

October 1, 2019

Calgary Metropolitan Region Board (CMRB)  
Suite 305, 602 - 11 Ave SW  
Calgary, AB T2R 1J8

Attention: Jordon Copping, Chief Officer  
M.O. No: MSL: 091/18

**Re: West Hills Community Area Structure Plan**

Please find enclosed application for review, the City of Airdrie’s proposed Bylaw 22/2019 being the West Hills Community Area Structure Plan (CASP). I advise the City of Airdrie utilizes two area structure plans to guide future development, both are considered area structure plans in keeping with section 633 of the Municipal Government Act. A Community Area Structure Plan (CASP) is a high level ASP that provides a broad-based planning framework for new community development. A Neighbourhood Structure Plan (NSP) is a detailed ASP that focuses on a smaller area within an approved CASP and provides a higher level of detail for the development within the defined plan area boundaries. Upon adoption of the proposed bylaw, a NSP will be required prior to any development occurring on the lands.

Description of Bylaws

The proposed ASP covers 194 hectares (480 acres) of undeveloped land. The plan will provide approximately 3400 dwelling units supporting a population of 9,180 persons developed at an overall density of 19.76 units per hectare (8 units per acre). Staff presented the application to municipal Council for Public Hearing on September 16, 2019. The bylaw received first and second reading by Council on September 16, 2019.

Requested Action

City of Airdrie Administration kindly requests CMRB’s approval of the proposed ASP.

Consultants

Urban Systems prepared the ASP on behalf of the landowner group consisting of Minto Communities, Lamont Land, Westmark Holdings and Ken & Teresa Reid. Freedom Planning provided supplemental planning services to Minto Communities.

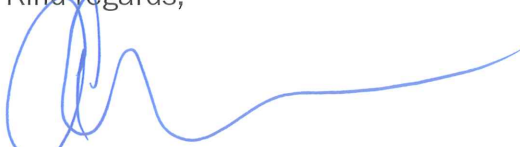
The following consultants prepared supplemental reports submitted in support of the application:

- Tetra Tech EBA Inc.
- Westhoff Engineering Resources Inc.
- McIntosh Lalani Engineering Ltd.
- Bison Historical Services Ltd.

Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at [gail.gibeau@airdrie.ca](mailto:gail.gibeau@airdrie.ca) or 403-948-8800 ext. 8496. For all other questions, please contact Stephen Utz ([Stephen.utz@airdrie.ca](mailto:Stephen.utz@airdrie.ca)/403-948-8800 ext. 8471) who will be the City of Airdrie's municipal representative on this application.

Kind regards,



Gail R. Gibeau RPP, MCIP  
Senior Planner

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Attachments:

1. Proposed Bylaw B – 22/2019 West Hills CASP
2. West Hills CASP Council Staff Report
3. IREF alignment statement