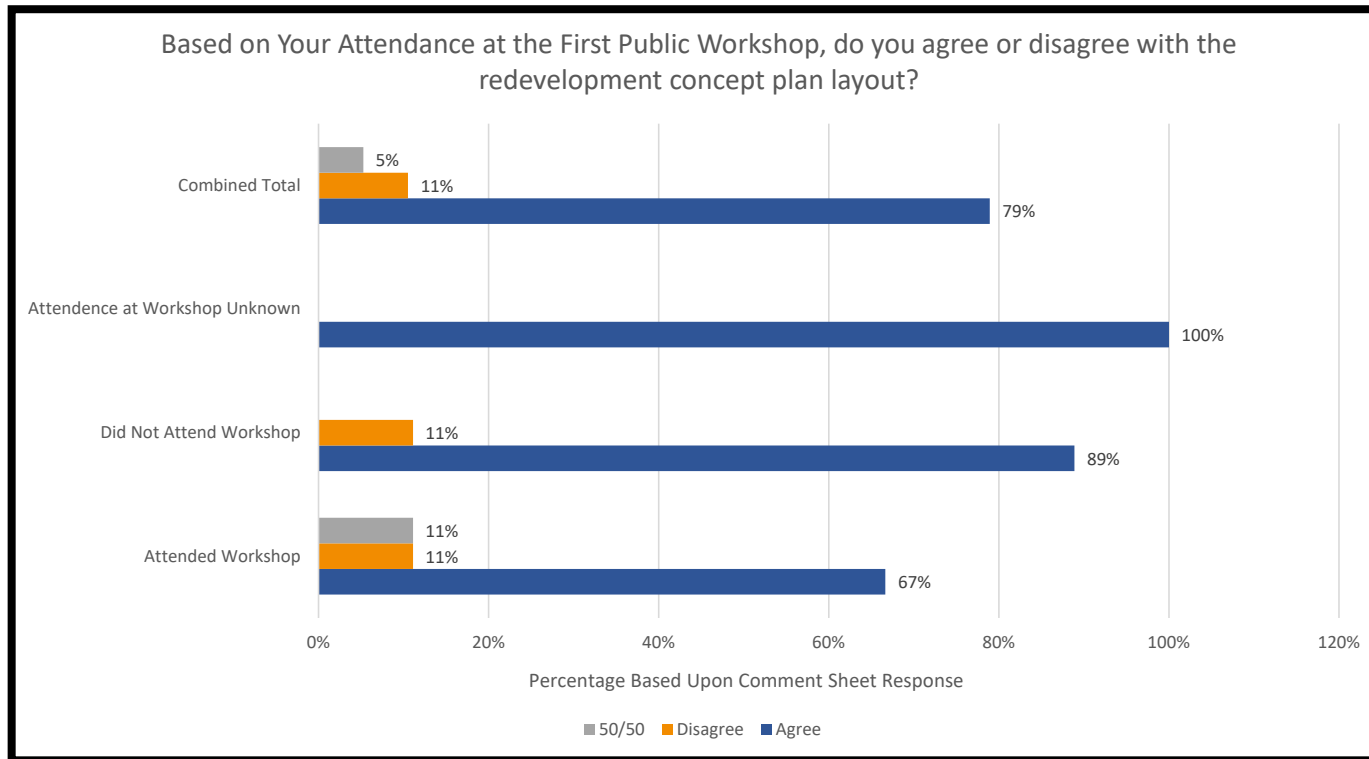


Figure 7: Public Comments Summary

The following are key points about the plan that the community agrees with:

- Liked the creekside area including the relocation of the outdoor learning center, coupled with the extension of the pathway north of the site.
- Liked the proposed internal pathway system.
- Liked the re-introduction of basketball on the site in addition to the playground area.
- Liked the retention of the soccer pitch and green space.
- Liked that the proposed housing product is lower density.

The following are key points about the plan that the community members feel could be improved on.

- Larger park space for both young and old children.
- Too many houses on the site.
- Would like to see a washroom introduced.
- Would like to see the opportunity for individual lot development.
- Would like to see a spray park.

5. Land Use Strategy

5.1 Plan Design



Figure 8: Land Use Concept Plan.

5.2 Residential

The concept plan provides for the introduction of 13 perimeter focused single-unit residential lots along the north half of the site. Residential lots are planned to front Lorne Street as well as 9th and 10th Avenues. Development on the sites is anticipated to be exclusively single detached dwellings. The lots are planned to be approximately 16 metres wide and 40 metres deep which is similar to the larger lots that exist in the adjacent built-up area. Modern style housing is expected on the sites with sufficient space provided for front attached garages to minimize on-street parking; providing additional on-street parking spaces for park users.

Housing styles within the site should complement the area by utilizing similar materials and massing and are expected to include a mixture of bungalow, modified bi-level, and two-story housing products which would fit well with the adjacent development.



5.3 Open Space

In 2015 the City of Swift Current adopted landscaping standards (Part A6) as part of their overall Development and Design Standards. The landscaping standards provide a detailed set of guidelines for developing parks and open spaces, and were used to inform the following section. During detailed design it is recommended that a landscaping plan is prepared in accordance with the City's design standards, and the information and general direction presented in this concept plan.

Park and open space makes up approximately 60% of the gross development area within the site. Through project consultations, it was determined that the existing soccer pitch on the southern half of the site should be retained. The soccer pitch is frequently used for informal and formal programmed activities like club soccer and other field related events making it a valued asset to the community.

The plan proposes additional internal park space extending between the back of the planned residential lots including a tot playground and half-court basketball area. The loss of the basketball court associated with the Ashley Park School was seen as a significant loss to local residents so the addition of a new facility will be positively received by the local community.

The playground area provides a central play area for local children and families attending soccer events. The area is situated at the height of land and is fully visible from the soccer field allowing parents attending soccer events to easily monitor their children. The playground area is required to conform to CAN/CSA-Z614-M90 in accordance with the landscaping standards. The playground area must also include at minimum 5 pieces of traditional equipment within a single retained area. Special consideration must also be made to assure the playground is accessible including the integration of wheelchair accessible components to promote inclusive play. Seating areas for supervising adults shall also be included, accompanied by durable trash receptacles that provide clear visibility towards the playground area.



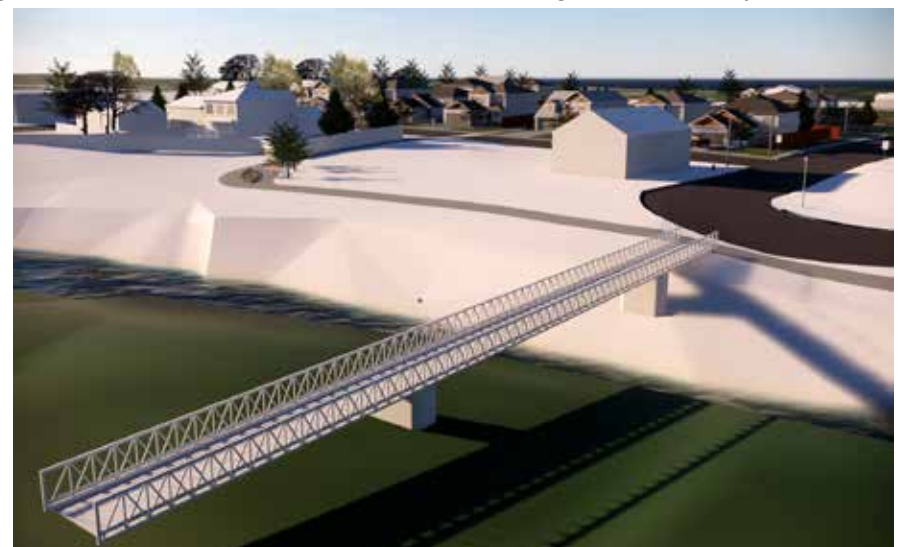
The park entrances and the internal pathway network will be illuminated to enhance the park security after dark enabling safe navigation and discouraging unwanted behavior. The lighting should be fully shielded to direct light towards the area intended to be illuminated as a means of reducing unwanted glare in adjacent residential lots. In accordance with the City's Design and Development Standards, one bench shall be located at each pathway entrance. In addition, at least one trash receptacle shall accompany each of the park benches.

To complement the internal park space, trees and vegetation should be introduced to make the area more inviting for users. New plantings should be sensitive to the ecological patterns in the area and blend with the existing vegetation. In accordance with the City's landscape standards a minimum of 60 trees should be provided for every hectare of landscaped area including both coniferous and deciduous trees. Trees and shrubs within the site should be drought resistant and easy for city maintenance staff to maintain. In selecting and placing trees and vegetation special consideration should be given not to interfere with, or restrict visibility into the park space. The type and placement of vegetation will be determined during the detailed design for the site.

The outdoor learning centre that currently exists on the site has been identified as an important asset to retain. This area consists of several picnic style benches in addition to a plaque commemorating those who contributed to the construction of the amenity. The concept plan anticipates the relocation and re-purposing of this amenity as a rest area along the Swift Current Creek situated directly north of the site. The relocated learning center will serve as a rest stop, taking advantage of the scenic views along the bank of the Swift Current Creek. To accommodate this relocation, the Chinook Parkway will need to be extended from the bridge north of the development to Lorne Street near the existing mid-block crossing. The extension of the parkway will connect the Ashley Park site to the trail network which has been outlined as a project priority.

5.4 Circulation

The plan area is bordered to the north by Lorne St. E, to the south by Sydney St. E, and to the west and east by 9th and 10th Ave NE respectively. All of the above noted roadways are classified as local roads and are intended to provide street access to abutting residences. According to the City's current Development Plan, single-unit housing is the preferred form of development along local roadways.



The concept plan does not propose the construction of any new roadways or lanes. Development as represented in the concept plan can be accommodated using the existing road network as front facing garages were the preferred form of housing represented during project consultations.

Lorne St. E provides direct access to 13th Ave east of the site which is an arterial roadway intended to carry traffic through or between various districts in the City. Connection to 13th Ave is important for efficient vehicle movement and lot frontage onto Lorne St. E has been maximized to reflect this reality. Likewise, when the school was still in operation Lorne St. E was the primary street frontage. By Locating lots on the north half of the site and maximizing frontage onto Lorne St. E the plan should not drastically alter traffic movement into and out of the area.

5.5 Active Transportation

The City of Swift Current actively supports alternative forms of transportation through the development of pedestrian corridors and pathways allowing non-vehicular modes of travel. The Chinook Parkway is the City's preeminent pedestrian and cycling corridor providing over 20 kilometers of hard-surfaced trail alongside the Swift Current Creek.

The concept plan recognizes the significance of maintaining a functional link between local residents and the Chinook Parkway by providing a complementary internal pathway connecting to the broader regional path system. The planned internal pathway network converges into the central play area which will act as a central gathering point within the site. Internal pathways are expected to have a 2 metre wide asphalt surface. In addition to facilitating east-west navigation within the park, the network is intended to extend to the north through a planned pedestrian corridor, linking the park area to the parkland situated along the Swift Current Creek.



5.6 Population Projections Density and Development Yields

Land Use	Area (ha)	Area (ac)	Percentage of GDA
Gross Development Area (GDA)	1.9	4.7	100%
Single-detached Residential	.78	1.95	40%
Parks and Open Space	1.12	2.75	60%

Residential development represents approximately 40% of the gross development area. The proposed residential density at full build-out for the site is approximately 6.8 units per gross hectare. This density is slightly lower than the City's overall target density of 10.5 units per hectare due to the retention of significant park space in the project area. Park and open space represents approximately 60% of the gross development area. During project consultations it was emphasized that the retention and enhancement of public open space was a priority.

Based upon an average of household size of 3.5 persons; at full build-out the plan area is anticipated to accommodate a total population of approximately 46 new residents. Forecasting future populations in an area is important when evaluating property servicing and the communities broader infrastructure capacity. Population projections and timing of development also assists municipal decisions concerning community services such as health, fire, protective services as well as assessing future demand on local schools.



6. Servicing Strategy

6.1 Water Distribution

Potable water for the proposed infill development will be supplied by the existing municipal water distribution system. The following sections outline the proposed water servicing for the site.

Existing Water Infrastructure

The site is serviced by a network of 150 mm diameter water mains along 9th Avenue, 10th Avenue, Lorne Street and Sidney Street providing service for domestic use and supporting firefighting. These mains are a combination of asbestos cement and PVC.

Water Design Parameters

Evaluation of the water distribution system for the site area is based on the parameters set forth in the City's Design and Development Standards (2015)(DDS). Specifically, the water demand estimates are based on the following parameters.

- Average day demand (ADD): 415 liters per capita per day (Lpcd)
- Maximum Day Demand (MDD): 2.1x ADD
- Peak Hour Demand (PHD): 3.2x ADD

Water Demand Summary

The estimated demands have been calculated based on the lot layout proposed for the project site area and an estimate of 3.5 people/dwelling as defined in the City's DDS. Based on a maximum of 13 units, the design population for this development is estimated at 46 people. A summary of the demands associated with the proposed infill development are below.

Design Population	ADD (L/s)	MDD (L/s)	PHD (L/s)
46 People	0.22	0.46	0.70

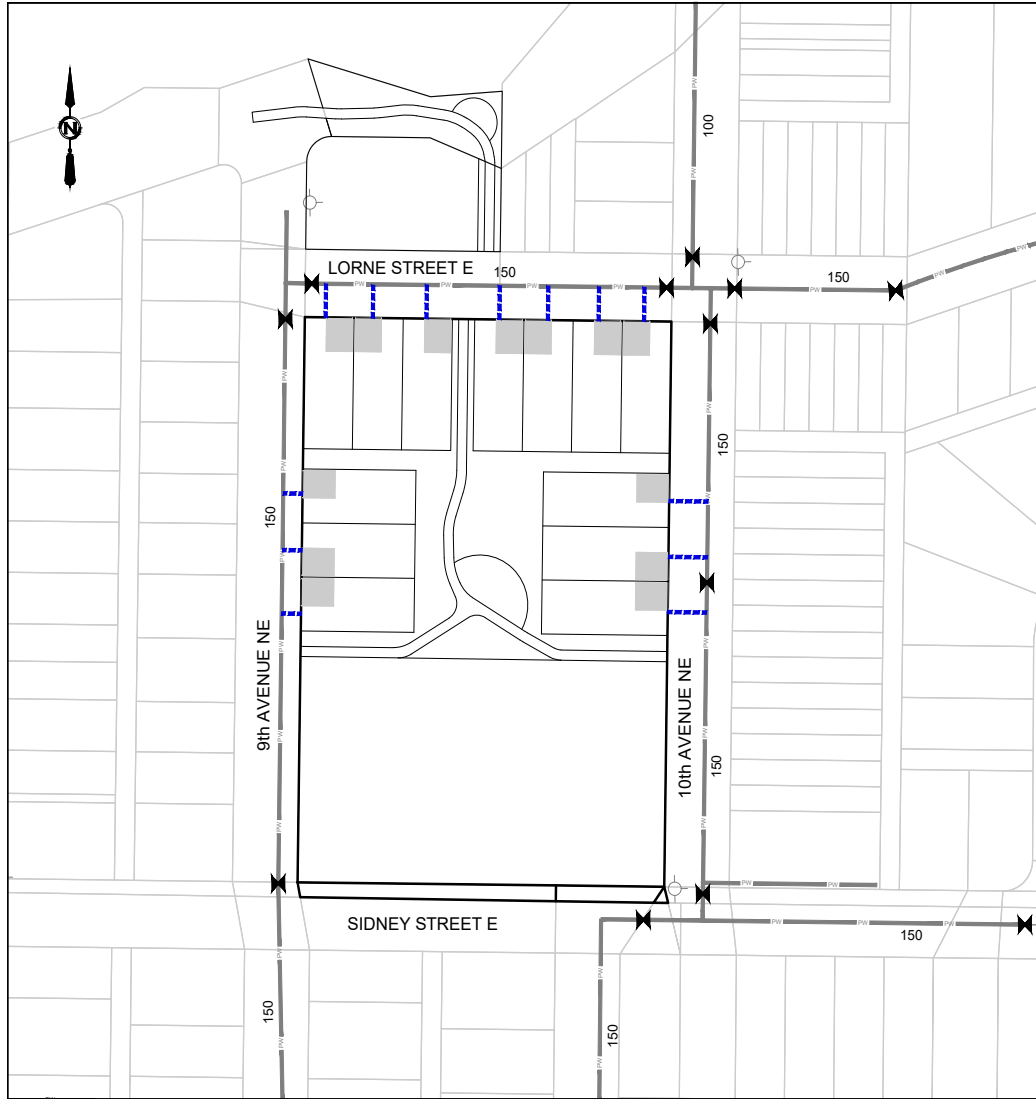
Fire flows, as outlined in the City's DDS, shall be designed to meet the minimum development type classes while maintaining a residual pressure at any location of 140 kPa (20 psi).

Water Servicing

Seven lots will be serviced by the existing 150 mm diameter water main along Lorne Street. Three lots will be serviced by the existing 150 mm diameter water main on 9th Avenue and three lots serviced by the existing 150 mm diameter water main on 10th Avenue.

There will be no water main extensions, valves nor hydrants required for this development.

Water service connections will be 25 mm diameter Municipex with corporation stops located at the main connection and curb cocks at property line. Services beyond the property are the responsibility of the lot owner(s).



The DDS states a minimum of 1900 L/min (32 L/s) at 140 kPa (20 psi) must be available for single family units. Available fire flow will be confirmed during detailed design using existing models and software. Previous reports have indicated fire flow in excess of 150 L/s is available for the area.

LEGEND ASHLEY PARK EXISTING AND PROPOSED WATER DISTRIBUTION SYSTEM







-  EXISTING WATERLINE
-  PROPOSED WATERLINE
-  FUTURE WATERLINE SERVICE CONNECTION
-  EXISTING FIRE HYDRANT
-  PROPOSED FIRE HYDRANT
-  EXISTING VALVE

Figure 9: Water Distribution

6.2 Wastewater Collection

Wastewater collection for the proposed infill development will be supplied by the existing municipal sanitary sewer system. The following sections outline the proposed servicing.

Existing Wastewater Infrastructure

The project site area is serviced by a 300 mm diameter gravity sewer main along 9th Avenue and 200 mm diameter gravity sewer mains along 10th Avenue and Lorne Street. All sewage is directed by gravity to the south to a receiving lift station (Lift Station No. 3) and eventually discharged to the City's Wastewater Treatment Plant.

Wastewater Design Parameters

Evaluation of the wastewater collection system for the project site area is based on the parameters set forth in the City's DDS. The projected sewage generation rates are estimated to be 80% of the water demand. Typically, 80% of the water demand contributes to the sewer with the remaining being used for irrigation purposes.

Calculation estimates for wastewater flows attributed to the project site area are based on the following parameters:

- Project site area of 1.9 ha.
- Wastewater generation rate of 332 Lpcd.
- Project site area design population of 46 people based on 3.5 person's / household and a maximum of 13 units.
- 0.20 l/s/ha allowance for inflow and infiltration (I&I).
- Peak design flow (PDF) is the sum of the peak dry weather flow (PDWF) and the I&I allowance.
- $PDF = (ADWF \times pf) + I\&I$
- Harmon Peaking Factor calculated based on the land use design population.

$$\text{Harmon Formula } Pf = 1 + 14 / (4 + P^{0.5})$$

Where, Pf = Harmon Peaking Factor

P = Population in thousands

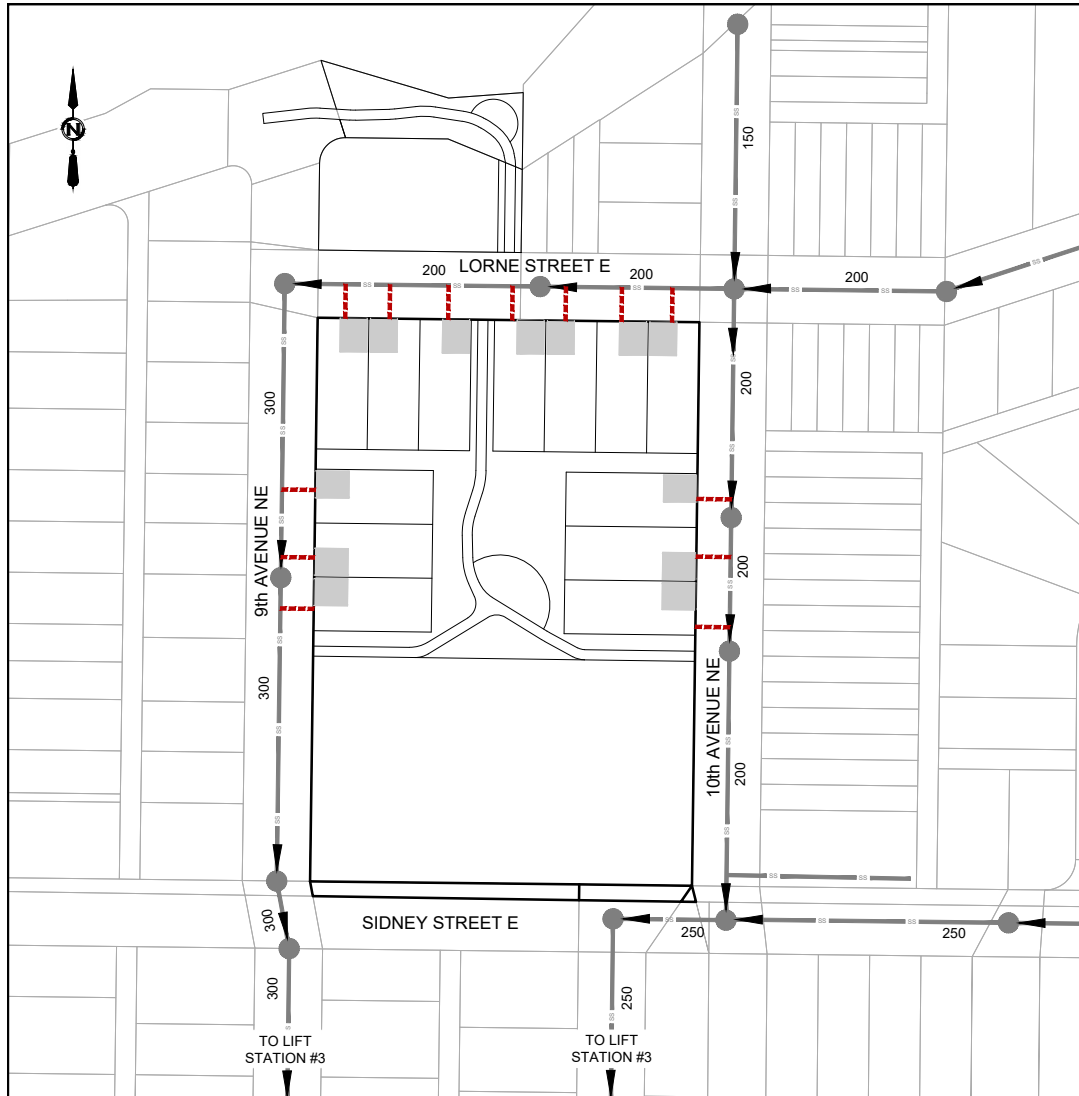
Wastewater Demands Summary

The project site is divided into two areas with services for three lots along 9th Avenue, three lots serviced along 10th Avenue and seven lots serviced on Lorne Street.

The Harmon Peaking Factor was calculated to be 0.38 L/s. The project site area will generate an estimated peak design flow of approximately 1.64 L/s based on the design population of 46 people.

Wastewater Servicing

Lots will be serviced from the existing sewer mains. Existing invert elevations and grades will be confirmed during detailed design.



LEGEND **ASHLEY PARK EXISTING AND PROPOSED WASTEWATER SYSTEM**







-  EXISTING SANITARY SEWER PIPE
-  PROPOSED SANITARY SEWER PIPE
-  FUTURE SANITARY SEWER SERVICE CONNECTION
-  EXISTING SANITARY SEWER MANHOLE
-  PROPOSED SANITARY SEWER MANHOLE
-  SANITARY SEWER FLOW DIRECTION

Figure 10: Sanitary Collection

6.3 Stormwater Management

Stormwater management for the project site area will be provided by attenuating on-site post-development flows to the calculated pre-development flow rates to minimize the impact on the existing storm sewer system.

Existing Stormwater Infrastructure

Storm sewer is located south of the property flowing from both east and west to the intersection of 10th Avenue and Sidney Street eventually discharging at an outfall located south of Connaught Drive.

Stormwater is collected through a series of catch basins connected to the storm drainage system.

Stormwater Design Parameters

The site can be graded to the existing stormwater system. Changes will be made to the general flow direction of stormwater and the amount of impermeable surfaces. An evaluation of pre- and post- conditions will be completed during detailed design with the intent to store stormwater beyond the pre-development flow rate by controlling the discharge rate and creating temporary surface ponding in catch basins.

Calculation estimates for stormwater attributed to the project site area are based on the following parameters:

- For areas less than 65 ha, the Rational Method shall be used to design the storm drainage system.
- Rational Method Formula:

$$Q = CIA$$
 Where Q = the design peak flow (m³/s)
 I = the intensity of rainfall (m/s) corresponding to the time of concentration
 A = contributing area (m²)
 C = the runoff coefficient
- The time of concentration is comprised of the overland flow time to the storm sewer inlet. Overland flow to curbside in residential areas shall be calculated. Using the Kirby/Hathaway equation:

$$T_c = 1.444 (Ln / S^{0.5})^{0.467}$$
 Tc = Time of Concentration in Minutes
 L = Distance of Travel in Meters
 N = Roughness Coefficient
 S = Slope in m/m
- 1:5-year storm return period will be used for design of the minor system (below ground, pipe network). 1:100-year storm return period for the major system (above ground, surface runoff)
- Intensity duration frequency curve data for the Swift Current area will be used to estimate rainfall.
- Where the maximum initial time of concentration is fifteen minutes, the rainfall intensity (i) has an associated five-year return period rainfall of 50mm/hr.
- Pipes will be sized based on the Manning's pipe flowing full equation.
- Site area of 1.9ha.

- Runoff permeability coefficient (C) values will be weighted based on existing and proposed conditions, comparing: grass, pavement, roofs, and park area.
- Development will attenuate on-site flows to the pre-development flow rate.
- Overland drainage will be maintained at a minimum of 0.50% grade.
- Survey is required to facilitate evaluation of pre-development flows and post-development design.

Stormwater Servicing

Upon completion of a detailed survey, a grading plan can be developed to best work with the topography. This in turn will reduce the amount of earthworks required and provide a lower development cost. For illustration purposes, we have made some assumptions and provided an overall conceptual grading plan and layout for stormwater.



LEGEND

ASHLEY PARK EXISTING AND PROPOSED STORM SEWER SYSTEM

- | | | | |
|--|---------------------------------------|--|----------------------------------|
| | EXISTING STORM SEWER PIPE | | EXISTING STORM SEWER MANHOLE |
| | FUTURE STORM SEWER SERVICE CONNECTION | | PROPOSED STORM SEWER MANHOLE |
| | PROPOSED OVERLAND DRAINAGE | | EXISTING STORM SEWER CATCH BASIN |
| | STORM SEWER FLOW DIRECTION | | PROPOSED STORM SEWER CATCH BASIN |

Figure 11: Storm Sewer

6.4 Summary of Concept Servicing Costs

Based on the servicing concept presented herein, the information below represents an opinion of probable cost for the development.

Item	Description	Estimated Cost
1	Roadways and Site Work	\$160,000
2	Storm Sewer	\$30,000
3	Building Services	\$50,000
Subtotal		\$240,000
	Contingency (20%)	\$48,000
	Engineering (12%)	\$29,000
Total		\$317,000



7. Implementation

7.1 Zoning

Concept plans within the City of Swift Current are adopted through a resolution of Council. They are intended to inform the subsequent preparation of a subdivision and development permit application, providing the City with a basis for evaluating the level of compliance of these submissions with the City's vision for this area.

This plan was prepared to align with the City's infill and overall development goals, objectives and policies with consideration to the input provided through public and stakeholder engagement. It establishes the design principles that need to be acknowledged in the actual development of the site. The following sections identify these key design principles which will be used by the City to evaluate the level of compliance that a future development application may have with this plan, which in turn will define the approval process and need for additional consultation in the future.

The plan area is currently zoned R2-low density multi-unit residential district. The intent of the R2 district is to establish and preserve quiet, medium density residential neighborhoods free from other uses except those which are compatible with such a district.

Considering the above noted definition, the site will be capable of retaining the R2 zoning to accommodate the development represented by this concept plan.

7.2 Design Principles

To support and guide the future development of the Ashley Park School site, the following design principles shall apply:

The building height, landscaping, and design will need to comply with the guiding statements within the City of Swift Current Infill Guidelines. These provide pertinent details regarding the building height, lot coverage, building lot depth, roof type, material textures and color, entries, windows, doors, decks, and balconies, and corner lot-facade details. Below are the key guiding statements which will need consideration during development of the new lots.

Building Height

Existing housing along 9th Avenue is predominantly single story bungalows. New homes planned to front along the western boundary of the site are anticipated to include split level and two-story dwellings with front driveways and front attached garages. The addition of a front attached garage provides a step back transition moving away from the front of the lot to accommodate a potential increase in the height of the principle dwelling without significantly changing the perspective at street level.

Existing housing along the north end of 10th Avenue also consists of single story bungalows but these homes are situated at a higher elevation than the adjacent lands within the Ashley Park site. As a result, the construction of split and multi-story housing along this segment of the site will have no measurable impact on how the facing homes related to each other.

Housing along the north side of Lorne Street is limited to two newer style residences which will be complemented by new housing development within the subject site and provides no limitation in regards to building height.

Lot Coverage/Building Setback

Existing housing in the area surrounding the Ashley Park site appears to be consistently setback approximately 11 metres from the front site line. Newer homes in the vicinity of the site that include a front attached garage are situated closer to the street with a setback ranging between 8 and 9 metres. As a large scale infill development that does not adjoin existing housing, new housing within the Ashley Park site will be subject to the minimum setback established by the R2 zoning district which is 7 metres.

Building Materials and Finishes

Given the significant range in the age of existing housing in the area, there is a diversity of housing materials, textures and colours present. Facade and building materials include brick, stone, vinyl and wood siding as well as stucco. New development in the area is expected to employ a similar variety of materials, textures and colours.

The following broad recommendations are provided to guide the development of new housing within the Ashley Park site in a way which seeks to maximize its positive integration into the neighbourhood:

1. New housing fronting 9th Avenue should utilize single story attached front garages and roof designs to step back upper stories away from the street where the new dwelling is significantly taller than an existing dwelling sharing a common street frontage.
2. New housing should employ similar gable and hip roof styles as is represented by existing development in the area.
3. New housing should maintain a similar setback from the street as existing housing with the exception of front attached garages which may extend into this setback.
4. New homes should employ a complimentary colour palette and utilize similar building materials and textures which convey a sense of durability and permanence.
5. Where a property is being developed with a new primary dwelling, off-street parking shall be provided as per the City's Zoning Bylaw.

7.2 Amendments to the Plan

Following Council's adoption of this concept plan, any changes to the concept plan presented will be subject to the City's Developers Guide for Preparing Concept Plans (the Guide) amendment process. Where a change to this plan is envisioned, an application is required to be submitted to the Planning and Growth Development Department defining the context of the proposed change. The Guide defines the difference between a minor or major change and the associated process followed to consider the change. A minor change is required to be reviewed and subject to approval by the Development Review Committee. A major change results in the need to restart the concept plan process as defined within the Guide including additional public engagement as required by the City.

8. Closure

This concept plan report was prepared for the City of Swift Current to support the future redevelopment of the Ashley Park School Site. The school building has been closed, and demolished leaving an undeveloped block of land. This transition presented an opportunity for the City to consider the Ashley Park School site for redevelopment in accordance with the applicable policies referenced throughout this report. The services provided by Associated Engineering (Sask.) Ltd. in the preparation of this concept plan report were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,
Associated Engineering (Sask.) Ltd.



Kenneth Weddige
Project Planner



Ryan Karsgaard, P.Eng
Project Engineer



Appendix A - Public Engagement

Ashley Park School Site Redevelopment Record of Consultation



Public Workshop Results.

Associated Engineering and representatives from the City of Swift Current facilitated a stakeholder workshop on March 8th, 2018 at the Ashley Park Community Hall. Invitations to the event were circulated to the property owners directly adjacent to the former school site. The event was well attended with 28 registered guests, and consisted of a brief introductory presentation by the consultants followed by a break-out session involving 7-10 guests at each table to discuss the project and to obtain their perspectives concerning the future redevelopment of the site. A series of questions were posed to initiate the discussion. A summary of the questions and the resultant discussion is reproduced below.

Questions.

1. How do you use the site in its current form, and how do you witness the site being used?

- Soccer
- Baseball
- Football
- Dog walking
- Tobogganing
- Kite flying
- Bike riding in parking lot
- Birthday parties and gatherings

Additional Comments:

- Basketball was a popular attraction before the court was removed through the demolition of the school.
- There is not much to do on the site following the removal of the school and its associated facilities including the playground.
- Prior to demolition the site generated a lot of activity outside of school hours.
- An all-season activity would be desired.
- The parking lot continues to be used sporadically during soccer events.

2. We have identified five primary on-site features including a soccer field, an outdoor learning area, existing treed areas, a baseball diamond and the parking lot near the former school site. What features should be retained through development, and are they accommodated in other areas of the city?

- All features should be retained
- Soccer pitch
- Outdoor learning center / commemorative feature
- Parking lot

Additional Comments:

- Trees are important to the aesthetics of the area and should be retained through redevelopment where possible.

3. If you could pick one feature of the site to retain that would benefit the community, what feature would that be?

- Soccer pitch
- Outdoor learning center / commemorative feature.
- Open Space

Additional Comments
<ul style="list-style-type: none">• A playground would be a desired feature for the site.• A formal restroom structure is preferred over the portable washrooms that are brought in during the summer months.• The outdoor learning center could be enhanced and retained.• Retaining the soccer pitch is desired because it provides flexibility in terms of accommodating other uses.• Seating area to watch soccer• Community garden

4. The City's infill guidelines state that infill sites are required to include a housing component. What type of housing is best suited to the present needs of Swift Current, and would compliment and contribute to the betterment of the surrounding area?

- Single family housing on larger lots
- Semi detached (two-unit dwellings)
- Neo-traditional (smaller lot single-unit dwellings)

Additional Comments
<ul style="list-style-type: none">• 'Cookie Cutter' housing with identical architectural features is not desired.• High density is not a desired form of development i.e. apartments, rowhouses.• Housing styles that complement the adjacent area is desired.• The area is noted as being quiet and having a small-town feel.

5. How do you feel about current site safety and how might it be enhanced through development?

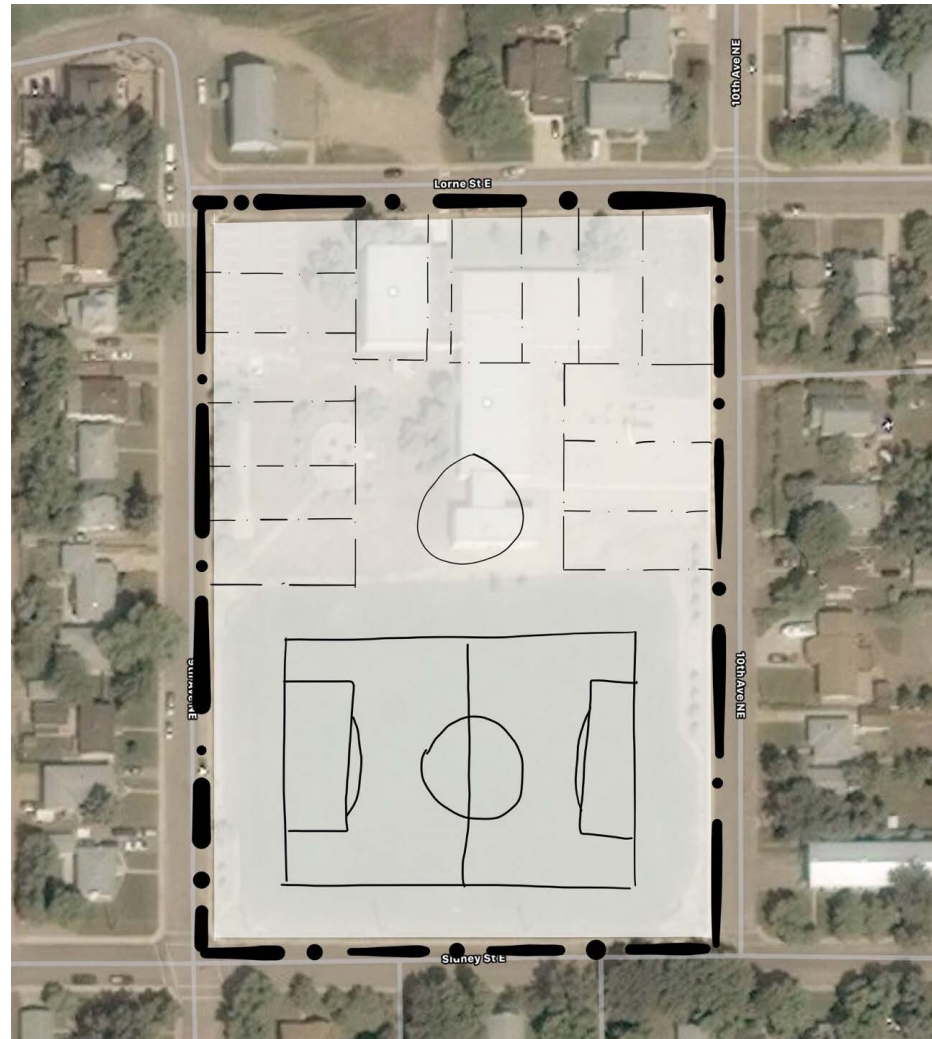
- No major concerns regarding safety
- Lighting is a concern on the south side of the park
- The remanence from the demolition is a safety concern.

Workshop Sketches.

During the workshop, participants were provided an opportunity to generate a sketch illustrating how they foresee residential development being incorporated into the redevelopment for the site. The following sketches were developed and represents the thoughts and aspirations of the public concerning future development of the Ashley Park School Site.

Please note that the sketches do not represent a final product and serve as a starting point for site planning. The sketches are not intended to communicate details, but are meant to present a general site layout as per the information gathered through the workshop.

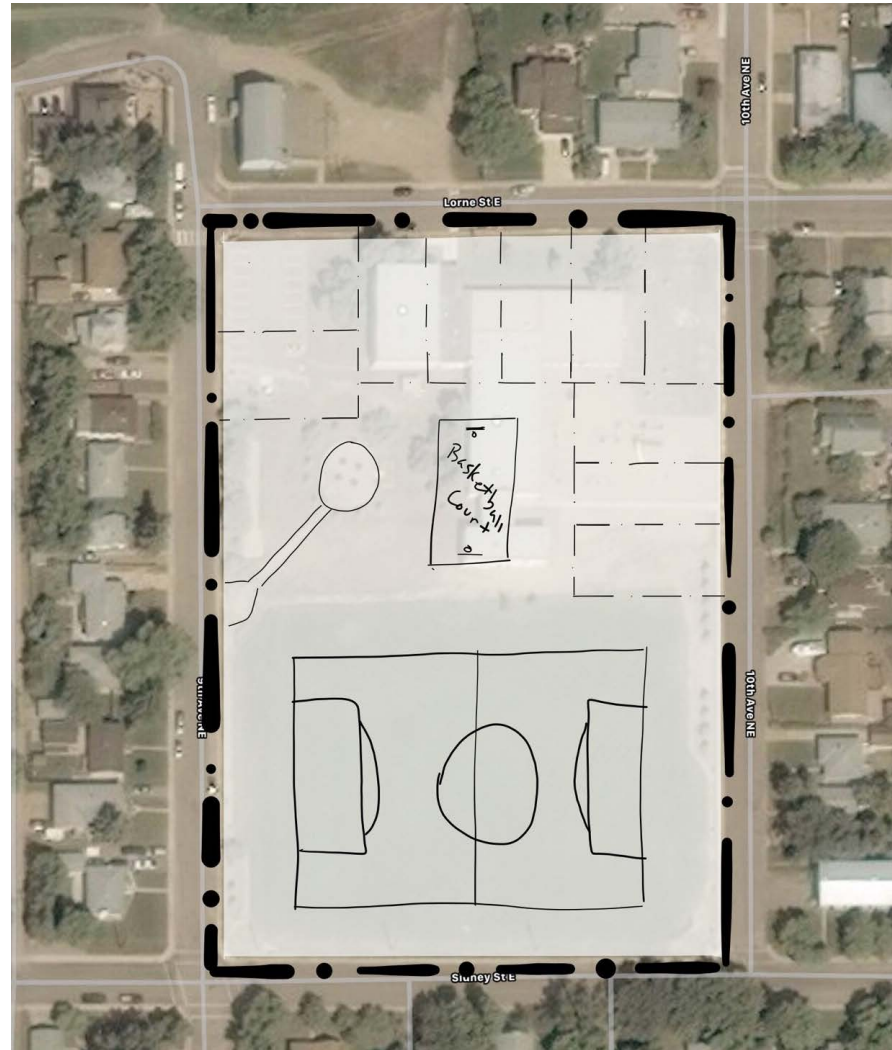
Sketch 1



Description:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking
- The outdoor learning center / commemorative feature is moved to the center of the site to serve as a gathering place, and viewing area for the soccer pitch.
- The soccer pitch is retained.

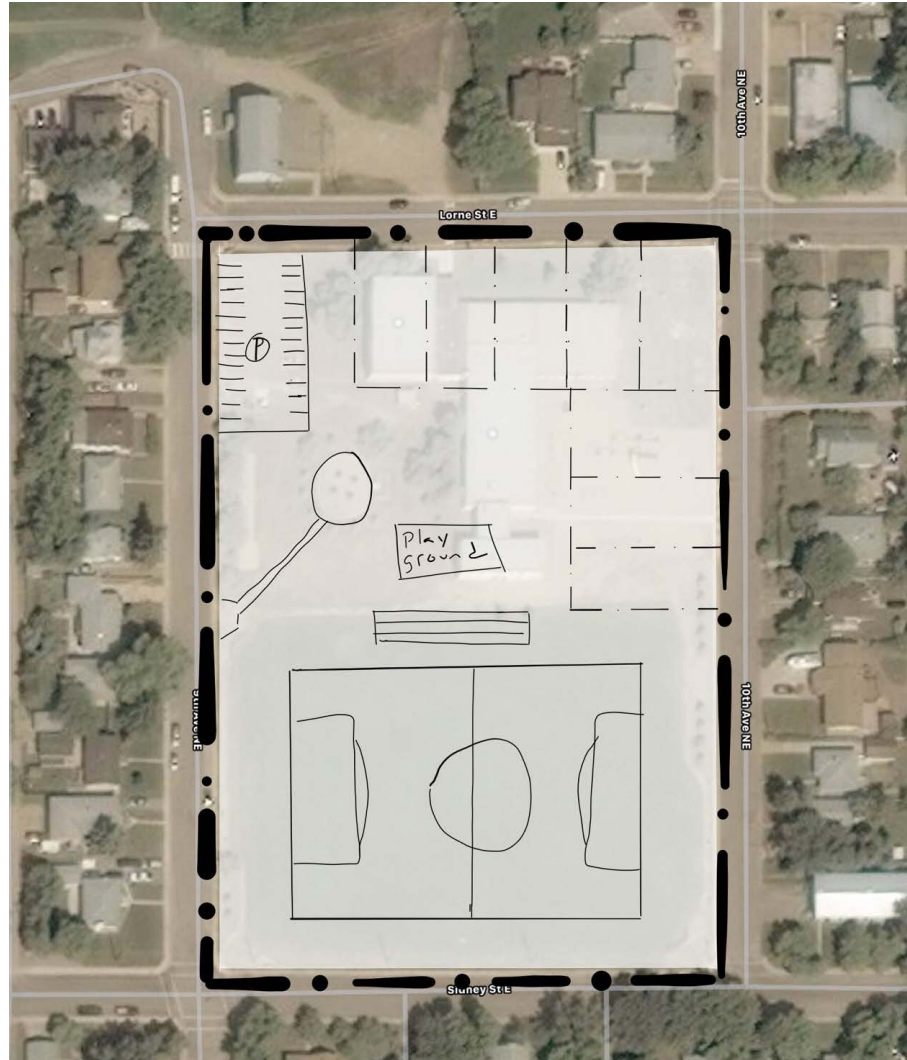
Sketch 2



Description:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking
- The outdoor learning center remains in its current location and is complimented by additional recreational space mid-site.
- The soccer pitch is retained.

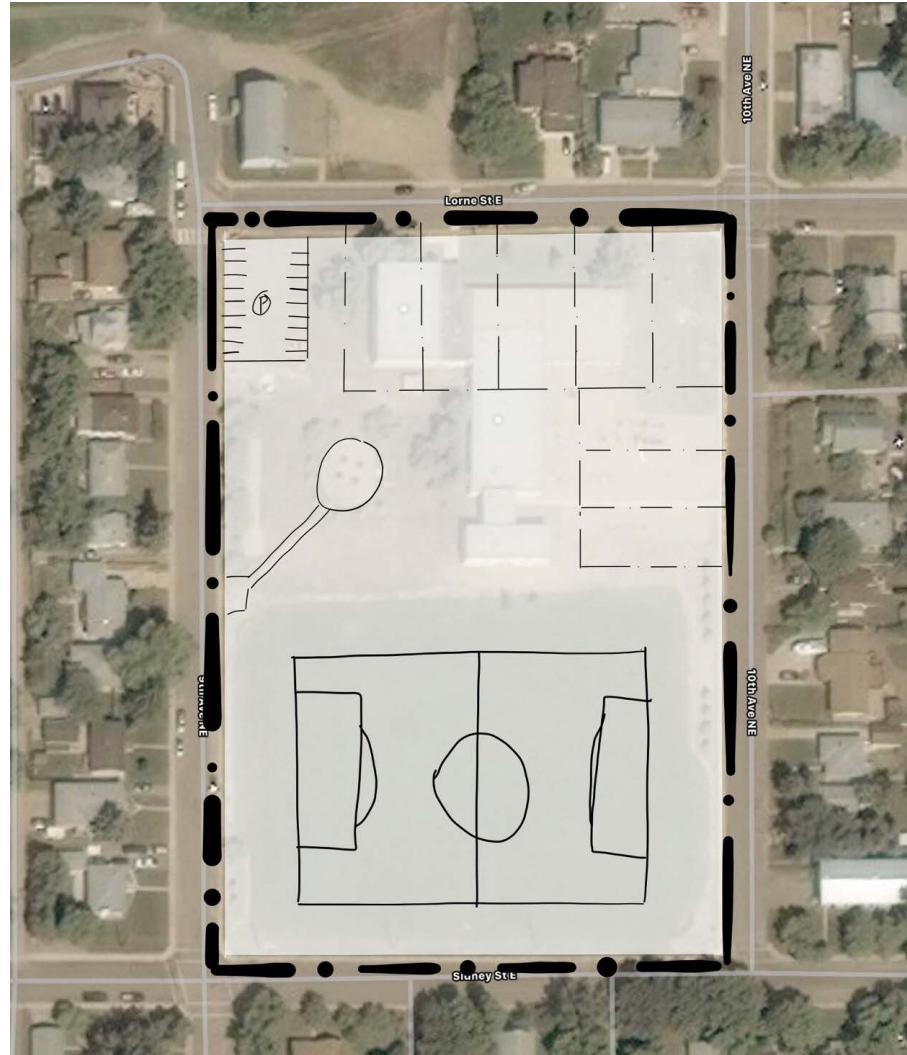
Sketch 3



Description:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking.
- The parking lot and outdoor learning center / commemorative feature remains in its current location.
- The soccer pitch is retained.

Sketch 4



Description:

- Single family housing similar in style to adjacent residences is situated along the perimeter of the site and features street access to on-site parking.
- The parking lot and outdoor learning center / commemorative feature remains in its current location.
- Open park space has been retained mid-site
- The soccer pitch is retained.

Ashley Park School - Online Survey Summary

A total of 50 online surveys were completed and submitted regarding this project. The following figures summarize the results received to each question:

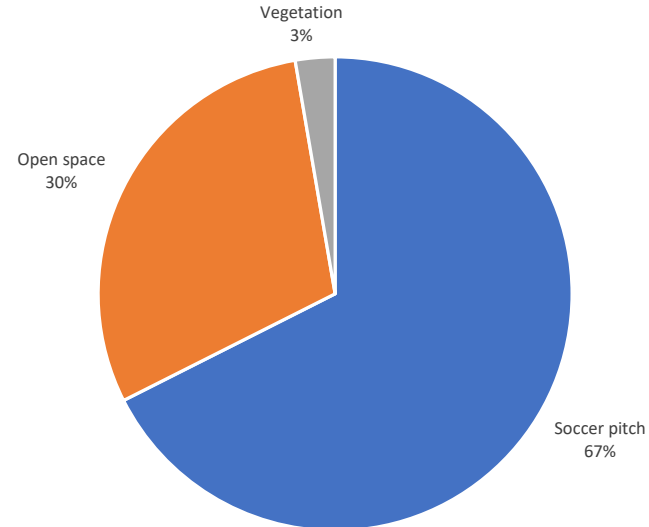
Question 1. How do you use the site in its current form, and how have you seen the site being used?

Use	Responses
Park/Recreational Space	20
Playground	6
Basketball	8
Soccer	26
Kite Flying/Frisbee	5
Sledding	3
Dog Walking	5
Bike Riding	2
Flag Football	1

Where can these uses be accommodated in other areas of the City?

- Elmwood Park

Question 2. If you could pick one existing feature of the site to retain that would benefit the community, what would that be?



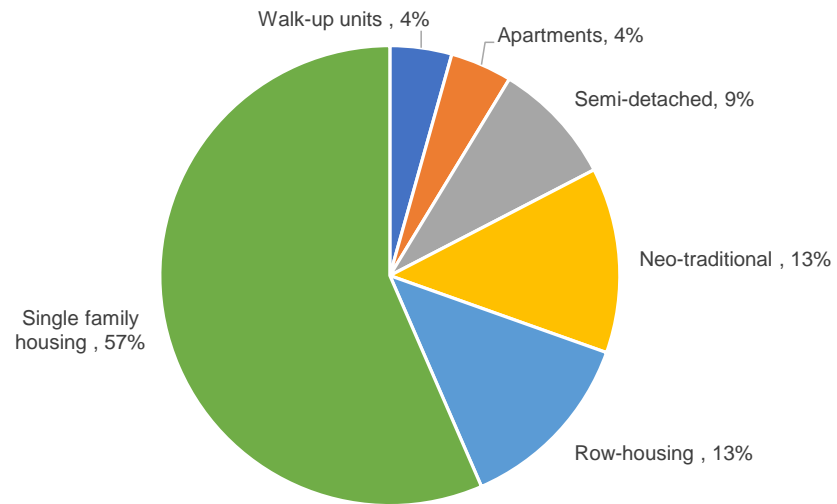
Ashley Park School - Online Survey Summary

Some of the responses for question 2 consisted of:

- There needs to be a play ground! I own a house in the area and took my kids to the playground all the time!
- Would have loved to see the school there. It was a very poor decision to get rid of it.
- Because you don't include a comment section for housing:
- There is no need for more housing here. There are more than enough lots in the city. It would be nice to see the existing houses upgraded or sold to be demolished and new built.
- In 1988 we took a run down drug house across the street from the school and evicted the tenants, demolished the house and built a beautiful new one. The community is safer for it.
- Build a second high school on the site. Why do you want EVERY kid to go to the comp? Not all kids thrive in such a large school. Irresponsible and _____ choice to tear schools down.
- The site is already well-treed and flat, a perfect distance for a walk from Irwin, the library, or any of the daycares in the area. It will have a space designated for older kids to use in terms of field sports, but what a great place to build a unique structure designed just for kids. If it was done right, it could be paired with low cost row homes or walk up units which would provide a safe place for children to play in the absence of a backyard (which would take up that space if traditional homes/single family homes were used).
- Green space, possibly water park? Possibly housing for lower income families or somehow do first time buyers !
- playground/path

Ashley Park School - Online Survey Summary

Question 3. The City's infill guidelines state that infill sites are required to include a housing component. What type of housing is best suited to present needs of Swift Current, and would complement and contribute to the betterment of the surrounding area?



Ashley Park School - Online Survey Summary

Question 4. How do you feel about current site safety and how might it be enhanced through development?
<ul style="list-style-type: none"> Keep the "lower" playground (soccer fields) and develop the upper are into housing. Incorporate some off street parking for the soccer fields/green space at the bottom.
<ul style="list-style-type: none"> I feel like the current safety is pretty standard.
<ul style="list-style-type: none"> There needs to be more lighting in the area.
<ul style="list-style-type: none"> No opinion really. We've always found the area safe
<ul style="list-style-type: none"> There needs to be more parking. The soccer player families park on the street. This is not safe for them. I couldn't imagine the chaos of a fire engine had to come up the street at this time.
<ul style="list-style-type: none"> It would be enhanced by building the school again. It never should have been torn down.
<ul style="list-style-type: none"> More lighting
<ul style="list-style-type: none"> I am aware of no safety issues?
<ul style="list-style-type: none"> Ensure curb cuts around the site for wheelchair access and stroller access.
<ul style="list-style-type: none"> Fences and signs
<ul style="list-style-type: none"> more lighting
<ul style="list-style-type: none"> It seems appropriate at present, as an adult with normal decision making skills.
<ul style="list-style-type: none"> Ashely Park is currently low local traffic only. Ashley Park can not accommodate heavy traffic. Low local traffic only.
<ul style="list-style-type: none"> I believe it is a safe site. Better night time lighting in the open space might increase safety, and repairs to the current chain link fence to keep sporting events/soccer balls/children safe and contained.
<ul style="list-style-type: none"> No issues with site safety. With the layout of the area, walk out lots would be a good selling feature looking out over the soccer field park areas.
<ul style="list-style-type: none"> Sounds like people do not want housing, maybe you should do a survey asking people if they want to grow to 25000 by 2025? I would suggest similar to Oman school site of tiny homes if you insist on housing. I am hoping i can pick up copies of both school sites at city hall and will submit some ideas
<ul style="list-style-type: none"> May be an opportunity to add lighting
<ul style="list-style-type: none"> No safety issues so far. Need to ensure that safety vehicles are able to get into area during and after the project is complete.
<ul style="list-style-type: none"> Currently the site at the west end is mud, with exposed pipes and exposed overhead wires! These issues need to addressed! The school was taken down so quickly and then the snow came, so this will need to be addressed!
<ul style="list-style-type: none"> I would say it is very likely the safest area in the city for residence and children. Great area to raise a family.
<ul style="list-style-type: none"> Very limited single family homes.

Ashley Park School - Online Survey Summary

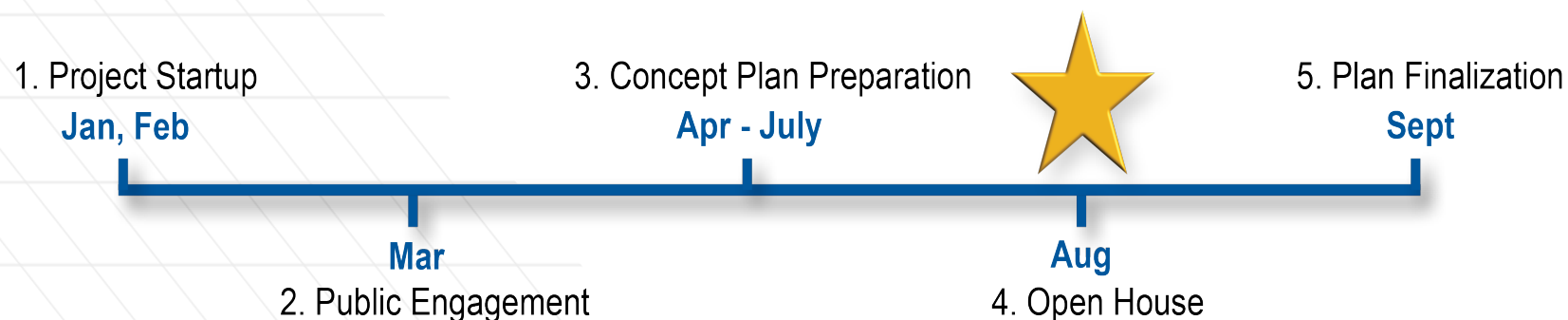
<ul style="list-style-type: none">• some lighting would be nice
<ul style="list-style-type: none">• Many parents bring their small children to the Ashley park field as part of the extensive soccer program in the City, which provides instruction and coaching to hundreds of children from Swift Current and area. What a great place to make use of a section for lower cost/more affordable housing, and still have room to dedicate to a nature playground for the children/schools in that area.
<ul style="list-style-type: none">• The current safety is fine.
<ul style="list-style-type: none">• I have safety concerns with the current layout. When there are soccer games in the field there are cars parked along both sides of the road and I worry whether emergency vehicles could get down the road. An excellent solution would be to include a parking lot next to the field for families to use. I'm also worried for children on the roads during these events. It would be far safer to provide a place for them to park.
<ul style="list-style-type: none">• Where the school was could be built upon. All along the north face could be homes but please leave the soccer fields and play area.
<ul style="list-style-type: none">• more lighting. I would like to see townhouse type homes developed that compliment and cater to the chinook golf course that is 1/2 block away and have a cart path for people to drive directly to chinook golf course
<ul style="list-style-type: none">• making sure there is safe traffic flow and parking.• It is unfortunate that you have not allowed for other comments, so I put them here and hope that they will be considered.• ****I want to see all builds to be no more than 2 stories tall and to have the same look as buildings already in the area, even if they are multi unit dwellings.• If there are apartments built, I would want them to be wheel chair accessible both in terms of access and movement throughout the building.• I would like to see the builds represent society (affordable--under \$300,000, accessible, rental and private ownership)• You did not make the code below audible/accessible to persons with limited vision.
<ul style="list-style-type: none">• Safety?? Any green space I suppose has safety issues but a place where kids can run, jump and play is essential and safe

Ashley Park School Site Redevelopment Open House



What is a Concept Plan ?

A concept plan is a land use and infrastructure servicing plan prepared to support future subdivision and development or redevelopment of a site. *The Planning and Development Act, 2007* provides a municipality with the ability to require concept plans to be prepared as part of the land development process. In 2015 the City of Swift Current published a Developer's Guide for Preparing Concept Plans which sets out the required content and process associated with the preparation of concept plans. Concept plans consider the form, density and distribution of land uses in relation to existing development in a chosen area, and establishes conceptual servicing schemes for the site as it relates to existing municipal infrastructure capacities.



Currently we are on step 4 of the process as referenced above. This step in the process provides an opportunity for the project team to meet with the public to introduce the preliminary concept plan. The input received from this open house will be documented, reviewed and incorporated into the final report submission.

The following display boards are intended to provide the attendees with an understanding of the process used to create the concept plan, while identifying what steps remain in the process following the open house.

Step 1: Project Startup

During the first step of the Ashley Park school site redevelopment project, the project team conducted a review of the City's guiding policy documents to develop a preliminary direction to inform the subsequent steps of the project. The guiding documents included in the policy review are as follows:

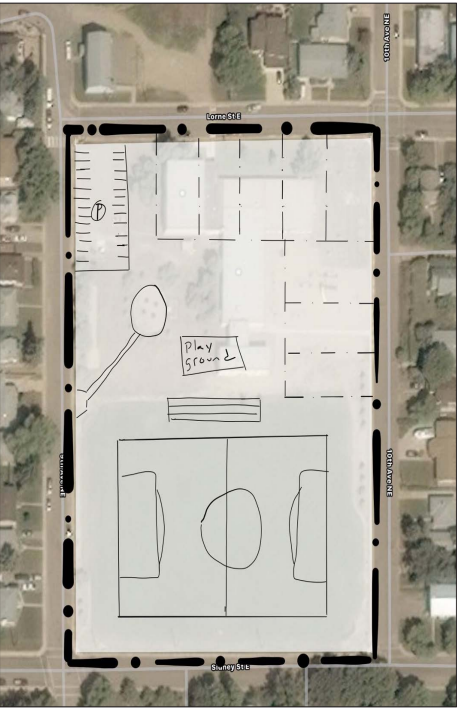
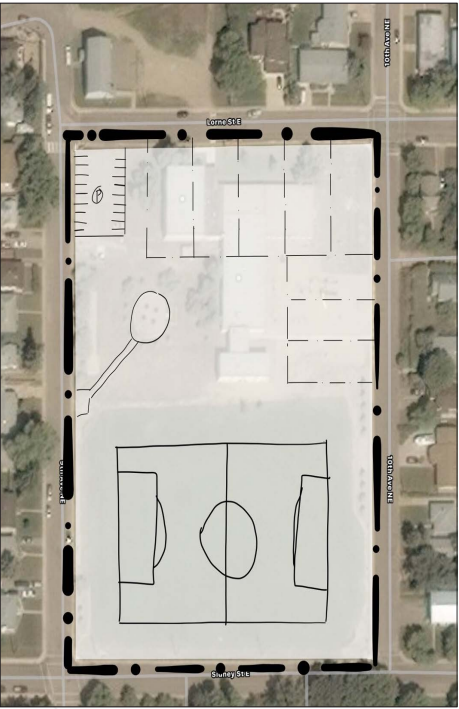
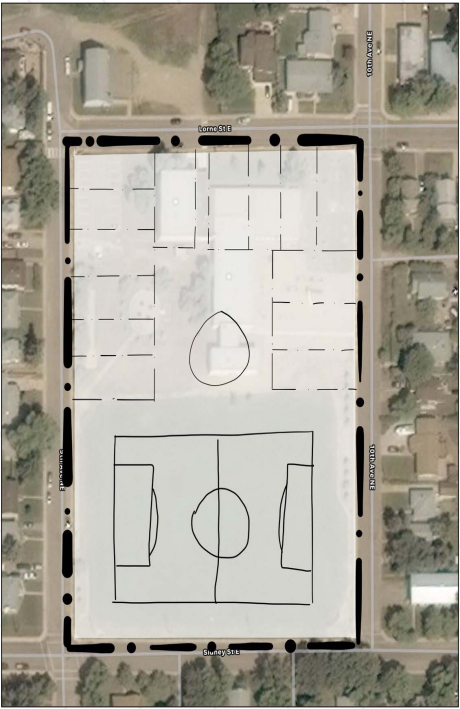
- The City of Swift Current Development Plan No. 3-2003
- The City of Swift Current Zoning Bylaw No. 24-2014
- The City of Swift Current Housing Plan 2012
- The City of Swift Current Infill Guidelines 2014
- The City of Swift Current Servicing Master Plan
- The City of Swift Current Developer's Guide for Preparing Concept Plans 2015

Key policies and points from these guiding documents include:

- Target density of 10.5 units per hectare.
- Ensure development occurs contiguously, and makes efficient use of municipal services and community infrastructure
- To encourage rehabilitation, redevelopment and infills. (The Ashley Park School site has been identified as future infill through both the community's Zoning Bylaw and Infill Guidelines)
- Low density residential infill is supported in proximity to local roadways
- To support a mix of housing products
- Preserve mature trees, where possible
- Protect the stability of single family areas
- Animate and secure public streets and open spaces
- Minimize vehicular traffic and parking impacts
- To appropriately integrate recreational amenities

Step 2: Public Engagement

The second step in the concept plan preparation process involved engagement of the City's Administration and local residents. The engagements took the form of workshops where the project team gave a brief presentation before a series of questions were discussed in group settings. The information gathered through the engagements was used to establish an initial vision for the Ashley Park site to inform the subsequent phases of the project.



Design Considerations

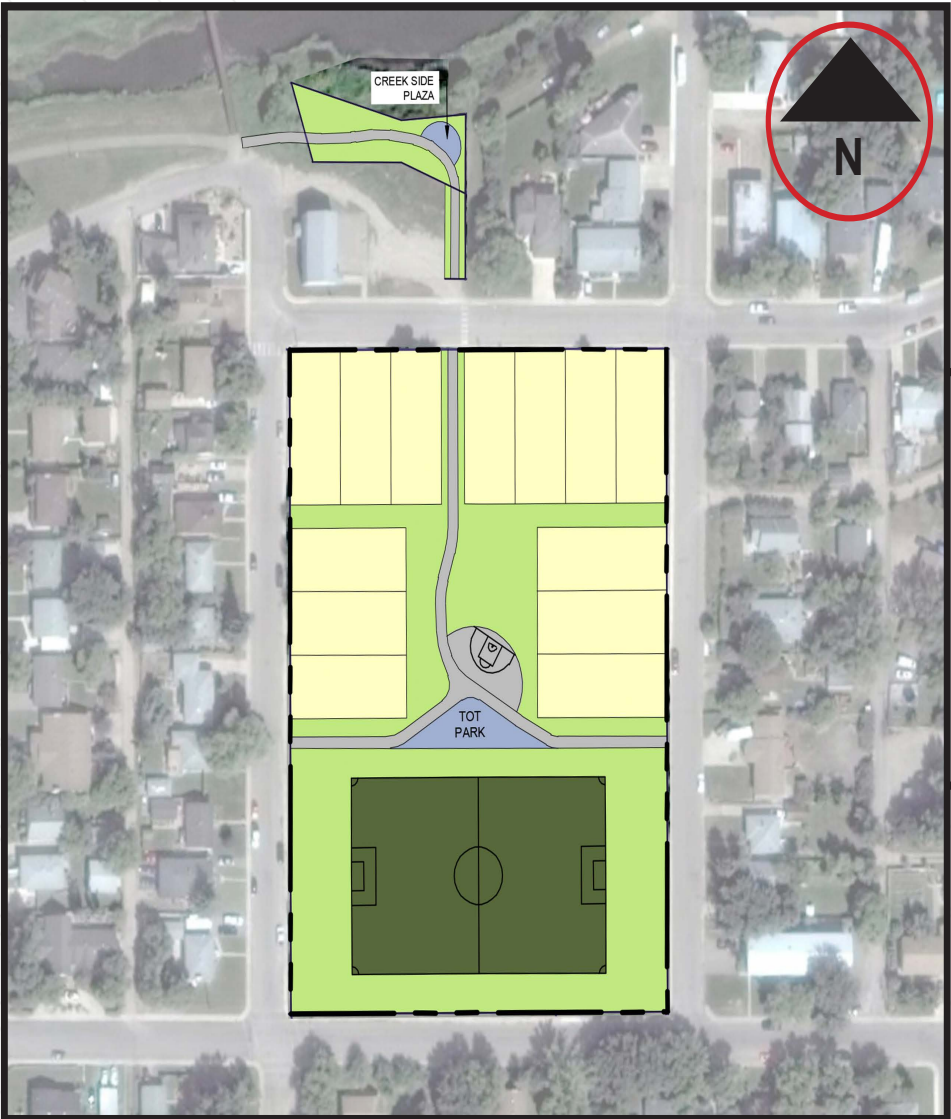
Following the project startup and public engagement steps, the project team analyzed the information that was gathered and drafted a series of design considerations to inform the draft conceptual layout of the site.



The overall vision for the Ashley Park School site redevelopment plan is best described by the following points:

- **To redevelop the northern portion of the site for residential purposes, and retain the southern portion of the site for park and open space.**
- **To introduce single-family residential lots that are comparable in size with adjacent developments.**
- **To maintain the soccer pitch and open space on the southern portion of the site as it is frequently used by the community both for informal and formal activities including club soccer.**
- **To create an internal park space that is visible and complementary to the soccer pitch to the south.**
- **To create a multi-functional park space providing a wide range of activities for residents and guests while supporting social cohesion through community interaction.**
- **To relocate the outdoor learning center north of Lorne St E., along the Swift Current Creek in recognition of those who donated resources towards developing the outdoor learning center while the school was still active.**

These design considerations together were used to inform the overall layout of the Ashley Park School Site redevelopment layout.

Step 3: Draft Ashley Park School Redevelopment Site Layout



LEGEND		AREA (HA)
	LOW DENSITY	0.77
	PARK AND OPEN SPACE	1.13

Draft Concept Plan Preliminary Renderings (Residential)

- Perimeter housing is proposed on the northern half of the site.
- 13 Single-detached residential dwellings are proposed with front facing attached garages.
- The proposed residential lots have been sized to approximately 15.5m x 39m. The lot dimensions allow for the development of larger dwellings well suited to families with children or those who require additional space for storage.



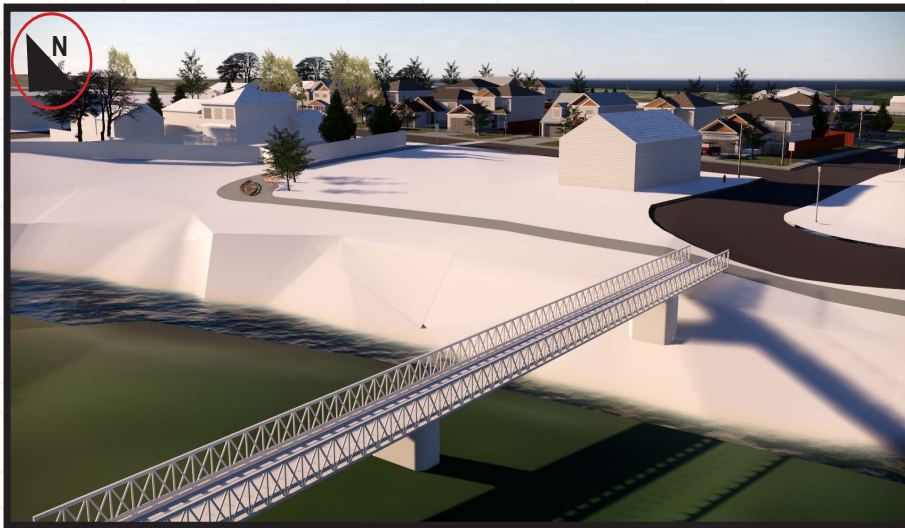
Draft Concept Plan Preliminary Renderings (Parks and Open Space)

- 1.13 Hectares of park and open space has been retained including the soccer pitch on the southern half of the site.
- An internal trail network has been included in the plan providing a logical system of navigation and connectivity to the internal park space, and other areas of the community including the Chinook Parkway.
- A tot-park has been included mid-site for new and existing families in the area with children. The park has been sited near the soccer pitch to provide the opportunity for parents who are attending soccer matches to view the soccer area while supervising younger children.
- In addition to the tot-park, a half basketball court has also been included mid-site as basketball was noted to be a popular activity prior to the closure of the Ashley Park school.
- Trees and vegetation have been retained and or introduced to provide a natural and inviting feel to the area.



Draft Concept Plan Preliminary Renderings (Parks and Open Space)

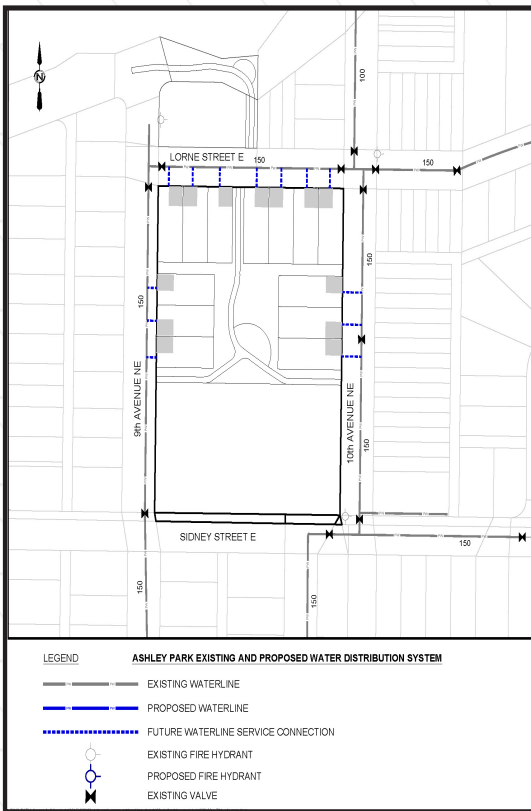
- The outdoor learning center that once stood on the site has been relocated along the creek north of the community hall. This area would be accessed via a new extension of the Chinook Parkway which would connect to the main Ashley Park Site along Lorne St. E. near the existing mid-block crossing.
- The relocated outdoor learning center would serve as a rest stop along the parkway, taking advantage of scenic views overlooking the Swift Current Creek.



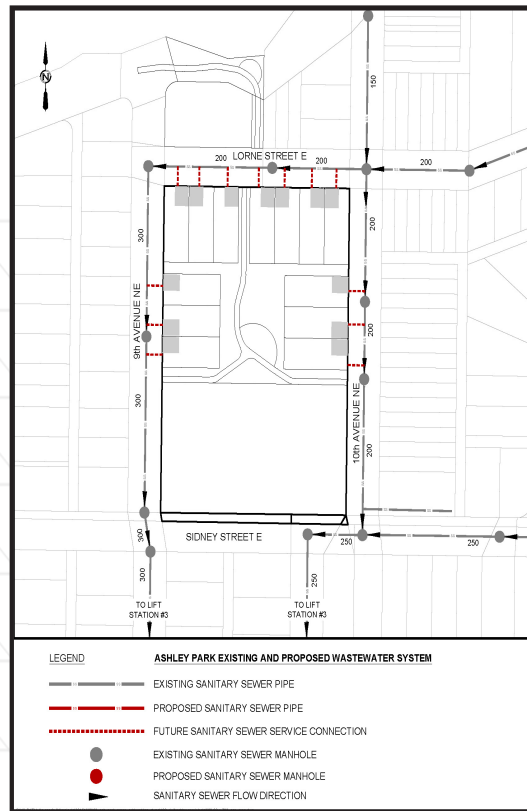
Proposed Servicing Plan



Water Distribution System



Wastewater Collection



Storm Drainage System



Step 5: Plan Finalization / Next Steps

Plan Refinement / Final Report

Information received as a result of this event will be used by the project team to inform any additional design revisions necessary prior to finalization of the draft report.

Final Administrative Review

The final draft concept plan and accompanying report will be submitted to the City Administration for a final review. This submission will include identification of any recommended plan revisions following this public event. Following an administrative review of the plan and report, final edits will be completed and the documents will be ready to be submitted to City Council for consideration.

Implementation

It is expected the concept plan will be considered for adoption by resolution of Council as per the City's Developers Guide for Preparing Concept Plans. Following Council's consideration, if approved, the concept plan will be used by the City as a guide for development of the site.

If a change is proposed to the approved concept plan, it will be subject to the amendment process as defined in the City's Developers Guide for Preparing Concept Plans. This process requires the submission of an application to the Planning and Growth Development Department outlining the proposed changes. The City's Development Officer reviews and determines if the change is considered minor or major. A minor change is required to be reviewed and is subject to approval by the Development Review Committee which includes leaders from various municipal departments. A major change is considered an amendment to the plan which requires a complete restart of the process followed to create the current plan including a submission to the City for review, additional public engagement, and reconsideration by City Council.

For this concept plan, a major change will be defined as follows:

- Any changes to land use(s) classification;
- A 10 % or greater increase in residential density;
- A substantial change to the physical layout (may require supporting studies); and
- A significant change that may impact an existing or adjacent neighborhood.

If the proposed change meets one of these four listed criteria, it will be considered major. For example, if the plan changes and an apartment building is proposed, it would require the site to be rezoned to accommodate the use and the change would be considered major.

If the change does not significantly impact the existing or adjacent neighborhood, circulation, or infrastructure servicing plans then the change is considered minor. For example, if the plan is to reconfigure the internal road design by not extending the cul-de-sac into the park space and not impacting the surrounding site, the change would be considered minor.

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

I do like the Creek Side area + additional paths through the park to bring it all together

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

- The tot park is not exactly what we would like to see for this area. I would be nice to a larger park + one ~~here~~ that can be used by a wider age group. Tot parks are for 2-5yr old + it would be nice to have a more useful park that can be used by kids up to 12yrs. old.
- Feels like there are too many houses. would be nicer to have a couple less.

6. Please share any additional comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

I would be nice to have some sort of bathroom available especially with ~~the~~ sports field as having a stinky porta potty is not very visually appealing.

but I would prefer a larger more age ranged play ground over bathrooms.

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

1/2 Agree

1/2 Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

- I like the overall concept but it seems somewhat crowded.
- I like the greenspace / tot park & creek side plaza.

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

I would prefer to leave the 2 southern most lots as greenspace & have a full size playground for older kids.

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

Moving the park to the creek side is a great plan
All in all I like it

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

Just make sure the water run-off is taken care of in a flash heavy rain and not have what happens downtown + by the library.

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)
Yes No If no, where in the City do you reside? _____
2. Did you attend the Public Workshop? (Please circle one) Yes No
3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)
Agree Disagree
4. If you Agree, what do you like about the redevelopment concept plan?

Single dwellings rather than apartments.
Retaining the soccer space.
Adding a ^{play} park, although it's small it's needed so we don't have to cross the bridge to play at Elmwood Park.

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

Empty box for handwritten response to question 5.

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)
 Yes No If no, where in the City do you reside? _____
2. Did you attend the Public Workshop? (Please circle one) Yes No
3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)
 Agree Disagree
4. If you Agree, what do you like about the redevelopment concept plan?

Retention of the Soccer Pitch
Re-Installation of Basketball Court.
Totally in Favor of the proposed type
of Dwellings (single detached dwellings).

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

Really like the plans. Will be a great asset to the neighbourhood.
1 suggestion would be to put permanent washrooms at the soccer field for the numerous kids and parents that use this space.

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

• liked that the soccer field & green space was preserved. - important for drainage due to flood fringe
• liked the basketball court
• liked the extension to Chinook Pathway
• liked low density, single family housing. restricted to north side
Nice to see ideas presented at the workshop in your plan.
Thanks for listening.

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

• would like the playground to be useable by a wider age range rather than limited to tots.
• Important that all 13 lots are ^{not} sold exclusively to a developer but that local residents have an opportunity to purchase a lot. & build independently.



Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

- the development of playground area & basketball court
- the reclamation of the outdoor learning center to create the Creekside Plaza
- glad that City & Consultants heard what was being said & did not include multi-family construction

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

[Empty box for handwritten response]

6. Please share any additional comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

- when building the playground, ensure it is suitable for multiple ages

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

- Housing development on North side (north $\frac{1}{2}$) only.
- Maintaining the existing open area and trees on south end. (Soccer field)
- Integration of the walking/bike path for access to the area.
- Choice of single family dwellings for the housing area.

Already significant pooling of water at 10th area at certain times of year.

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

Although I agree with the plan, extra care needs to be taken with respect to storm drainage and waste water in light of the flood fringe area to the south which has existing housing. It is very important to not add flood risk to these properties from either sewer backup or storm drainage. Perhaps this could be an opportunity to enhance drainage for existing flood fringe ~~area~~ housing. Thanks for listening.

→ My hope would be that individual families would have the opportunity to buy lots vs having the whole development purchased by a developer, and build independently.

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes

No

If no, where in the City do you reside? _____

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

- SINGLE FAMILY DWELLINGS WITH LARGE LOTS
- ADDED PLAYGROUND + BASKETBALL FACILITY
- EXTENDING CHINOOK PATHWAY TO LINK TO SOCCER FIELD
- "CLEAN-UP" OF ASHLEY PARK HALL PARKING LOT
- THANK YOU FOR RESPECTING THE COMMUNITY CONSULTATION RECOMMENDATIONS!

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

[Empty box for handwritten response to question 5]

Oman and Ashley Park School Redevelopment Concept Plan
Open House Event
Comment Sheet
August 14th, 2018

Please circle the school site which you are commenting on:

Oman

Ashley

1. Are you a resident within one block of the School Site? (Please circle one)

Yes No

If no, where in the City do you reside? 833-11th Ave NE

2. Did you attend the Public Workshop? (Please circle one)

Yes

No

3. Do you Agree or Disagree with the redevelopment concept plan layout? (Please circle one)

Agree

Disagree

4. If you Agree, what do you like about the redevelopment concept plan?

Retention of playground & basketball court
Abundant of green space
Single detached homes
Incorporating the outdoor learning centre & integrating with pathway
Retaining as many current trees as possible

5. If you Disagree, how do you feel the redevelopment concept plan can be improved?

[Empty box for handwritten response]

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

Need a park or spray park or something in this area, we have nothing around us for kids to go and play at. We don't need just a big soccer field we have numerous in swift Current. If you go to any are is swift there is a park within blocks of any house in this little nook there is nothing at all

7. Please share any addition comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

Need a park or spray park or something in this area, we have nothing around us for kids to go and play at. We don't need just a big soccer field we have numerous in swift Current. If you go to any are is swift there is a park within blocks of any house in this little nook there is nothing at all

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

Basketball court/ Playground/ Soccer field

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

7. Please share any addition comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

proper sport court for basketball court with heavy duty rim so it is not easily damaged. Variety of playground equipment so young family can all enjoy (1-12years old)
/ like the space between houses and different accesses to park area

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

Elmwood Area

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

I like that there is still green space available in the area but a small amount of housing is added.

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

9th Ave NW

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

I think that Swift Current needs more nicer, newer homes for younger people who want to build a life in the city, but finding something nicely sized that is either newer or affordable is difficult. I think that these places would be ideal for my generation, who are just entering the buying/permanent home market.

I also really like the idea of keeping mature trees and as much green space as possible. Most new development areas are stripped and are nothing but concrete and dust, which feels unhomey and unwelcoming. I would be more willing to live here if the green space was maximized.

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

West Side

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

There is green space. perfect for a family. great location except for the flood zone. the lots are a good size.

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

7. Please share any addition comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

I hope the lots are kept at a reasonable price as this is a viable option for our family. Are there going to be restrictions on the type of house built? I don't feel there should be.

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

I like the retention of green space and the addition of a playground.

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

7. Please share any addition comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

The concept for the Tot Park could use a little revision though. I realize the space won't be as elaborate as ACT Park or Kin Park, but a climbing structure with a slide would be welcome. I can't imagine many children being engaged or interested for long in the structures shown on the concept art.

(I personally did not attend the workshop as I was home with our young child, however my husband did on our behalf)

Oman and Ashley Park School Redevelopment Concept Plan
Online Survey Results

Please indicate the school site you are commenting on.

Ashley Oman

1. Do you reside within one block of the school site? Yes No

2. If you answered no to the question above where in Swift Current do you resided?

MacDonald Crescent

3. Did you attend the public workshop? Yes No

4. Do you Agree or Disagree with the redevelopment concept plan layout?

Agree Disagree

5. If you agree, what do you like about the redevelopment concept plan?

The site is a beautiful site and I like that it is offered in individual lots with the green space combining the old path and the new residential in at the old entrance and offering the area some valuable green space.

6. If you disagree, how do you feel the redevelopment concept plan can be improved?

7. Please share any addition comments or suggestions regarding the draft School Site Redevelopment Concept Plan.

It would be nice to see Ashley Park Hall be a part of it as well, but I am not sure if it is owned by the city. I love that you had such a public consultation and I believe that this proposal is what the community most wants.