

Welcome

to the East Nose Creek Community Area Structure Plan Open House.



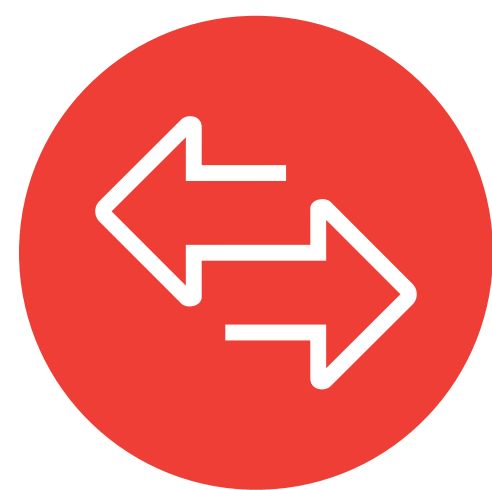
EAST NOSE CREEK

COMMUNITY AREA STRUCTURE PLAN

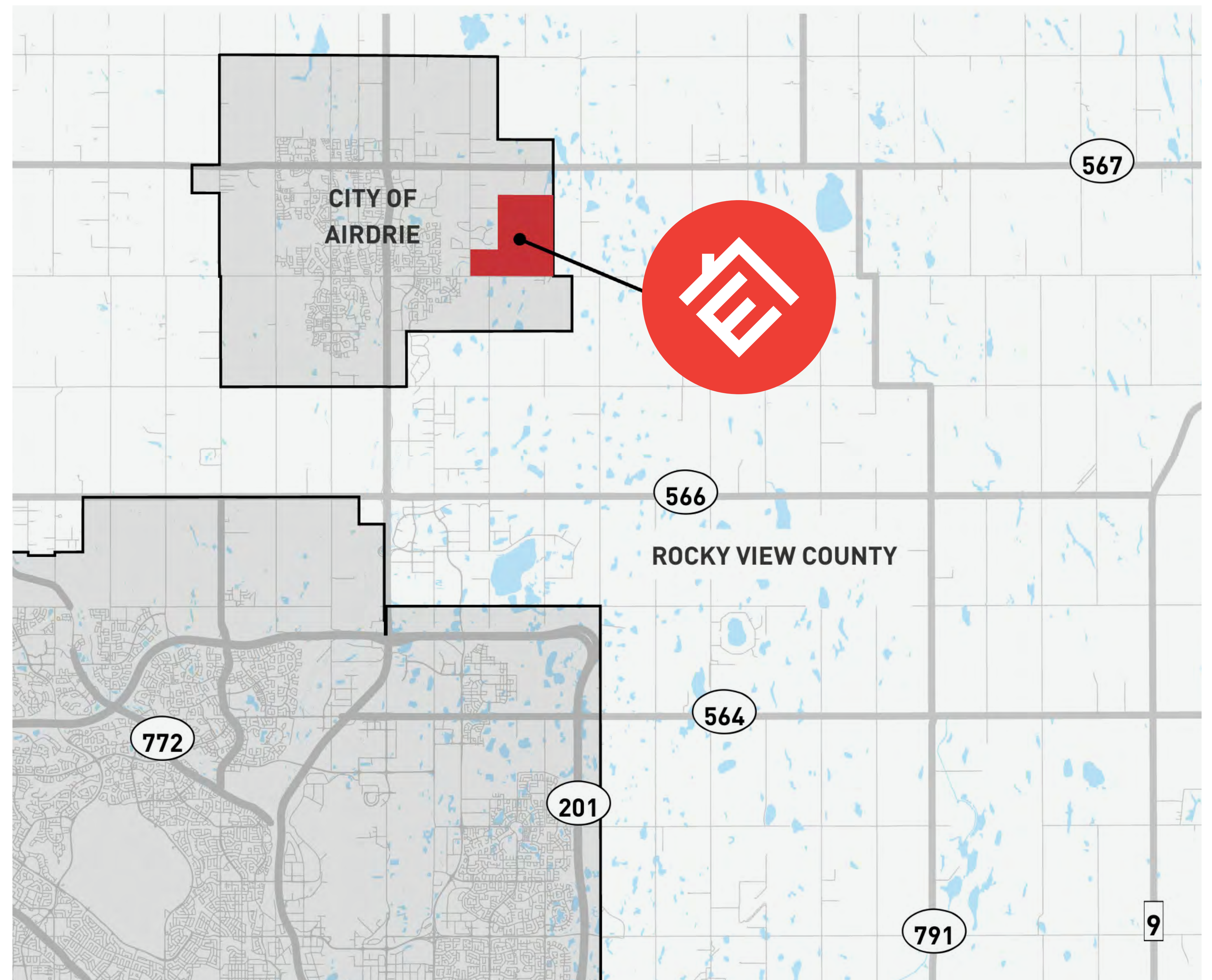
Today our project team will:



**Share an overview
of the proposed
Community Area
Structure Plan (CASP)**



**Listen and respond
to questions and
comments**





Community Area Structure Plan (CASP)

A CASP is a long-term planning policy document to identify a general framework for considerations such as land use, transportation, and utilities. A CASP is required prior to redesignation (zoning) of any rural or undeveloped lands for large-scale urban development.

The stages in the Land Development process within the City of Airdrie are shown below:



CASP Approval



Neighbourhood Structure Plan (NSP)



Land Use Districting Approval



Subdivision Approval



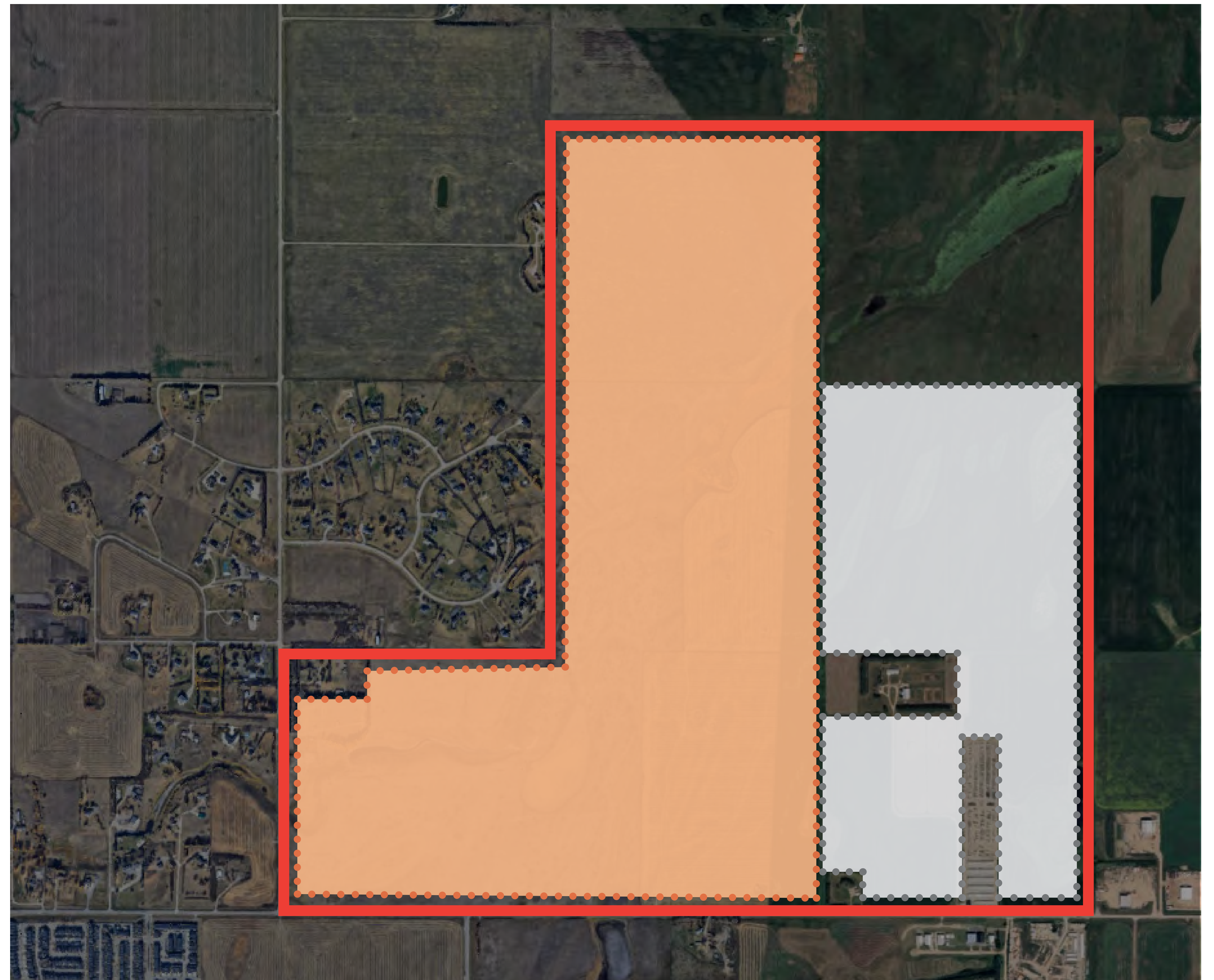
Development and Building Permits

Ownership



- + **Highfield Land Management (HLM) makes up 56% ownership of the CASP lands. HLM is a multi-faceted land developer with expertise in residential, commercial, and industrial development.**
- + **Reliance Land Group – Reliance Land Group in care of Lansdowne Equity Ventures makes up 25% ownership of the CASP lands**
- + **Private ownership makes up the remaining 25% of the CASP lands.**

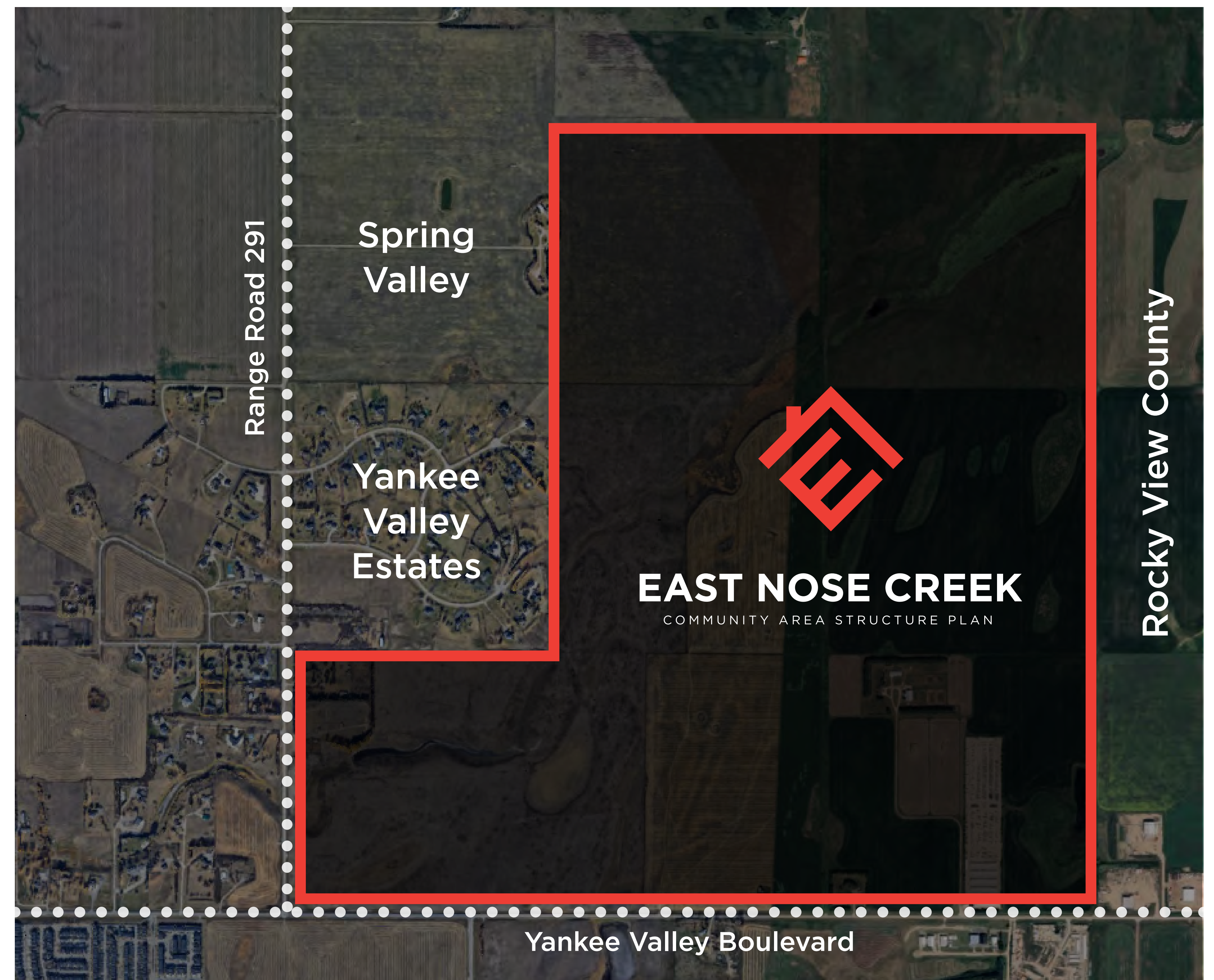
- Subject Site
- Highfield Land Management Ownership
- Reliance Land Group Ownership



Project Overview



- + 7 Quarter Sections of land, +/- 447 hectares
- + Bound by Yankee Valley Boulevard to the south and Range Road 291 to the west
- + Shares eastern boundary with Rocky View County
- + Identified for a future CASP by the 12 Thousand Acres Plan
- + Justification Report to initiate CASP approved by the by Airdrie City Council in May 2023



Proposed Land Use Concept



This high-level concept is intended to guide future neighbourhood-scale plans on their general land use composition. Future Land Use Redesignation will be required. The Land Use Concept aims to achieve the following visionary principles:



Provide a range of housing choices of various scales, types and densities to support diverse lifestyles and stages.



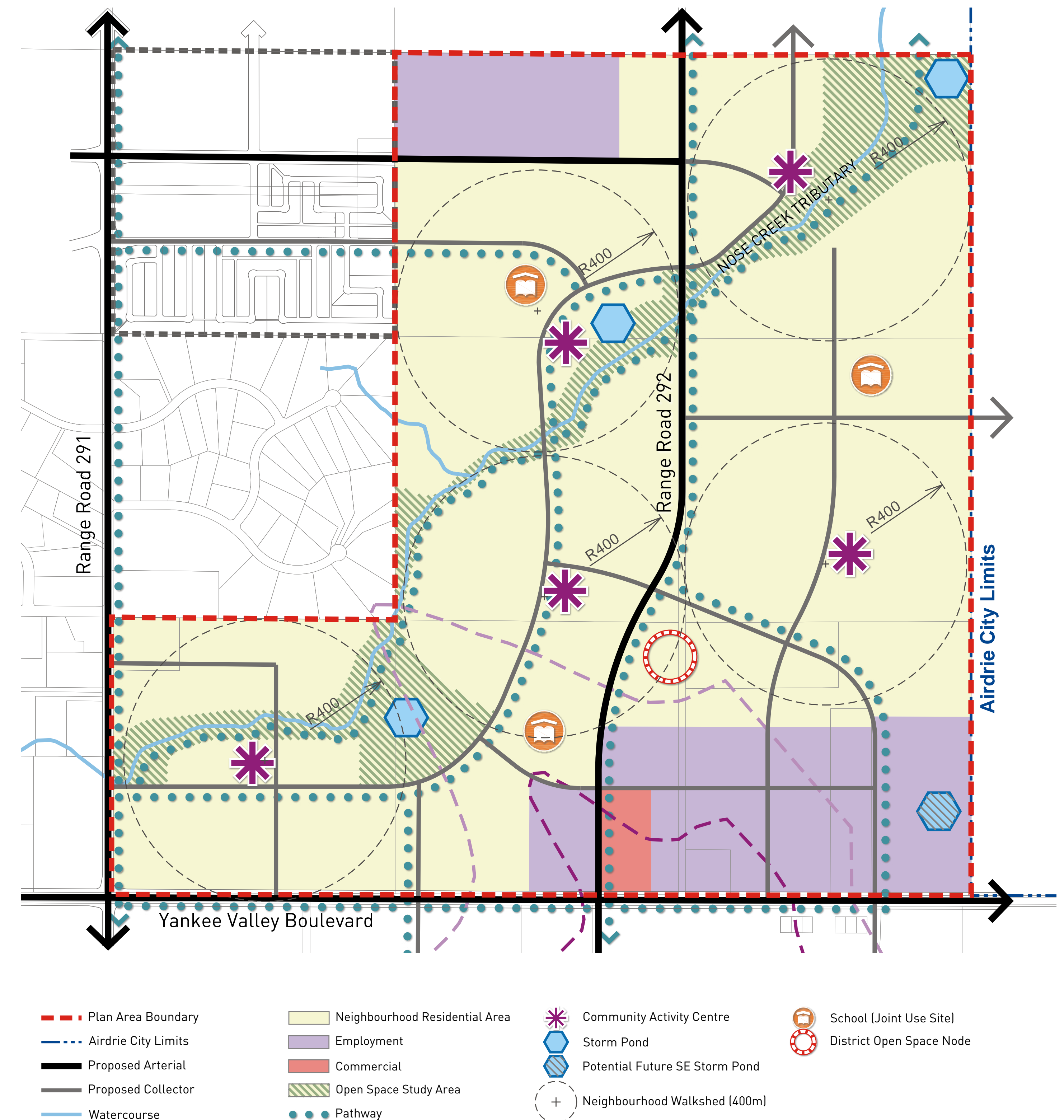
Explore opportunities for intensification of uses around Community Activity Centres, future employment areas, and associated future transportation and transit infrastructure.



Encourage a comprehensive open space and active transportation network leveraging existing natural assets.



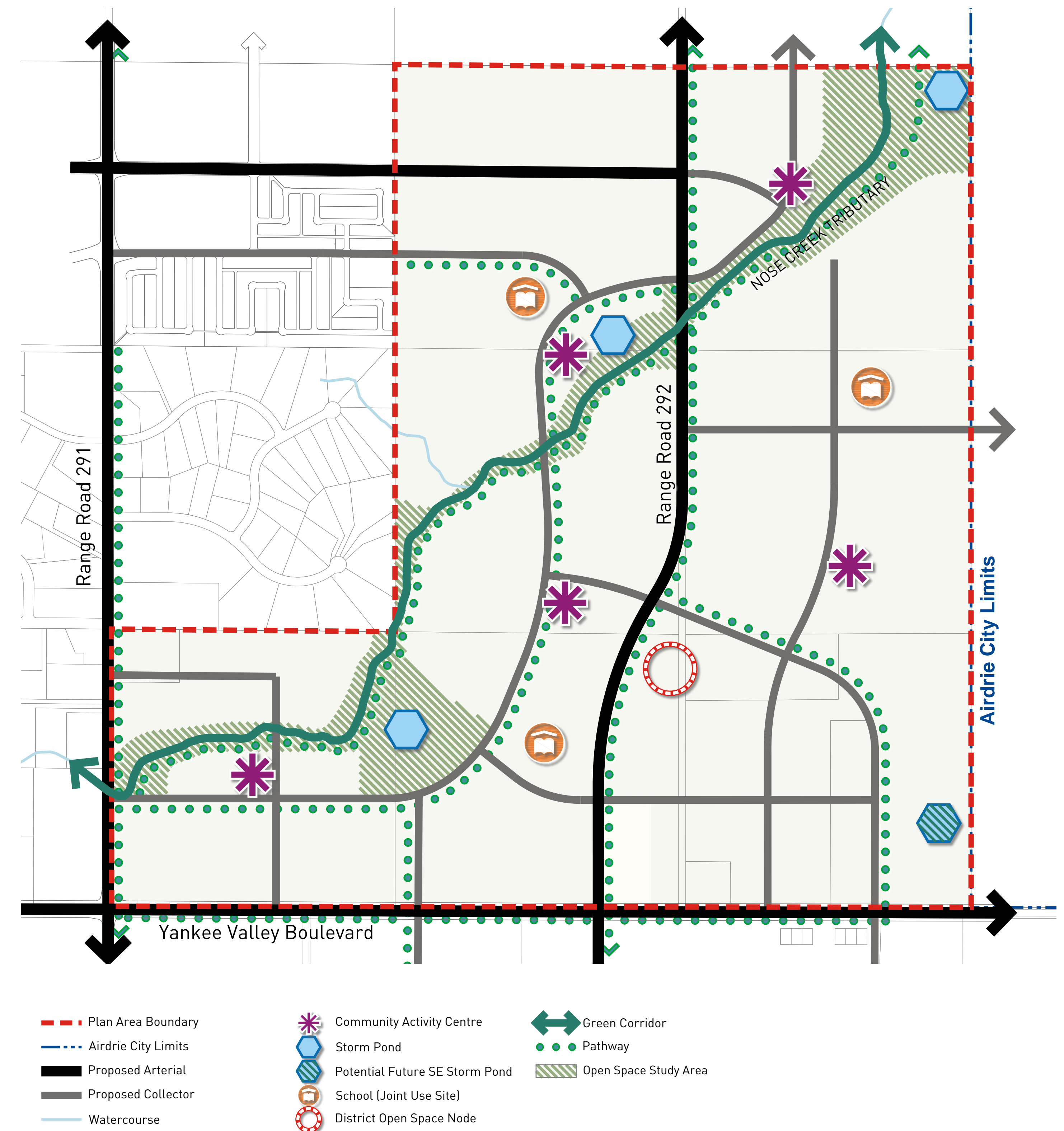
Respectfully interface with neighbouring uses to transition between adjacent agricultural or rural residential conditions and comprehensively planned urban development.



Open Space



- + The East Nose Creek CASP area will include a variety of open spaces such as parks and playgrounds, schools, storm ponds, pathways, and naturalized open space.
- + The existing condition of natural areas within the CASP will be further evaluated by environmental professionals at the NSP to identify any lands of ecological significance.



Transportation

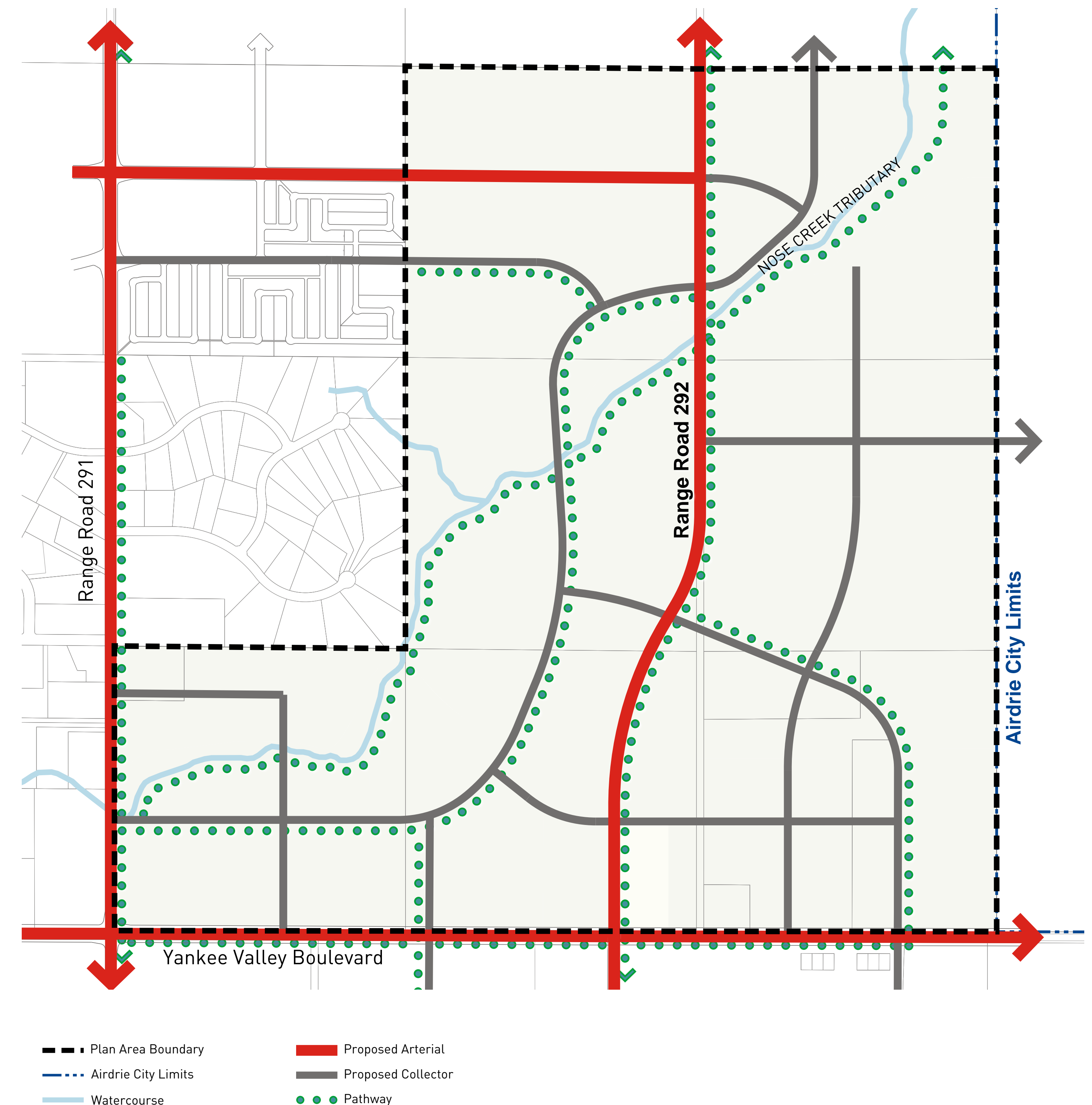


The CASP identifies general connectivity of significant roads which will be supplemented by a local network in each neighbourhood.

Key Connections:

- + Range Road 292 is extended north from Yankee Valley Boulevard and realigned within the Plan Area
- + Connection of an arterial road is proposed through the Spring Valley NSP lands
- + Access to the CASP lands will occur from Yankee Valley Boulevard and Range Road 291
- + Pathway connections will be provided to key destinations, natural features, and community amenities

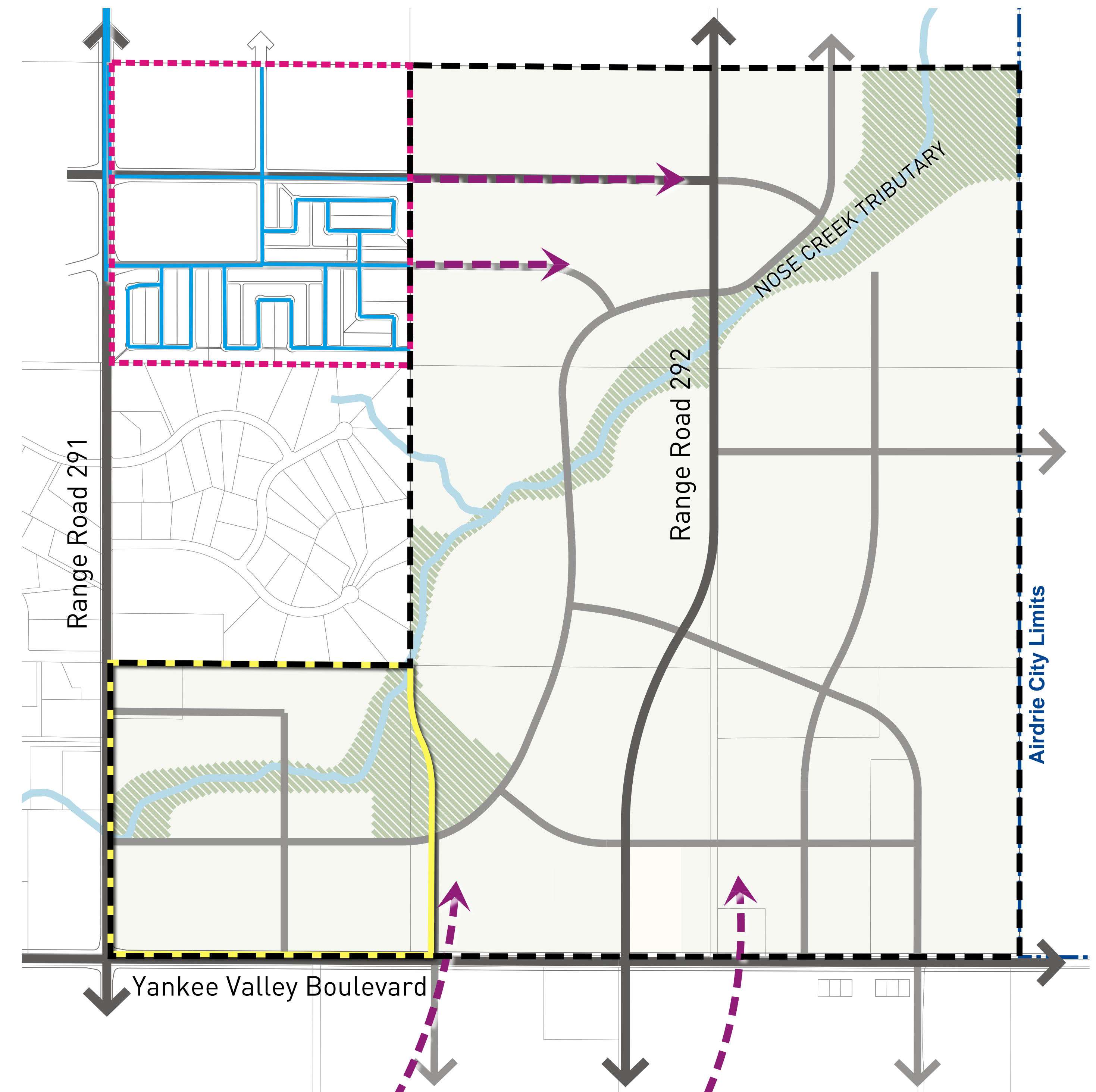
A Transportation Impact Assessment will be undertaken at each NSP stage.



Servicing - Water



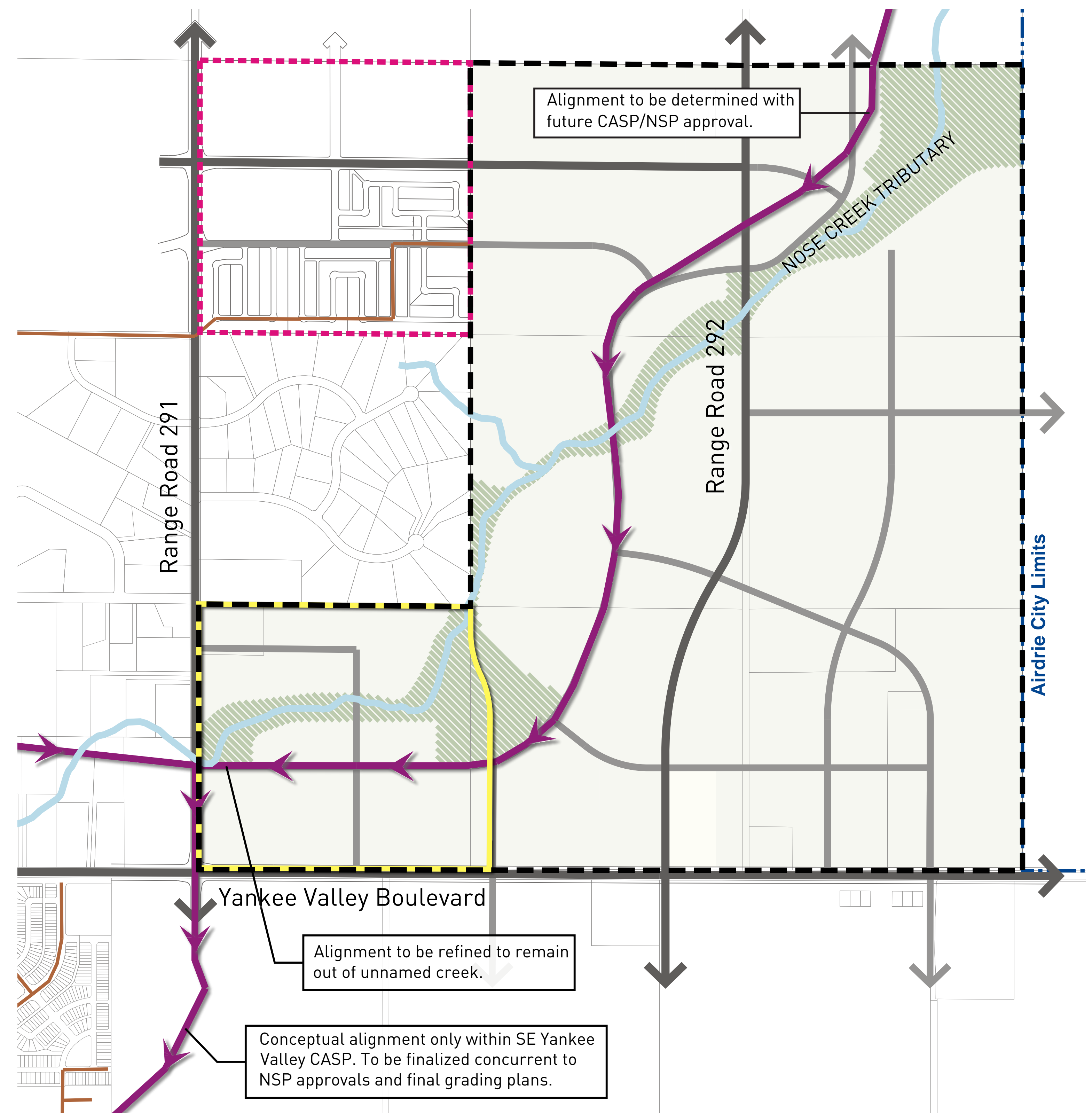
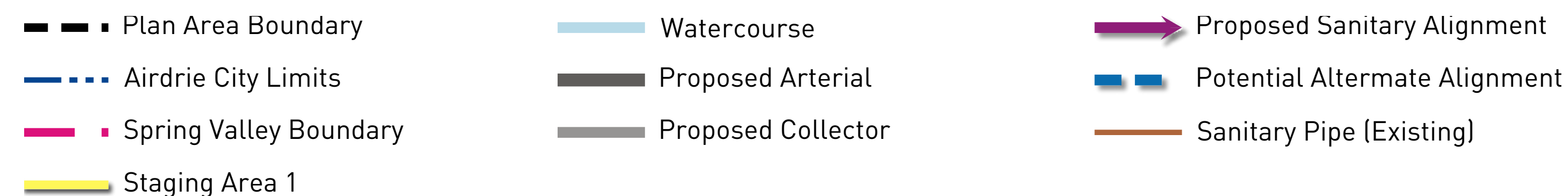
- + Water Service is proposed to be provided in a staged manner to utilize capacity as it becomes available.
- + A portion of the CASP would connect to the existing system in Ravenswood until the Southeast Reservoir is in service.
- + Through the installation of a booster station along East Lake Road another portion of the CASP would be serviced through a connection with the Spring Valley NSP.
- + Ultimately, the CASP area will connect into the East Pressure Zone enabled by development of the Southeast Reservoir.



Servicing - Sanitary



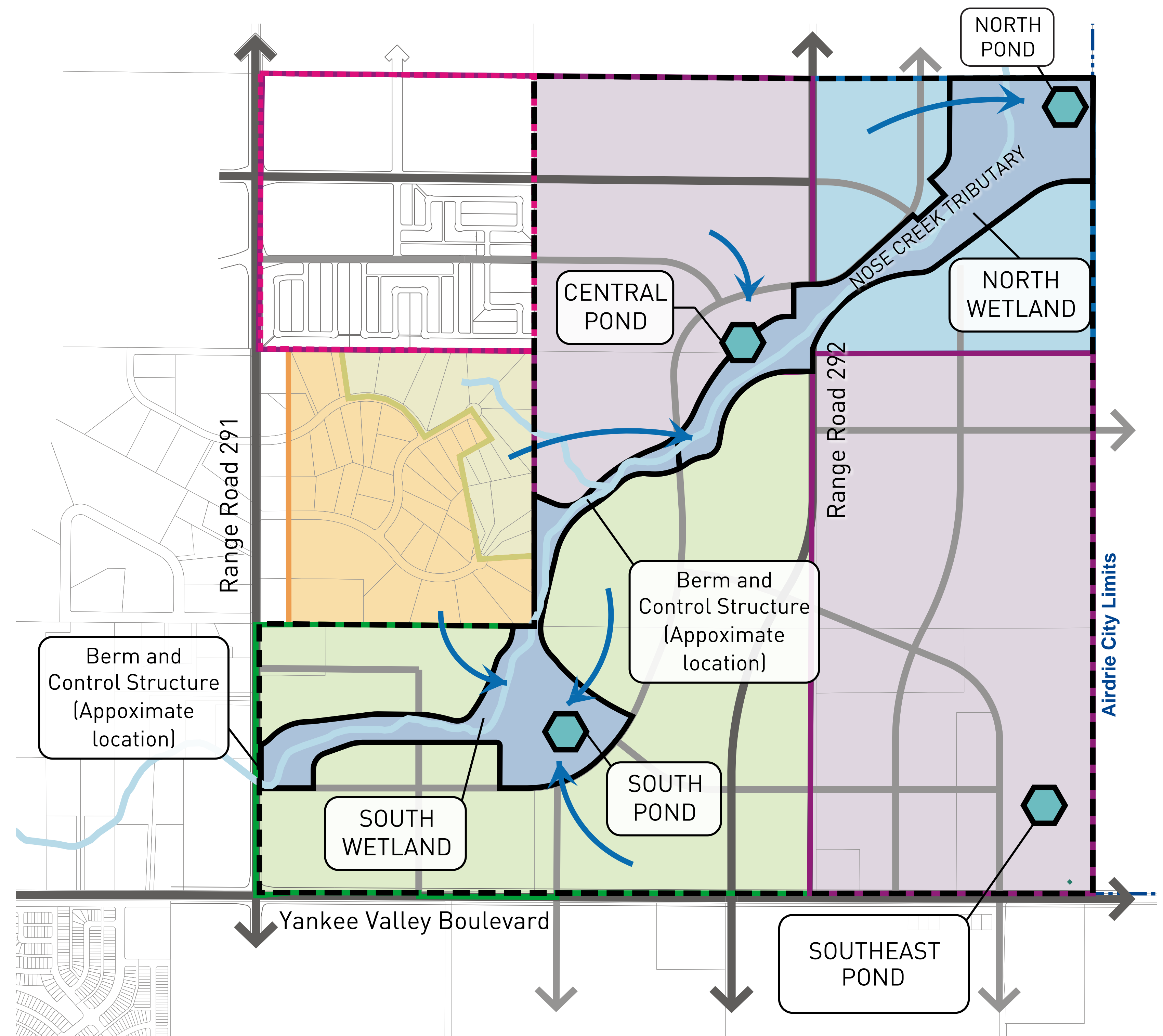
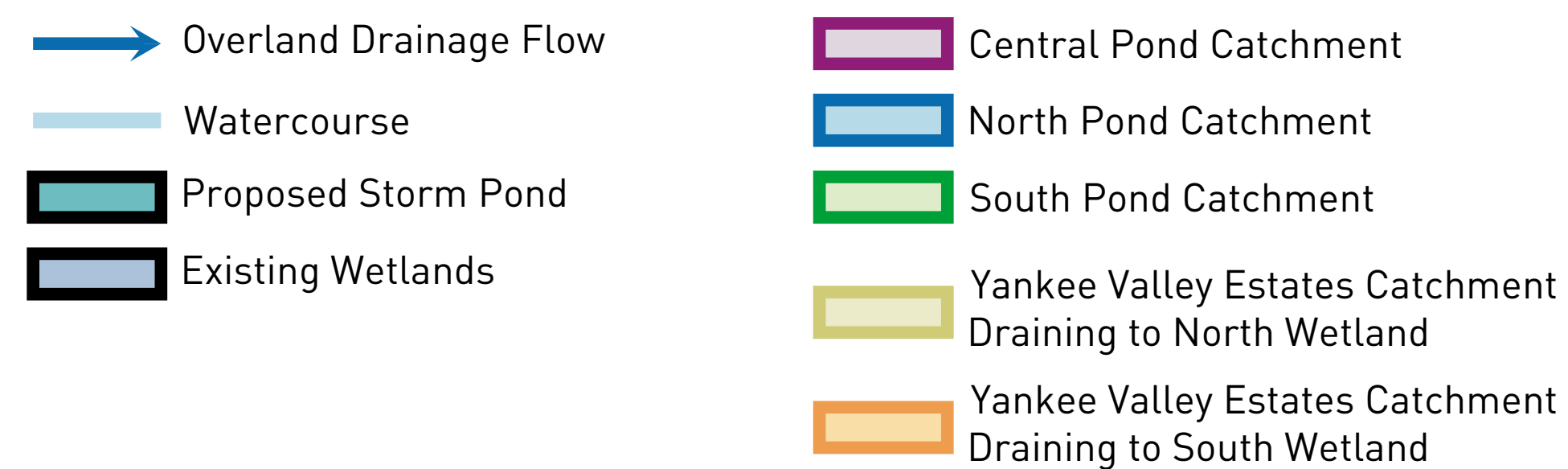
- + Sanitary Service is proposed to be provided by a gravity trunk sewer system in a staged manner.
- + Initial development phases would utilize spare capacity in Ravenswood until the ultimate solution was constructed.
- + The remaining development areas would be serviced by the future east Airdrie gravity trunk sewer and lift stations.





Servicing - Stormwater Management

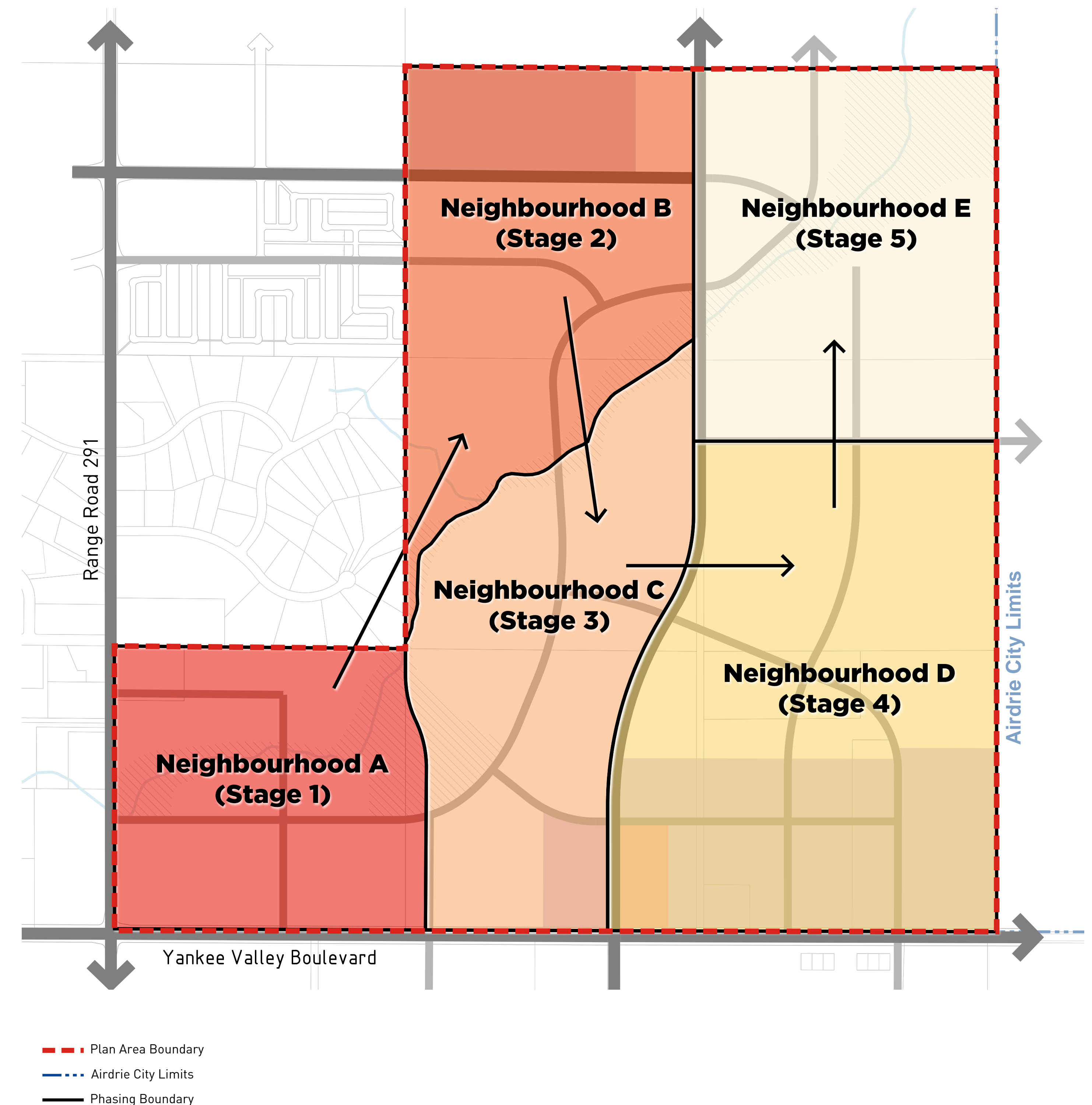
- + Stormwater Management in the CASP area will be provided by a series of stormwater management facilities (ponds) which will be integrated with existing wetlands and natural drainage features.



Implementation



- + The CASP is assumed to be developed in 5 future neighbourhoods through a Neighbourhood Structure Plan (NSP) process.
- + Each neighbourhood will be broken down further into numerous development phases. The sequencing of development will be driven by transportation and servicing availability and proceed in a logical manner.
- + Infrastructure required to service these lands will be funded through developer-paid levies.



Process and Timeline



Approval of a Community Area Structure Plan is the first step in creating new neighbourhoods in Airdrie. Below is a tentative project schedule that outlines the approval process.



May 15, 2023

Initiation of the planning process: A Justification Report is approved by City Council.



June 7, 2024

The East Nose Creek Community Area Structure Plan (ENC CASP) is submitted to the City of Airdrie.



Summer/Fall 2024

The ENC CASP is in circulation with the City of Airdrie for review and comment.



November 25, 2024

The East Nose Creek project team will host its first Open House.



Q1 2025

ENC CASP proceeds for review by the Community Infrastructure and Strategic Growth (CISG) committee and Public Hearing of Council.



Q2 2025

First Reading by Council, ENC CASP proceeds to the Calgary Metropolitan Region Board (CMRB) for review in accordance with the Growth Plan.



Early Q3 2025

If supported by the CMRB, the ENC CASP will return to a Public Hearing of Council for third and final reading.

Comments or Questions



On behalf of the project team, thank you for attending the Open House.

Connect with the Project Team:



Leah Thomson
Engagement Specialist



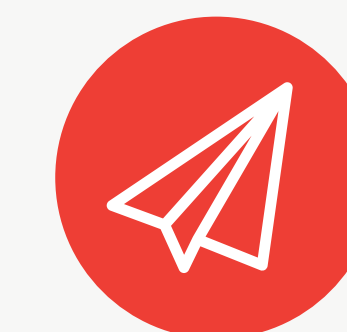
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Stay up to date and learn more at www.eastnosecreek.ca

