

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Calgary and City of Chestermere
Application Name	Calgary-Chestermere Interface Intermunicipal Development Plan
IREF Application Number	2020-05 (A&B)
Type of Application	Intermunicipal Development Plan
Municipality Bylaw #	13P2020 (Calgary)
Municipality Bylaw #	001-20 (Chestermere)
Date of Complete Application	March 23, 2020
Date Application Circulated	March 27, 2020
Date of CMRB Administration Recommendation	April 17, 2020
CMRB Recommendation	
That the Board APPROVE IREF Application 2020-05 (A&B), the City of Calgary and City of Chestermere Calgary-Chestermere Interface Intermunicipal Development Plan.	
<ul style="list-style-type: none"> • IREF Application 2020-05 is the proposed new Calgary-Chestermere Interface Intermunicipal Development Plan ("IDP"). The IDP was developed to create a common vision and framework for development along the Calgary-Chestermere boundary, Range Road 284/116 Street E. • The Plan provides guidance for the future development of residential areas, mixed-use nodes, and gathering areas while emphasizing the pedestrian experience and incorporating all modes of travel. • The IDP plan area includes approximately 102 hectares (252 acres) of generally vacant agricultural land. • The third-party consultant review, completed by B&A Planning Group ("B&A"), found the application to be consistent with the Interim Growth Plan ("IGP") and the IREF. • CMRB Administration finds IREF Application 2020-05 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, B&A Planning Group 	

1.0 Background

On March 23, 2020, the City of Calgary and the City of Chestermere submitted Interim Regional Evaluation Framework (“IREF”) Application 2020-05 (A&B), the Calgary-Chestermere Interface Intermunicipal Development Plan.

The IDP was submitted to the CMRB through IREF under Section 4.1(a) which requires municipalities to refer “all new Municipal Development Plans (MDPs) and Intermunicipal Development Plans (IDPs)”. The plan area includes lands that extend 150 metres east and west of Range Road 284/116 Street E located between the future alignments of 8 Avenue N.E. and Peigan Trail S.E. extension (approximately 4.85 kilometres or 3.0 miles of distance).

CMRB Administration notified CMRB members of IREF Application 2020-05 on March 27, 2020.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of B&A Planning Group (“B&A”) to evaluate the application with respect to the IREF requirements. The B&A evaluation (attached) reviewed the proposed ASP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. B&A found IREF Application 2020-05 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

3.1 Consistency with the IGP and IREF

IREF submission materials provided by the City of Calgary and City of Chestermere outline the ways IREF application 2020-05 is consistent with the objectives of the IGP and IREF. The third-party review by B&A also found IREF 2020-05 to be generally consistent with the objectives of the IGP and IREF. CMRB Administration has conducted its own review and finds IREF 2020-05 to be generally consistent with the IGP and IREF, recommending approval of the IDP.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2020-05, the Calgary-Chestermere Interface Intermunicipal Development Plan.

April 3rd, 2020

Our File: #C2252

Calgary Metropolitan Region Board
#305, 602 – 11th Avenue SW
Calgary, AB
T2R 1J8

Attn: Jordon Copping – Chief Operation Officer

Re: **IREF#2020-05A and 2020-05B for The City of Calgary and The City of Chestermere
Calgary – Chestermere Interface Intermunicipal Development Plan**

Dear Mr. Copping,

Thank you for the opportunity to facilitate the third-party review of the proposed Calgary – Chestermere Interface Intermunicipal Development Plan (IDP).

Herein attached, we are pleased to provide the Board with our detailed review of this proposed statutory plan in accordance with the provisions of the Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF).

In our opinion, this proposed Calgary – Chestermere Interface Intermunicipal Development Plan (IDP). is generally consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan, being schedule A to Ministerial Order MSL 091/18.

Please do not hesitate to reach out at your convenience should you have any questions for clarification regarding this matter.

Respectfully,



Ken Venner | RPP | MCIP
Partner | Municipal Planner
B&A Planning Group

INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) Consultant Third-Party Review

Member Municipality:	City of Calgary and City of Chestermere
Application Name:	Calgary – Chestermere Interface Intermunicipal Development Plan (IDP)
IREF Number:	IREF #2020-05A (City of Calgary) IREF #2020-05B (City of Chestermere)
Type of Application:	Intermunicipal Development Plan
Municipality Bylaw #:	City of Calgary: Bylaw #13P2020 City of Chestermere: Bylaw #001-20
Date of Complete Application:	March 27 th , 2020
Date of Third-Party Review Report:	April 3 rd , 2020
Findings:	That the proposed Calgary – Chestermere Interface Intermunicipal Development Plan is consistent with the Interim Growth Plan in accordance with policies & principles detailed in the Interim Regional Evaluation Framework MSL: 091/18.
Summary of Review:	The proposed IDP establishes a long-term vision to align future development interests along a common boundary in a manner that recognizes and respects the mutual endeavors and the unique identities of each jurisdiction. The Plan details a strategy to coordinate future development within and adjacent to a common Interface Street and describes a proactive strategy to jointly-accommodate a form of sustainable development that seamlessly reinforces the capacity of each respective municipality to achieve positive outcomes to the overall betterment of the Region.
Review Prepared by:	Ken Venner RPP MCIP Partner Municipal Planner B&A Planning Group

3.2 Region-wide Policies

3.2.1

Principles, Objectives, and Policies

Did the proposed *statutory plan* address the Principles, Objectives, and Policies of the IGP?

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

The proposed Interface IDP aligns with Principle 1 of the Interim Growth Plan (IGP) as it:

- Establishes a policy framework that respects regional infrastructure identified in the IGP, including the Highway 1 mobility corridor, intermunicipal water & sanitary connections, electrical transmission lines and existing and potential future regional transit connections.

Principle 2: Protect water quality & promote water conservation

The proposed Interface IDP aligns with Principle 2 of the Interim Growth Plan (IGP) as it:

- Encourages source water protection by promoting the preservation and/or integration of existing natural features with future development to promote biodiversity and improve water quality.
- Includes policies that encourage use of drought-tolerant landscaping and innovative stormwater management design techniques within the Interface Street.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

The proposed Interface IDP aligns with Principle 3 of the Interim Growth Plan (IGP) as it:

Facilitates an integrated development within and adjacent to the Interface Street featuring three (3) mixed-use Character Areas designed to accommodate employment, community facilities & services, recreation & social gathering, and residential housing within the context of a high-quality, pedestrian-oriented streetscape.

<p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p> <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> ▪ Where appropriate; <ul style="list-style-type: none"> ▪ Within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and ▪ Is the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable? 	<p><i>The proposed Interface IDP aligns with the Policy 3.2.2 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Reflects a spirit of collaboration & coordination between The City of Calgary and The City of Chestermere. ▪ Establishes clear direction for both municipalities to adhere to an existing <i>Planning Referral & Dispute Resolution Agreement</i> which provides guidance on planning matters of mutual interest. ▪ Outlines a process for intermunicipal circulation & referral to ensure planning matters affecting matters of mutual interest are dealt with in an open & transparent manner and within a fixed timeline. ▪ Includes a process for both municipalities to resolve intermunicipal disputes in accordance with defined mediation & appeal mechanisms. ▪ Includes provisions for each municipality to strategically work together to coordinate matters related to street naming, indigenous engagement and affordable housing. ▪ Directs each municipality to collaborate on the preparation of technical studies and implementation of transportation & infrastructure projects that provide benefit to each municipality and the Region (including Rocky View County and Alberta Transportation).
<p>3.2.3</p> <p>Water, wetlands and stormwater</p> <p>Does the proposed <i>statutory plan</i>:</p> <ul style="list-style-type: none"> ▪ Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management; ▪ Adhere to the provincially 	<p><i>The proposed Interface IDP aligns with the Policy 3.2.3 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Encourages protection and/or integration of existing natural features with future neighbourhood design (i.e. wetlands, drainage courses and mature shelterbelts) to promote biodiversity, improve water quality, and provide opportunities for universally accessible recreational & social gathering areas that will provide amenity for residents of both municipalities. ▪ Although the proposed IDP doesn't specifically refer to the Provincial Wetland Policy, it is assumed that any

<p>identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands;</p> <ul style="list-style-type: none"> ▪ Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and ▪ Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities? 	<p>disturbances to existing wetlands would occur in accordance with same.</p> <ul style="list-style-type: none"> ▪ Includes policies that encourage the use of landscaping within the Interface Street that is drought-tolerant and innovative stormwater management design techniques that accommodate an overall reduction of surface drainage. ▪ Regional Corridors are addressed later in this review.
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3.3 Flood Prone Areas

<p>3.3.1 Development in floodways</p>	<p><i>The proposed Interface IDP area does not include lands designated as floodway in accordance with the Provincial Flood Hazard Mapping Application, and as such, this IGP policy does not apply.</i></p>
<p>3.3.2 Flood protection in flood fringe areas</p>	<p><i>The proposed Interface IDP area does not include lands designated as flood fringe in accordance with the Provincial Flood Hazard Mapping Application, and as such, this IGP policy does not apply.</i></p>

3.4 Development Types

3.4.1 Intensification and Infill Development

<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p> <p>Does the proposed <i>statutory plan</i> apply to lands within a city, town or village? If so, does the proposed statutory plan:</p> <ul style="list-style-type: none"> ▪ Achieve an efficient use of land; 	<p><i>The proposed Interface IDP aligns with the Policy 3.4.1.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Contemplates future growth in accordance with existing adopted statutory plans of both municipalities which anticipate future urban development within the Plan area. ▪ Establishes a strategic land use framework intended to concentrate development along the Interface Street surrounding three (3) Character Areas to
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<ul style="list-style-type: none"> ▪ Achieve higher density development in the downtown or central core areas, in transit station areas and transit corridors, where appropriate; ▪ Accommodate residential and/or mixed-use development at a higher density than currently exists; ▪ Provide for a mix of uses, such as employment, community services and facilities, where appropriate; ▪ Provide for a range of housing forms and options, where appropriate; ▪ Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and ▪ Connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate? 	<p>accommodate a sustainable mix of density, intensity and mixed-use development offering a range of institutional, civic and recreation facilities to provide community services & amenities within and adjacent to the Plan area.</p> <ul style="list-style-type: none"> ▪ Contemplates residential areas along the Interface Street with a range of low and mid-rise housing that accommodates opportunity for live work. ▪ Accommodates continued regional growth within an area that is serviced with potable water and wastewater services from the City of Calgary via existing intermunicipal agreements. ▪ Anticipates development of a Character Area situated adjacent to 17th Avenue/Chestermere Blvd that could logically accommodate extension of existing BRT from Calgary. ▪ Contemplates provision of local transit within the Plan area from either/both municipalities. ▪ Accommodate opportunities for pedestrian infrastructure connectivity within the Interface Street in addition to the alignment of future open space corridors across the street to and from each municipality.
<p>3.4.1.2</p> <p>Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p><i>The proposed Interface IDP area affects two (2) incorporated municipalities, and as such, this IGP policy does not apply.</i></p>

3.4.2 Expansion of Settlement Areas

3.4.2.1

Expansion of settlement areas in a contiguous pattern

Does the proposed *statutory plan* apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does it:

- Plan for and result in development in a contiguous pattern;
- Achieve an efficient use of land;
- Provide for a mix of uses;
- Provide access to a community node(s), planned at a scale appropriate to the development;
- Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned or franchised water and wastewater services; and
- Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?

The proposed Interface IDP aligns with the Policy 3.4.2.1 of the Interim Growth Plan (IGP) as it:

- Facilitates coordinated development between both municipalities along the Interface Street with three (3) mixed-use Character Areas purposefully designed with community facilities & services, employment and residential housing situated within a well-connected high-quality pedestrian streetscape.
- Concentrates development along the Interface Street surrounding three (3) Character Areas that will accommodate a sustainable mix of density, intensity and mixed-use development offering a range of employment, institutional, civic and recreation uses to provide community services & amenities within and adjacent to the Plan area.
- Accommodates a strategy to develop residential areas along the Interface Street to include a mix of low and mid-rise multi-family development and live-work units.
- Accommodates continued regional growth within an area that is serviced with potable water and wastewater services from the City of Calgary via existing intermunicipal agreements.
- Anticipates development of a Character Area situated adjacent to 17th Avenue/Chestermere Blvd that could logically accommodate extension of existing BRT from Calgary.

3.4.2.2

Expansion of settlement areas with 500 or greater new dwelling units

Does the proposed *statutory plan* apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling

- Complies with the components of IGP Policy 3.4.2.1.
- Concentrates development along the Interface Street surrounding three (3) Character Areas that will accommodate a sustainable mix of density, development intensity and mixed-use to accommodate a range of employment, institutional, civic, and recreation uses that will provide a range of community services & amenities within and adjacent

<p>units? If so, does the proposed statutory plan:</p> <ul style="list-style-type: none"> ▪ Comply with all components of Policy 3.4.2.1 of the IGP; ▪ Provide employment uses, and community services and facilities; ▪ Provide access to community node(s) located in proximity to existing, planned and/or future transit; ▪ Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and ▪ Provide for a range of housing forms and options? 	<p>to the Plan area.</p> <ul style="list-style-type: none"> ▪ Anticipates development of 'The Heart' Character Area situated adjacent to 17th Avenue/Chestermere Blvd that could logically accommodate extension of existing BRT from Calgary. ▪ Contemplates provision of local transit within the Plan area from either/both municipalities. ▪ Establishes direction to connect open space corridors that will facilitate opportunities for active transportation modes within and across the Interface Street intended to service each municipality. ▪ Accommodates a strategy to develop residential areas along the Interface Street to include a mix of low and mid-rise multi-family development and live-work units.
<p>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</p>	<p><i>The proposed Interface IDP area is consistent with intentions of Section 3.4.2.1 and 3.4.2.2, and as such, this IGP policy does not apply.</i></p>
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<p><i>The proposed Interface IDP area does not contemplate the development of a new freestanding settlement area, and as such, this IGP policy does not apply.</i></p>
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<p><i>The proposed Interface IDP area does not contemplate the development of a new freestanding settlement area, and as such, this IGP policy does not apply.</i></p>

<p>3.4.3.3</p> <p>Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<p><i>The proposed Interface IDP area does not contemplate the development of a new freestanding settlement area, and as such, this IGP policy does not apply.</i></p>
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4</p> <p>Country Residential Development</p>	<p><i>The proposed Interface IDP area does not contemplate country residential development, and as such, this IGP policy does not apply.</i></p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1</p> <p>New Employment Areas</p> <p>Does the proposed statutory plan apply to lands that will result in development of a new employment area? If so, does the proposed statutory plan:</p> <ul style="list-style-type: none"> ▪ Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p><i>The proposed Interface IDP aligns with the Policy 3.4.5.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ <i>Contemplates development with various types & scales of employment opportunities which leverage important intersections between the Interface Street and existing & future roadways from both municipalities.</i> ▪ <i>Future development is contemplated within an area already serviced with water/wastewater via an existing intermunicipal service agreement.</i>
<p>3.4.5.2</p> <p>Connections to transit stations and corridors</p> <p>Does the proposed statutory plan that will result in a new employment area that plans for connections to existing and/or planned transit where appropriate?</p>	<p><i>The proposed Interface IDP aligns with the Policy 3.4.5.2 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ <i>Anticipates development of a Character Area situated adjacent to 17th Avenue/Chestermere Blvd that could logically accommodate extension of existing BRT from Calgary.</i> ▪ <i>Contemplates provision of local transit within the Plan area from either/both municipalities.</i>

3.5 Regional Corridors

3.5.1.1

Mobility Corridors

Is the proposed *statutory plan* for lands within 1.6 km of a regionally significant mobility corridor? If so, does it:

- Identify the mobility corridor on maps
- Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors?

The proposed Interface IDP aligns with the Policy 3.5.1.1 of the Interim Growth Plan (IGP) as it:

- Establishes direction for both municipalities to coordinate & collaborate on the design, location and construction timeline to connect the Interface Street with a new interchange at Highway 1 and Memorial Drive SE.
- Accommodates commercial and low-impact industrial development within the vicinity of the future Hwy 1 interchange and situates residential development well-setback from same.

3.5.2.1

Transmission Corridors

Does the proposed *statutory plan* include transmission corridor ROW's and/or related infrastructure within the *statutory plan* area boundary? If so, does the proposed *statutory plan*:

- Identify the transmission corridor rights-of-way or related infrastructure on maps;
- Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor ROW's or related infrastructure; and
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor ROW's or related infrastructure?

The proposed Interface IDP aligns with the Policy 3.5.2.1 of the Interim Growth Plan (IGP) as it:

- Highlights the existing electrical transmission line traversing the Plan area and recognizes it as a 'greenway' to accommodate a pedestrian alignment that will service both municipalities and the Region.
- Establishes direction for both municipalities to coordinate & collaborate on the identification of easements and rights-of-way for intermunicipal water, wastewater and stormwater management infrastructure.