

May 6, 2022

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: Bylaw No. B-16/2022, West Hills CASP Amendment and Bylaw No. B-17/2022 Key Ranch NSP

Please find enclosed application for review, the City of Airdrie's proposed Bylaw No. B-16/2022, being a bylaw to amend the West Hills Community Area Structure Plan (CASP) and Bylaw No. B-17/2022, being a bylaw to adopt the Key Ranch Neighbourhood Structure Plan (NSP).

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 Key Ranch NSP is within the existing approved West Hills CASP in west Airdrie. The NSP is bounded by 24th Street .The plan area contains ± 49 ha (120 ac) of land owned by Lamont Land LP (Lamont) and ± 16.21 ha (40.06 ac) owned by one private landowner. The Key Ranch NSP is designed as a residential community, with 1,186 planned dwelling units.

The Plan is anticipated to support a population of approximately 3,200 residents at an overall density of 20.6 units per hectare (8.3 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 April 19, 2022. The bylaws received first and second reading of Council on April 19, 2022.



Requested Action

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

Consultants

Urban Systems prepared the proposed NSP and CASP amendments on behalf of the landowners Lamont Land LP (and the private landowner).

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

- Urban Systems Ltd. / Urban Systems Survey Inc. for planning, engineering (including transportation and stormwater), survey
- McIntosh-Lalani for the geotechnical report
- TetraTech for the environmental reports
- Speargrass Historical Resource Consultants Inc. for the HRO
- Arbor Care Tree Services Ltd.

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

- CIMA + and Tetra Tech
- Rangeland Environmental Services (consultant to City)

Consultants that worked on the original West Hills CASP approved in 2019 were:

- Urban Systems Ltd. / Urban Systems Survey Inc.
- Westhoff Engineering Resources
- McIntosh-Lalani
- Tetra Tech EBA

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 Jamal Ramjohn (jamal.ramjohn@airdrie.ca/403-948-8800 ext. 8242) 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-16/2022 West Hills CASP
2. Proposed Bylaw No. B-17/2022 West Hills Key Ranch NSP
3. Council Staff Report – Bylaw No. B-16/2022 West Hills CASP & Bylaw No. B-17/2022 Key Ranch NSP
4. IREF alignment statement
5. GIS Data set (CASP Amendment & NSP)
6. What We Heard Report
7. Red line version of West Hills CASP