

April 29, 2020

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

Attention: Liisa Tipman
M.O. No: MSL: 091/18

Re: Chinook Gate Neighbourhood Structure Plan Amendment

Please find enclosed application for review, the City of Airdrie's proposed Bylaw 10/2020 being a bylaw to amend the Chinook Gate Neighbourhood Structure Plan (NSP). 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.

Description of Bylaws

The Chinook Gate NSP was adopted by Council in 2016 and comprises 45.3 hectares (113.3 acres). An 8.21 hectare (20.30 acres) parcel forming the southwest corner of the Plan Area was originally excluded from the ASP as it was held by an independent landowner. The approved ASP included a shadow plan showing how the lands could be incorporated in the future. This amendment is a boundary expansion to incorporate the parcel into Chinook Gate ASP. The amended plan will provide approximately 1081 dwelling units supporting a population of 2,900 persons developed at an overall density of 20.6 units per hectare (8.3 units per acre). Staff presented the application to municipal Council for Public Hearing on April 20, 2020. The bylaw received first and second reading by Council on April 20, 2020.

Requested Action

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

Consultants



Stantec prepared the ASP amendment on behalf of the landowner group consisting of Bearberry Ventures Inc and Bell Family. The approved original ASP was prepared by B & A Planning Group on behalf of the landowners Denaby Equities and Brookfield Residential.

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

- Pasquini & Associates
- Bunt & Associates Engineering Ltd
- McIntosh Lalani Engineering Ltd.
- L.A. West Inc.
- Golder & Associates
- Lifeways of Canada Ltd.

Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at felix.ochieng@airdrie.ca or 403-948-8800 ext. 8238. For all other questions, please contact Stephen Utz (Stephen.utz@airdrie.ca/403-948-8800 ext. 8471) who will be the City of Airdrie's municipal representative on this application.

Kind regards,



Felix Ochieng

Planner II

P: (403)-948-8800 ext. 8238

E: felix.ochieng@airdrie.ca

Attachments:

1. Proposed Bylaw B – 10/2020 Chinook Gate NSP Amendment
2. Chinook Gate NSP Amendment Council Staff Report
3. IREF alignment statement
4. Existing Chinook Gate NSP
5. GIS Data set

