

## COUNCIL – AGENDA REPORT

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| <b>Meeting Date:</b>          | 16 May 2022  |
| <b>Subject:</b>               | Bylaw No. B-10/2022 (Sawgrass Park Neighbourhood Structure Plan)                               |
| <b>Boards Routed Through:</b> | Land Allocation Committee, Community Services Advisory Board and Municipal Planning Commission |
| <b>Date:</b>                  | 29 April 2022  |

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### **Issue:**

Council is being asked to give First and Second Reading to Bylaw No. B-10/2022 being a bylaw to adopt the Sawgrass Park (formerly Aster) Neighbourhood Structure Plan.

### **Background:**

In April 2021, B&A Planning Group (on behalf of Hopewell Davy Land Corporation) applied for the Aster Neighbourhood Structure Plan (NSP) to facilitate the development of approximately 278 acres of land within the Davy Creek Community Area Structure Plan (CASP). Given that another community in Edmonton is already named “Aster”, the name was changed to “Sawgrass Park”.

Since the time of original submission, Administration has worked with the Applicant to ensure that the NSP is consistent with higher order City plans and policies. Attachment 1 of this report includes a copy of the proposed Sawgrass Park NSP.

### **Location and Existing Land Use**

Sawgrass Park is in the northwest quadrant of the city, within the approved Davy Creek CASP lands. Sawgrass Park 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. The plan area is currently districted AG, General Agriculture District and F, Rural Farmstead District.

### **Existing Site Conditions**

An operating oil well (sweet product), associated pipelines and battery site are currently located within the plan area, as shown in Figure 5 and 31 of the Sawgrass Park NSP. The

operating well is connected to another operating oil well in Reunion. Hopewell has initiated discussions and is committed to reaching an agreement with the pipelines and facilities operators (TAQA) to purchase, decommission and remove both wells and the associated pipelines, prior to the phase of subdivision in which there are oil and gas facilities. The removal of existing oil and gas facilities and reclamation of lands to residential standards will occur as part of the overall phasing of development for the plan area. Policy in Section 7.5 of the Sawgrass Park NSP ensures that existing oil & gas facilities will be removed, and lands reclaimed to residential standards in compliance with Alberta Energy Regulator (AER) directives and regulations, any other applicable laws or regulations, and to the satisfaction of the City. While still operational, development around the oil well site will occur in compliance with Provincial regulations and the oil and gas policies within the Davy Creek CASP and the Sawgrass Park NSP. Policy 2.5.1 of the Davy Creek CASP requires that development should be setback 100 meters from the operating well in accordance with the Municipal Government Act (MGA), Subdivision and Development Regulations (SDR) and AER. In addition, Section 7.5 of the Sawgrass Park NSP outlines policies that ensures that measures are put in place to mitigate any impact of the oil and gas facilities on the proposed development. Also, in accordance with Section 2.5.4 of the Davy Creek CASP, the City consulted TAQA to discuss potential impact of the proposed development on their *Emergency Response Plan (ERP)*. TAQA informed the City that as per Provincial regulations, amendments to the ERP is determined based on the amount of Hydrogen Sulphide (H<sub>2</sub>S) released from a sour gas well. Therefore, an amendment to the ERP is not required in this case given that the well site in the plan area is a sweet gas well.

Nose Creek and its associated floodway runs through Sawgrass Park. The portion of the Nose Creek floodway within the plan area and the required minimum setback of 30 meter from the creek which amounts to approximately 52 acres, will be protected through Environmental Reserve. In accordance with Provincial regulations and the Airdrie City Plan, development is prohibited within the 1:100 floodway. However, development is allowed in the flood fringe subject to policies in the Airdrie City Plan and Land Use Bylaw. The Land Use Bylaw requires that preventative engineering and construction measures be used to make the site suitable as recommended through a qualified professional. These measures include the raising or otherwise flood proofing of all buildings to the 1:100 high water mark.

## **Supporting Information**

### Geotechnical Evaluation

A *Geotechnical Evaluation* was completed in May 2013 to access the general subsurface soil condition of the Davy Creek lands. The results of the evaluation determined that soil conditions of the plan area are consistent with adjacent developed lands and makes standard recommendations with no observations or recommendations that would suggest development is not viable.

### Historical Resources Impact Assessment

In keeping with the requirements set by Alberta Cultural Heritage, a Historical Resources Impact Assessment (HRIA) was done in October 2014 and a Paleontological Investigation was done in May 2015 for the Davy Creek lands. The paleontological investigation identified the high paleontological potential of the Nose Creek valley for Quaternary resources. Continued paleontological monitoring will be required during deep excavations to record any possible fossil findings. Alberta Culture reviewed the HRIA completed for both archeological

and paleontological resources and determined the Davy Creek lands clear for development in August 2015.

### Biophysical Impact Assessment

A Biophysical Inventory Assessment (BIA) was completed for Sawgrass Park in January 2021. The BIA identified a Temporary Marsh (Class II) wetland (Wetland 02) within the Plan area. As per the City's Wetland Policy No. ENV-02-C, Class II wetlands are not prioritized for conservation and as such will be removed. The removal will be addressed using in-lieu replacement as outlined within the *Alberta Wetland Mitigation Directive*. The BIA also identified a riparian vegetation community extending from the edge of Nose Creek and an ephemeral drainage area that occupies the central portion of the plan area. Nose Creek and portions of the ephemeral drainage that overlap with the Nose Creek 30m setback will be retained as Environmental Reserve.

### Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was completed for the Davy Creek CASP lands in August 2017. The report identified one active oil well site within the area now identified as Sawgrass Park that represent a potential on-site source of soil and ground contamination. In January 2022, a Phase I ESA Update was completed, with focus on the active oil well site. The update recommended that no further investigation was required at this time. However, the current well site owners are mandated under Provincial regulations to conduct an environmental investigation including Phase I and/or Phase II ESAs prior to reclamation.

### Arsenic Assessment

An *Assessment of Natural Arsenic Concentrations in Soil* was conducted for the Davy Creek lands in July 2019. The assessment was conducted in response to concerns raised by the City about the potential for high arsenic concentrations. Elevated arsenic concentrations considered to be naturally occurring were encountered in the area. According to current Alberta Environment and Parks policy and guidelines, soil with naturally elevated metals is not considered to be contaminated, unless it is disturbed through excavation. While remediation of naturally occurring metals is not typically a requirement, these natural concentrations are above the generic Tier 1 human direct contact guideline for arsenic in some limited areas and as such, risk-based human health guidelines were derived to assess potential risks to humans at proposed developments in the plan area. These guidelines were accepted by Alberta Health Services and the City.

A Phase III *Evaluation of Risk from Natural Arsenic and Selenium* was done in October 2019 for the Davy Creek lands. The Phase III found that the elevated concentrations of naturally occurring arsenic are not expected to pose a significant risk to human or environmental health. A *Soil Arsenic Management and Communication Strategy* was completed in March 2020 for the Davy Creek lands. This document provides overall measures for dealing with the naturally occurring arsenic deposit in areas where concentrations were found to exceed the site-specific guideline. As per Policy 2.8.1 of the Davy Creek CASP, development within Sawgrass Park shall adhere to the *Soil Arsenic Management and Communication Strategy* which was reviewed and accepted by Alberta Environment and Parks (AEP) and Alberta Health Services - Safe Healthy Environments (AHS-SHE).

### Qualitative Risk Assessment

In keeping with policy within the Davy Creek CASP, a *Qualitative Risk Assessment (QRA)* was completed in May 2021. The purpose of the QRA was to determine if any additional

setback distance should be required, acceptable use of the setback area for public infrastructure, and whether additional mitigation measures should be integrated into the development to reduce nuisance to the surrounding community. The assessment concluded that the 100-meter setback from the oil well centre indicated on Figure 5 of the Sawgrass Park NSP may be sufficient to manage exposure to nuisance from noise, odor, dust, glare, aesthetic concerns and traffic. In addition to the 100-meter setback, policies in Section 7.5 of the Sawgrass Park NSP ensures that mitigation measures including berms and restricting hazardous goods on residential streets within Sawgrass Park are required to minimize exposure to the impact of the above-mentioned nuisance.

## **Planning Review/Consideration**

### Neighbourhood Design

As shown in Figure 11 of the Sawgrass Park NSP, the land use for the plan area is predominantly residential with supporting neighbourhood commercial, municipal reserve, open space and public amenity, altogether contributing to a complete community. The anticipated number of units is 1,774, resulting in a residential density of 8.20 units/acre and a population of approximately 4,800 residents. The plan area is also estimated to support approximately 250 new jobs.

Low-density (single and semi-detached) housing makes up 73.4% of the housing stock within Sawgrass Park. For compatibility, single detached housing will be located adjacent to similar housing type in the communities of Reunion and Williamstown. In accordance with Section 6.15 of the Airdrie City Plan, semi-detached, townhome, apartment and other attached housing styles make up 37.9% of the housing stock. These housing types are located along 24th Street, adjacent to the commercial land use and along transit corridors. In compliance with Section 6.16 of the Airdrie City Plan, narrow lot housing will make up no more than 35% of the housing stock in the plan area.

As shown in Figure 12 of the Sawgrass Park NSP, the plan area will consist of 3.72 acres of neighbourhood commercial located along 24th Street. This area will contain commercial land uses that will provide residents with access to daily shopping needs within proximity to home. The commercial area will be designed with high quality aesthetics, accessible by multi-modal traffic and compatible with the surrounding residential development.

The plan area will also consist of 4.41 acres of mixed-use (live/work) housing and commercial area located at the end of the main entrance into Sawgrass Park, as shown in Figure 13 of the Sawgrass Park NSP. This area forms a neighbourhood node and will be a focal point in the community where residents have access to local businesses as well as open space.

### Open Space Network

The open space within Sawgrass Park totals over 81 acres or approximately 30% of lands within the plan area, making it one of the key features of the plan area. As shown in Figure 14 of the Sawgrass Park NSP, the open space network consists of four neighbourhood parks in each quadrant of the plan area and a central open space. The central open space is made up of a combination of Environmental Reserve along Nose Creek, two connected storm ponds and a portion of Municipal Reserve (MR) lands. The central open space will be developed in two phases. In Phase I, a District Node will be developed according to the open space typologies identified in the Great Places Plan. In Phase II, Hopewell in collaboration with the City and the Land Allocation Committee (LAC) will look to expand the District Node into a Community Activity Centre (CAC) to meet regional demand for open space. Facilities within

the CAC will be determined based on information in the *Facilities Needs Assessment* (completed in 2021), the *Sports Field Management Plan* and the 2016 *Great Places Plan* and may include amenities such as a skate park, splash park, covered outdoor hockey rink, or multi-use tennis court/pickleball courts. Phase II is dependent on future partnership investment and is not definite.

### Joint Use School Site

Sawgrass Park contains an 8-acre Joint Use Site (JUS) which will contain a K-9 school and playfield. The LAC has allocated the JUS to Rocky View Schools (RVS). As shown in Figure 11, The JUS is central to the plan area and located adjacent to the future CAC. The school building envelope fronts onto two collector roads in accordance with the *Airdrie Reserves Land Agreement*.

### Transportation

As shown in Figure 23 of the Sawgrass Park NSP, there are six main vehicular access points into the community. Two from the north (via Township Road 273 – future arterial), two from the south (via Reunion and Williamstown) and two from the west (via 24th Street).

The local street network within Sawgrass Park is grid-like and accommodates varying modes of transportation including vehicular, transit, cycling and walking. The network consists of a 27-meter divided collector which starts at the main entrance into the community and terminates at the neighbourhood node, five 21-meter collector which runs adjacent to or terminates at key features within the plan area, 15-meter residential streets and lanes.

The regional pathway as shown in Figure 24 of the Sawgrass Park NSP will provide alternative mode of transportation within the plan area and connect residents to key features in Sawgrass Park such as the CAC, Nose Creek and the JUS. It will also provide access to the future Davy Creek CASP Neighbourhoods 2 and 3 to the east, the existing communities of Reunion and Williamstown to the south, and 24th Street to the west.

In compliance with the connectivity guidelines in *Connecting Airdrie*, Sawgrass Park street connectivity index is 1.67 and its active mode index is 1.63, as shown in Figure 25 and 26 of the Sawgrass Park NSP. This means that the street and pathway network have many short links, numerous intersections, and minimal dead ends that supports walking and cycling. Overall, the regional and local street network, regional pathway, local pathway and sidewalk (mono and separate) are designed in such a way to create and enhance connectivity throughout Sawgrass Park.

Figure 27 of the Sawgrass Park NSP illustrates a potential transit network for the plan area. The transit network is designed to connect residents to major community destination and allow for multi modal connection to transit stops. The transit network is also designed so that over 95% of the residents within Sawgrass Park will be within 400 meters (5-minute walk) of a transit stop in accordance with the *Airdrie Transit Plan*.

A *Traffic Impact Assessment (TIA)* was conducted for the Davy Creek CASP in December 2017 and a *Local Traffic Study* for Sawgrass Park in April 2021. The external improvements identified in the Davy Creek CASP TIA as necessary for Sawgrass Park were confirmed by the *Local Traffic Study*. Section 6.6 of the Sawgrass Park NSP identifies the external improvement to include the following:

1. 4 lane upgrade of Veterans Boulevard from 24th Street NW to Reunion Gateway;

2. addition of a southbound left turn lane and signalization with upgraded cross-section at 24th Street NW/Veterans Boulevard NW;
3. construction of two lanes for Township Road 273 from 24th Street to Nose Creek; and
4. 4 lane upgrade of 24th Street NW from Veterans Boulevard to Township Road 273.

The Local Traffic Study also identified that noise attenuation measures would be necessary along 24th Street on the west of the plan area.

### Servicing

Stormwater servicing of the plan area will occur by way of a dual drainage (minor and major) system as detailed on Section 7.1 of the Sawgrass Park NSP. The dual drainage system will convey storm drainage by gravity into a stormwater wet pond that is centrally located within Sawgrass Park. As shown in Figure 28 of the Sawgrass Park NSP, the proposed stormwater wet pond will have two main cells connected by way of an equalization pipe and will have capacity to service the entire plan area. The stormwater wet pond will provide flood storage, water quantity control and water quality improvement prior to release into Nose Creek through an outlet pipe and outfall. The *Nose Creek Watershed Water Management Plan (NCWMP)* sets a maximum allowable release rate and runoff volume control target for Nose Creek. To meet these requirements, Source Control Practices (SCPs) and Best Management Practices (BMPs) may be applied. Construction of the wet storm pond will occur in stages as Sawgrass Park is being developed.

As identified in Section 7.2 of the Sawgrass Park NSP, water servicing of the plan area can occur through extension of five water main from Reunion and Williamstown. This will allow for a looped water distribution system to be established for servicing of the plan area, as shown in Figure 29 of the Sawgrass Park NSP

Sanitary servicing of the plan area will occur by way of a sanitary sewer pipe system as detailed in Section 7.3 of the Sawgrass Park NSP. The sanitary sewer pipe system will convey sanitary flows by gravity to a proposed regional lift station (referred to as Lift Station #2 in the Airdrie Utility Master Plan (UMP)) located in the southeast corner of the plan area as shown in Figure 30 of the Sawgrass Park NSP. The regional lift station will then convey sanitary flows via twin 350 mm forcemains to 24th Street NW and then continue south to a tie in point at Bayview Gate SW. The construction of the regional lift station will occur in stages to accommodate sanitary flows from the plan area. Over time, the regional lift station will be upgraded to accommodate the ultimate sanitary flows from future off-site development areas as identified in the Airdrie UMP. Alternatively, a temporary lift station may be utilized during the development of the plan area until sanitary flows and volumes warrant staged construction of the ultimate lift station. Potential locations and requirements for a temporary lift station will be determined in consultation with the City. It is proposed that the staged regional lift station will be developer-funded until such time as the City has collected significant levies through the development of the Davy Creek Lands to fund the ultimate lift station.

According to Section 7.4 of the Sawgrass Park NSP, it is anticipated that shallow utility infrastructure for the plan area such as electric, telecommunications, cable and natural gas will be provided through the extension of infrastructure from Reunion and Williamstown.

## Funding and Financing

Section 6.4 of the Davy Creek CASP states that servicing capacity for Davy Creek requires Phase 1 and Phase 2 upgrades as identified in the 2016 *Utility Master Plan (UMP)*. The upgrades are to be front-ended by the CASP proponents for all benefitting lands. Section 7.6 of the Sawgrass Park NSP outlines policies regarding the requirements for the front-ending contribution agreement.

## Phasing

Development of the plan area will occur in 17 phases as illustrated in Appendix B of the Sawgrass Park NSP. As mentioned, the phasing plan takes into consideration the operation of the existing oil and gas facilities and their subsequent removal to accommodate development. Phase 1 through 5 will bring in a mix of low and medium density housing, a portion of Municipal Reserve lands and the east cell of the stormwater wet pond. Phases 6 and 7 will bring in the JUS, some commercial land and more mix of low and medium density housing. Phase 8 will bring in the west cell of the stormwater wet pond and Phase 9 will bring in the last of the commercial and medium density development. Lastly, Phase 10 through 17 will bring in the remaining mix of low and medium density housing.

## Land Use Amendment

The Land Use Amendment (LUA) application for Sawgrass Park is currently under review. As shown in Appendix C of the Sawgrass Park NSP, the proposed land uses include a new Direct Control (DC) residential district proposed for 59.88 acres of land. The new DC district will allow for the development of a variety of low and medium density housing typologies including traditional single detached housing (front-drive and laned), zero lot line single detached housing (front-drive and laned), semi-detached housing and townhouses. Other proposed residential land uses include R3, Low-Rise Multifamily Residential District and M2, Community Mixed Use District. The commercial lands along 24th Street are proposed to be districted C1, Neighbourhood Commercial District. The JUS, district node and stormwater pond will be districted P-1, Public Open Space District. Nose Creek and its required 30-meter setback will be dedicated to the City as Environmental Reserve and districted EP, Environmental Protection District. The LUA will allow for the implementation of the Sawgrass Park NSP by applying the appropriate land use districts to the lands. Administration will bring forward the application for land use amendment to Municipal Planning Commission (MPC) and Council after the Sawgrass Park NSP has been adopted.

## **Stakeholder Engagement**

Upon receipt of the Sawgrass Park NSP application, staff proceeded to notify landowners within and adjacent to the plan area about the proposed NSP in accordance with Section 636(1) of the MGA. The notification included the location of the NSP lands, what an NSP is, where to find the draft plan, avenues to provide feedback on the plan and contact information for the City and the applicant.

In keeping with City directive the applicant hosted a public open house on March 2, 2022. Adjacent landowners were invited to attend by mail and postcard delivery. The applicant also provided information about the public open house via email invitation to subscribers, road signs, newspaper advertisement and social media accounts. In addition, a webpage was created by the applicant to provide information, carry out online survey and receive feedback on the proposed Sawgrass Park NSP. A link to the webpage was provided on the City's website.

A copy of the *What We Heard Report (WWHR)* which provides a summary of the public engagement is provided in Attachment 2. Major themes from the public engagement includes a desire for more green space in general and between Sawgrass Park and the existing communities to the south, what amenities will be provided in the commercial area within the community, when road upgrades will occur to absorb potential traffic impacts due to increase in population, and lastly the need for dog parks. No changes were made to the Sawgrass Park NSP based on the feedback from the public engagement because the plan already contains approximately 82 acres of open space (30% of the plan area), development adjacent to the existing communities of Reunion and Williamstown will be rear yard backing unto rear yard to eliminate land use conflict, and short/long term road improvements are planned for 24th Street and Township Road 273 to accommodate increased traffic. Regarding the provision of dog parks, the Parks department in consultation with Planning, Municipal Enforcement and Licensing will determine the location of dog parks based on a needs assessment and availability of MR lands. At this time, the Parks department perspective is that the open space remains as indicated in the Sawgrass Park NSP.

In accordance with the MGA Council will be required to forward the Sawgrass Park NSP to the Calgary Metropolitan Regional Board (CMRB) for review and approval between first and third reading of proposed Bylaw No. B-10/2022.

### **Alignment with South Saskatchewan Regional Plan and AirdrieONE:**

The Sawgrass Park NSP aligns with the *South Saskatchewan Regional Plan (SSRP)* and *AirdrieONE* given that it contributes to economic sustainability by providing lands for the development of commercial and mixed use housing. It promotes sustainable built environment by developing commercial, mixed use and higher density residential housing within the neighbourhood; and by implementing Crime Prevention Through Environmental Design (CPTED) through the design of road network, open space, and pathways. It also enhances environmental sustainability by protecting significant natural environment such as Nose Creek. In addition, it enhances social sustainability by providing a diversity of residential housing types for varying demographics, lifestyles and income levels; and creates an avenue for active living and recreation by providing access to parks, open space and pathways. Lastly, it provides residential density, street network and a pathway system that supports sustainable transportation such as transit, cycling and walking.

### **Boards Routed Through:**

#### Community Services Advisory Board (CSAB)

The open space plan for Sawgrass Park was reviewed by CSAB on November 8, 2021. CSAB recommended that the developer should work with Administration and LAC on the development of the Community Activity Centre (CAC), the school site should be fenced for safety of students, and the playgrounds within Sawgrass Park should be accessible. Administration worked with the applicant to ensure that policy language was added to the Sawgrass Park NSP to address all three items.

## Land Allocation Committee (LAC)

Per the terms of the *Airdrie Reserve Land Agreement*, the LAC reviewed the school site and is supportive of the Sawgrass Park NSP with specific policies outlined in Section 5.2 ensuring that the school site will be eligible for funding by Alberta Infrastructure.

## Municipal Planning Commission (MPC)

MPC reviewed the Sawgrass Park NSP at the April 21, 2022, meeting. The major concerns and questions raised by MPC are as follows.

1. Seniors Housing - MPC expressed concern about the lack of seniors housing in the plan area. Administration responded that although there is no specific seniors housing proposed, the NSP proposes a diversity of housing types (single detached, semi-detached, townhouses and apartment building), that allows residents to transition from one housing form to another over their lifetime. Administration also stated that the city does not have specific policies that require a certain percentage of housing stock within a CASP/NSP to be seniors housing, adding that there is a bigger conversation to be had on how this type of housing can be integrated into communities. As part of this conversation, administration needs clarity on the definition of seniors housing.
2. Commercial and Multi-Family Phasing - MPC also expressed concern about the timing of the commercial development in the overall phasing of the plan area. Administration responded that residential development is required to support commercial development hence why the commercial development comes in at phase 6 after a significant amount of residential land use have been developed. Administration also added that prior to the commercial lands being developed, residents can have access to their daily needs in the nearest commercial area on Veterans Boulevard and Main Street. MPC also expressed concerns that the multi-family housing is left to a later phase and located away from the neighbourhood node. Staff would like to note here that live/work townhouse units are being proposed adjacent to the neighbourhood node and the multi-family located along 24th Street is intended to support transit development and support the commercial use along 24th Street.
3. Phasing of Plan Area - MPC asked when the portion of the plan area labeled “future land use” in the land use amendment map would be developed. Administration commented that the area indicated “future land use” would be developed at a later stage after Phase 9, and that a separate land use amendment application will be submitted for that area. As a result of MPC’s question, the phasing plan shown in Appendix B has been revised to show the phasing for the entire plan area.
4. Infrastructure Upgrade - MPC raised questions about the timing of the development, and infrastructure upgrades that would support Sawgrass Park. Hopewell responded that full build out of the community is anticipated within the next 4 to 5 years. As for infrastructure upgrades, Administration stated that after the 40th Avenue Interchange, any future interchange upgrades are anticipated in the 10 to 20-year horizon.
5. Naturally Occurring Arsenic - MPC asked if the elevated levels of naturally occurring arsenic found in the area will impact the development of the proposed school site. Administration answered that elevated levels of arsenic was not found on the proposed school site.

6. Well Site - MPC also asked when the oil well will be abandoned and what stage of conversation Hopewell is at with TAQA. Administration & Hopewell responded that the timing for abandonment of the oil well is contingent on economics. However, Hopewell is in continuous talks with TAQA as it is Hopewell's preference to get TAQA to abandon the oil well to allow development to occur across the plan area.
7. Community Activity Centre (CAC) - MPC also asked if a community building will be included in the CAC. Administration responded that specifics of what will be in the CAC will be determined at a later date and will be dependent on funding.
8. Complete Community - MPC commented that Sawgrass Park cannot be considered a complete community based on the ratio of jobs to number of residents, suggesting that Administration should be looking at a ratio greater than 1 job to 19 persons which is what is anticipated for the plan area.

MPC voted 5 to 2 in favor of recommending that Council approve proposed Bylaw No. B-10/2022.

### **Alternatives/Implications:**

Council has three alternatives with respect to the proposed bylaw:

Alternative One: Council could choose to give First and Second Reading to proposed Bylaw No. B-10/2022 provided in Attachment 1.

*Choosing this option means Council is supportive of the bylaw as presented. If given second reading, the Sawgrass Park NSP will be brought forward to the Calgary Metropolitan Region Board (CMRB) for review and approval prior to returning to Council for third reading.*

Alternative Two: Council could choose to table proposed Bylaw No. B-10/2022.

*Choosing this option means that Council believes more information should be provided or that certain modifications to the NSP should be made prior to Council giving any readings of the proposed bylaw.*

Alternative Three: Council could choose to defeat proposed Bylaw No. B-10/2022.

*Choosing this option means that Council is not supportive of the proposed bylaw as presented.*

### **Public Engagement and Communications Plan:**

Public notification of the public hearing was provided in the City Connection for three consecutive weeks in keeping with the City's Public Notification Bylaw No. B-02/2019.

**Recommendation:**

That Council gives First and Second Reading to proposed Bylaw No. B-10/2022, being the Sawgrass Creek Neighbourhood Structure Plan.

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Tega Odogu  
Planner II

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|--------------|--|
| Presenter:   | Tega Odogu   |
| Department:  | Planning & Development   |
| Reviewed by: | Gail Gibeau RPP, MCIP - Team Leader  |
| Attachments: | #1: Bylaw No. B-10/2022 Sawgrass Park NSP<br>#2: What We Heard Report (WWHR) |
| Appointment: | N/A  |