

May 27, 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: Southwest Community Area Structure Plan

Please find enclosed application for review, the City of Airdrie's proposed Bylaw 25/2021 being the Southwest Community Area Structure Plan (CASP). 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 Bylaw

The proposed CASP covers approximately 646 hectares (1597 acres) of primarily undeveloped land and will be comprised of residential, employment lands, commercial/mixed use, and open space. The plan will provide between 10,729 - 12,627 dwelling units supporting a population of 26,426 – 34,092 persons developed at an overall density of 8.0 – 10.0 units per acre. The CASP was presented to Airdrie City Council for public hearing on May 17, 2021. Airdrie City Council gave first and second readings to the proposed bylaw on the same date.

Requested Action

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

Consultants

B&A Planning Group prepared the ASP on behalf of Qualico Communities, the largest landowner within the Plan area.



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

- EXP Services Inc
- Watt Consulting Group
- Trace Associates Inc
- Waterline Resources Inc
- 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 RPP, MCIP
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Attachments:

1. Proposed Bylaw B – 25/2021 Southwest CASP
2. Southwest CASP Council Staff Report
3. Interim Growth Plan Alignment Statement w/ Intermunicipal Correspondence
4. GIS Data set

