

June 23, 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: Proposed Bylaw No. B-01/2022  
Airdrie Downtown Area Redevelopment Plan**

Please find the enclosed application for review; being the City of Airdrie's proposed Bylaw No. B-01/2022, being a bylaw to adopt the Airdrie Downtown Area Redevelopment Plan (ARP).

The previous Downtown ARP, being Bylaw No. 24/99 and including all amendments thereto, will be repealed and replaced with the proposed Bylaw.

The proposed Bylaw is considered an area redevelopment plan in keeping with sections 634-635 of the Municipal Government Act.

#### Description of Bylaws

The plan area consists of 90 acres (36.4 hectares) located centrally in Airdrie and is bound by Bowers Street NE and a back lane of houses fronting onto Albert Street SE to the east, the rear of the houses fronting onto Elk Hill SE and Ridgeway Way SW to the south, Jensen Drive NE and the commercial back lane north of 1 Avenue NW to the north and the rail line to the west.

A Financial Impact Assessment (FIA) was prepared in support of the plan and assessed potential redevelopment scenarios that would accommodate 650-1,350 new combined jobs and residents within the plan area. Further to this, the plan sets potential redevelopment aspirations for Downtown Airdrie that would maximize established servicing capacity in the plan area and accommodate up to 4,000-7,000 new combined jobs and residents over the 20-30-year horizon of the plan.

Staff presented the proposed Bylaw to municipal Council for Public Hearing, and it was granted first and second reading on June 6, 2022.



### Requested Action

City of Airdrie Administration kindly requests CMRB's approval of the proposed Area Redevelopment Plan.

### Consultants

The following consultants provided supporting services to the City of Airdrie project team during public engagement and in preparing supporting reports and analyses used in the preparation of the Area Redevelopment Plan:

- Associated Engineering
- B&A Planning Group
- CIMA+
- IBI Group
- ISL Engineering and Land Services Ltd.
- MODUS Planning, Design & Engagement
- O2 Planning + Design Inc.
- Shugarman Architecture & Design Inc.
- Urban Strategies
- Watt Consulting Group

### Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at [william.czaban@airdrie.ca](mailto:william.czaban@airdrie.ca) or 403-948-8800 ext. 8705. For all other questions, please contact Stephen Utz at [stephen.utz@airdrie.ca](mailto:stephen.utz@airdrie.ca) or 403-948-8800 ext. 8471) who will be the City of Airdrie's municipal representative on this application.

Kind regards,



### **William Czaban**

Senior Planner

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### Attachments:

1. Proposed Bylaw No. B01/2022 Airdrie Downtown Area Redevelopment Plan
2. Council Staff Report – Bylaw No. B-01/2022
3. IREF alignment statement
4. Airdrie Land Use Bylaw No. B-01/2016 Excerpts (referenced in IREF statement)
5. GIS Data set

