

May 30, 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-10/2022 (Sawgrass Park NSP)

Please find enclosed application for review, the City of Airdrie's proposed Bylaw No. B-10/2022, being a bylaw to adopt the Sawgrass Park 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 Sawgrass Park NSP is within the existing approved Davy Creek CASP in northwest Airdrie. The NSP is bounded to the north by agricultural lands within Airdrie, to the south by the communities of Reunion and Williamstown, to the east by Nose Creek and future residential lands within the Davy Creek CASP and to the west by 24th Street SW. The plan area contains approximately 112.41 hectares (\pm 277.78 acres) of land owned by Hopewell Davy Land Corporation. The Sawgrass Park NSP is designed as a residential community, with 1,774 planned dwelling units.

The Plan is anticipated to support a population of approximately 4,789 residents at an overall density of 20.2 units per hectare (8.2 units per acre).

Staff presented the application to municipal Council for Public Hearing on May 16, 2022. The bylaw received first and second reading of Council on May 16, 2022.

Requested Action

City of Airdrie Administration kindly requests CMRB's approval of the proposed Sawgrass Park NSP.

Consultants

B&A Planning Group prepared the proposed NSP on behalf of the landowner Hopewell Davy Land Corporation.

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

- McIntosh Lalani Engineering Ltd (Geotechnical Evaluation)
- Stantec Consulting Ltd. (Historical Resources Impact Assessment, Biophysical Impact Assessment)
- Trace Associates Inc. (Environmental Site Assessment)
- Athena Environmental Consultants Ltd (Assessment of Natural Arsenic Concentrations Soil Arsenic Management)
- Millennium EMS Solutions Ltd. (Soil Arsenic Management and Communication Strategy, Qualitative Risk Assessment)
- Bunt & Associates (Transportation)
- Pasquini & Associates, LGN Consulting Engineering Ltd. (Servicing)

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

- CIMA + (Servicing)
- Tetra Tech (Transportation)
- ISL (Transportation)

Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at Tega.Odogu@airdrie.ca or 403-948-8800 ext. 8796. 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,

Tega Odogu RPP, MCIP
Planner II
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E: Tega.Odogu@airdrie.ca

Attachments:

1. Bylaw No. B-10/2022 (Sawgrass Park NSP)
2. Council Staff Report –Bylaw No. B-10/2022 (Sawgrass Park NSP)
3. CMRB IREF Alignment Statement (Sawgrass Park NSP)
4. GIS Data set (Sawgrass Park NSP)
5. What We Heard Report (Sawgrass Park NSP)