

May 21, 2021

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: Proposed Bylaw No. B-21/2021 West Hills NSP and Bylaw No. B-22/2021,
West Hills CASP**

Please find enclosed application for review, the City of Airdrie's proposed Bylaw No. B-21/2021, being a bylaw to adopt the West Hills Neighbourhood Structure Plan (NSP) and Bylaw No. B-22/2021, being a bylaw to amend the West Hills Community Area Structure Plan (CASP).

Please be advised 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 Plan area is comprised of ± 65 ha (160 ac) of land located on the west side of Airdrie, half a mile south of Veterans Boulevard NW and bounded by 24th Street SW to the east. The lands are legally described as SE 10-27-1-W5M. The plan area is within the approved West Hills CASP and will be comprised predominantly of residential uses.

The plan will provide 1,000 – 1,200 dwelling units supporting a population of approximately 2,700 – 3,240 residents at an overall density of 17.29 – 20.74 units per hectare (6.99 – 8.40 units per acre). The West Hills CASP amendment will ensure alignment between the two statutory plans.



Staff presented the application to municipal Council for Public Hearing on May 18 2021 (adjourned from May 17, 2021). The bylaws received first and second reading of Council on May 18, 2021.

Requested Action

City of Airdrie Administration kindly requests CMRB's approval of the proposed NSP and CASP amendment.

Consultants

Freedom Planning prepared the proposed NSP and Urban Systems prepared the proposed CASP amendments on behalf of the landowners Minto Communities.

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

- Groundcubed Planning and Landscape Architecture
- Urban Systems
- Solstice Environmental Management/Groundwater Resources Information Technologies
- Tetra Tech EBA
- Lone Pine Geotechnical
- JUA Environmental
- Bison Historical Services
- Tiamat Environmental Consultants

The following consultants were third party reviewers on behalf of the City of Airdrie:

- CIMA + ,WSP and Tetra Tech

Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at Daria.McDonald@airdrie.ca or 403-948-8800 ext. 8740. 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,

Daria McDonald RPP, MCIP
Planner II
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E: Daria.McDonald@airdrie.ca



Attachments:

1. Proposed Bylaw No. B-21/2021 West Hills NSP
2. Proposed Bylaw No. B-22/2021 West Hills CASP
3. Council Staff Report –Bylaw No. B-21/2021 & Bylaw No. B-22/2021 West Hills CASP
4. IREF alignment statement
5. GIS Data set

