

April 30, 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 an application to the CMRB for review of an amendment to the Chinook Gate Neighbourhood Structure Plan (NSP). On April 16, 2020, Council held a public hearing and gave first and second reading to Bylaw B-13/2020 to amend the existing Chinook Gate NSP that was adopted in 2016.

The City of Airdrie utilizes two area structure plans to guide future development and 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 Bylaw

The proposed amendment will align the Chinook Gate NSP Land Use Concept Map with a proposed coinciding land use amendment application. The amended plan will provide approximately 1,026 dwelling units supporting a population of 2,873 people at an overall density of 19.51 units per hectare (7.9 units per acre).

Requested Action

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

Consultants

B&A Planning Group prepared the ASP amendment on behalf of the landowner group consisting of Denaby Equities Limited and Brookfield. The original ASP (adopted in 2016) was also 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:

- Bunt & Associates Engineering Ltd
- Pasquini & Associates Consulting 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 matthew.konowalchuk@airdrie.ca or 403-948-8800 ext. 8462. 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,

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Attachments:

1. Proposed Bylaw B – 13/2020 Chinook Gate NSP Amendment
2. Council Staff Report
3. IREF Evaluation Criteria Review
4. Existing Chinook Gate NSP

