

**WEST HILLS COMMUNITY AREA STRUCTURE PLAN
INTERIM GROWTH PLAN ALIGNMENT STATEMENT**

Interim Growth Plan Policies	West Hills Community Area Structure Plan Alignment
3.2 Region-Wide Policies	
3.2.1 Principles, Objectives and Policies	
<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</p>	<ul style="list-style-type: none"> ▪ The plan will optimize the use of existing infrastructure by optimizing and utilizing existing latent sanitary servicing capacity which will be facilitated by oversized infrastructure on adjacent lands. ▪ The plan supports the collaboration of multiple planning cells to front-end infrastructure upgrades and promote the efficient use of regional resources. ▪ The plan area is bounded by two existing skeletal arterial roads that connects the plan area to the adjacent communities thereby optimizing existing transportation infrastructure. ▪ The plan anticipates additional land requirements for municipal right-of-way to accommodate the future Bus Rapid Transit and Light Rail Transit corridors along 24th Street, which is addressed in section 4.6 page 29 of the plan. ▪ The plan contemplates higher density housing adjacent to 24th Street corridor, which is a major arterial road intended to accommodate future Bus Rapid Transit (BRT) and Light Rail Transit (LRT).
<p>Principle 2: Protect Water Quality and Promote Water Conservation</p>	<ul style="list-style-type: none"> ▪ The City of Airdrie has adopted the Nose Creek Watershed Management Plan and the peak flow and volume control targets contained in the Nose Creek Watershed Management Plan apply to the plan area. ▪ The plan seeks to sustain existing riparian areas to promote biodiversity of the ecosystems; portions of which will be dedicated as Environmental Reserve (ER). ▪ The plan recognizes the significance of maintaining the biodiversity in the area and will maintain the riparian corridor with a combination of environmental reserve and complimentary land uses. ▪ The plans calls for the preparation of a hydrological assessment at the NSP stage which evaluate the potential impacts associated with development on natural ecological features and functions that are supported by underground resources.

Interim Growth Plan Policies	West Hills Community Area Structure Plan Alignment
<p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p>	<ul style="list-style-type: none"> ▪ The plan promotes the use of complete community design principles to enhance the social, environmental and fiscal sustainability of the City. ▪ With a goal of designing with the land the plan area will be developed applying best use of landform and efficiency of infrastructure. ▪ The City's planning policies supports the creation of healthy, liveable and complete communities by mandating complete community design principles which are translated into the proposed plan. ▪ The proposed land use concept optimizes existing infrastructure, promotes the efficient use of land and resources, and will protect open space and environmental areas through a mix of municipal and environmental reserve dedication.
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p>The City of Airdrie shares a municipal boundary with Rocky View County (RVC). There is an existing Inter-municipal Development Plan between City of Airdrie and Rocky View County that provides policy direction to both municipalities in areas of common land use development, servicing, infrastructure and transportation. The plan area is located approximately 0.8km from Rocky View County's municipal boundary and is within the notification area of the IDP. In keeping with existing IDP policies RVC was circulated and given an opportunity to provide feedback. In response to feedback from RVC, the CASP includes verbiage regarding the notification zone for the CASP as well as specific policy language requiring RVC to be circulated on the CASP and future NSPs within the plan area. At the NSP stage of planning additional details on interface and compatibility will be further discussed through an established stakeholder engagement process identified and agreed to between the City of Airdrie and RVC.</p>
<p>3.2.3 Water, wetlands and stormwater</p>	<p>The storm water management concept for the plan area is based on the principle of preserving the natural drainage. Storm ponds will be located to represent the existing drainage path without the use of mechanical pumps.</p>
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in Floodways</p>	<p>N/A</p>
<p>3.3.2 Flood protection in flood fringe areas</p>	<p>N/A</p>
<p>3.4.2 Expansion of Settlement Areas</p>	

Interim Growth Plan Policies	West Hills Community Area Structure Plan Alignment
3.4.2.1 Expansion of settlement areas in a contiguous pattern	The plan area is contiguous with existing compact urban communities along its eastern plan boundary. The plan supports an efficient use of land and provides for a mix of uses with an extensive pathway system to access existing and future community facilities (schools, parks and other open spaces). The plan area will utilize existing latent servicing capacity facilitated by oversized infrastructure located on adjacent lands.
3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units	The plan area is adjacent to existing compact urban communities and will provide approximately 3400 dwelling units. Employment uses will be accommodated in the neighbourhood commercial node in the south of the plan area and will be accessible by multiple modes of transportation. The extensive pathway system will provide connectivity within the plan area and with existing communities. The plan provides for a range of housing forms, which will be influenced by the topography of the land with pockets of transit supportive density located adjacent to the future BRT & LRT corridor on 24th Street. The plan includes three elementary schools and a high school site that will benefit both existing and future communities.
3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2	N/A
3.4.5 Employment Areas	
3.4.5.1 New employment Areas	There is a neighbourhood shopping node proposed in the plan area and it is envisioned that the retail area will provide convenience shopping opportunities for residents. The neighbourhood shopping node will be located along a major arterial roadway and will be accessible to motorists, cyclists and pedestrians through roads and pathway connections.
3.4.5.2 Connections to transit stations and corridors	There is a neighbourhood shopping node proposed in the plan area and it is envisioned that the retail area will provide convenience shopping opportunities for residents. The neighbourhood shopping node will be located along a major arterial roadway and will be accessible to motorists, cyclists and pedestrians through roads and pathway connections. The employment area will be within proximity to the to the future BRT & LRT corridor on 24th Street that will abut the plan area.
3.5 Regional Corridors	
3.5.1.1 Mobility corridors	The plan promotes smart growth and the logical placement of higher density development relative to the BRT & LRT mobility corridor. The range of density provided may include four to six storey apartments, townhouses and row-homes.