

CHINOOK GATE NEIGHBOURHOOD STRUCTURE PLAN (NSP) AMENDMENT

IREF EVALUATION CRITERIA ALIGNMENT SUMMARY REPORT

Interim Growth Plan Policies 3.2 Region-wide Policies	Chinook Gate NSP Alignment
3.2.1 Principles, Objectives, and Policies	<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</p> <p>a. Promote the integration of land-use and infrastructure planning</p> <p>The proposed NSP amendment incorporates a parcel of land that was always envisioned as part of the Chinook Gate development. The Chinook Gate NSP is supported by a Geotechnical Evaluation, Historical Resource Act Clearance, Environmental Site Assessment, Biophysical Impact Assessment, Transportation Impact Assessment, and preliminary Development Site Servicing Plan.</p> <p>While the original NSP (2016) did not include the entire quarter section in concept; the Transportation Impact Assessment, Preliminary Development Site Servicing Plan, and Stormwater Management Plan did recognize its eventual buildout.</p> <p>b. Optimize the use of existing infrastructure when accommodating growth</p> <p>Chinook Gate is a partially developed residential community in the southwest sector of the City of Airdrie and comprises approximately 54.06 hectares (133.58 acres) of land within the Chinook Winds Community Area Structure Plan (CASP). Chinook Gate’s transportation network and servicing system has been designed and developed to use existing infrastructure, as well as provide connections to future developments in the south.</p> <p>Chinook Gate is adjacent to:</p> <ul style="list-style-type: none"> • Yankee Valley Boulevard SW to the north Yankee Valley Boulevard is classified as a Highway Arterial and is an important east-west transportation corridor within Airdrie. One access is located along Yankee Valley Boulevard. • Chinook Winds Park to the east Chinook Winds Park is a regional park that offers an abundance of amenities including a playground, spray park, ice rink, skate park, concession, toboggan hill, volleyball courts, baseball

diamonds, and a pathway and trail system. A Park & Ride station is located at the southwest corner of Chinook Winds park. Chinook Gate is connected to Chinook Winds Park via trails and sidewalks.

- Cobblestone Creek to the south

Cobblestone Creek is a planned residential community. Three connections to Cobblestone Creek has been identified.

- 24th Street to the west

24th Street will be a future 4 lane divided arterial and an important north-south corridor within the City of Airdrie. One access is located along 24th Street.

c. Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable

The amended Chinook Gate NSP will provide a variety of housing forms throughout the neighbourhood, including a range of single detached and attached housing options.

- Attached units account for 36% of the housing stock in Chinook Gate, meeting the minimum requirements of 30% attached housing set out in the 2014 Airdrie City Plan.
- Small and narrow lot development within Chinook Gate will not exceed 35% of the housing stock, as outlined in the City plan.
- The density within the Chinook Gate NSP is 8.3 upa, enabling the plan to reach housing mix targets and provide a wide range of housing options for a variety of Airdrie residents.

As previously identified, the original NSP was approved in 2016 and Chinook Gate is currently partially developed; as such, modifications to the development is limited.

Chinook Gate is also designed to support transit and active transportation opportunities. The plan includes pedestrian focused streetscapes, centralized location of the school and integration into Chinook Winds Park.

d. Protect the function of regionally significant mobility and transmission corridors

The proposed development does not have any significant impacts to the regional transportation network or servicing infrastructure.

Principle 2: Protect Water Quality and Promote Water Conservation

- a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation

The proposed development has received Alberta Environment Water Act approvals.

The stormwater management facility in Chinook Gate will control the quantity and rate of discharge before release into the storm sewer system. No direct stormwater runoff into Nose Creek is permitted.

- b. Promote water conservation practices

Chinook Gate does not specifically promote water conservation; however, it does support natural water resource quality through compliance with Alberta Environment's requirements regarding storage and treatment of stormwater and release at specified controlled rates.

Each home will provide water conservation practices via the installation of low-flow components and high efficiency appliances.

- c. Recognize the importance of ecological systems within the Region

Chinook Gate recognizes the interface with the Nose Creek flood way and responds to this context by managing stormwater in compliance with Nose Creek Watershed Management Plan and Water Act requirements. The development celebrates Nose Creek with linkages to major parks and the Nose Creek corridor.

- d. Prohibit new development in the floodway

Chinook Gate is not within the floodway or flood fringe.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

a. Promote the efficient use of land and cost-effective development

Development of Chinook Gate represents contiguous development as the lands are bordered to the north, east, and southeast by existing development and are within the current stage of development for the Chinook Winds CASP. Logical extension of servicing infrastructure from existing communities to the north will ensure efficient and cost-effective servicing to Chinook Gate.

b. Recognize and complement the Region's diverse community visions and desired scale of development

The proposed NSP amendment is consistent with the community of Airdrie's general desire for low-density development and maintenance of a small-town feel.

Chinook Gate has been designed as a residential neighbourhood accommodating a variety of housing choices, open space features, and a live-work component.

c. Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context

The Chinook Gate NSP provides population and dwelling unit projections with a corresponding land use concept and detailed descriptions of residential land uses. The development will provide approximately 1,081 residential units and accommodate an anticipated population of 2,900 residents.

Chinook Gate has been designed with a modest density designed to create a residential development that is liveable, diverse, attractive, and accessible to its residents; and create places that people want to live in and take care of over the long-term. Careful considerations were made to balance the type, scale, and location of various housing options.

d. Plan for community nodes with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and context

	<p>The Chinook Gate neighbourhood provides various opportunities for residents to gather and socialize. The main neighbourhood node is located at the north entrance off Yankee Valley Boulevard. This node focuses on a pedestrian streetscape with live-work townhouse units which provide an opportunity for various service and office type uses, and close proximity to the joint use site.</p> <p>e. Ensure the provision or coordination of community services and facilities</p> <p>The location, configuration, and siting of primary open spaces within Chinook Gate help define neighbourhood enclaves and act as focal points and gathering areas for community residents. The distribution of parks ensures access to green space within walking distance for all residents. The school site and Chinook Gate park provides the community with major amenities and facilities.</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p>The plan area is located approximately 1.6km from the municipal boundary with Rocky View County. There is an existing Intermunicipal Development Plan (IDP) 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 Chinook Gate NSP is within the notification area of the IDP. In keeping with existing IDP policies, Rocky View County was circulated on the original application and given opportunity to provide feedback. Some discussion regarding Yankee Valley Blvd right of way was undertaken and resolved.</p>
<p>3.2.3 Water, wetlands and stormwater</p>	<p>The preliminary stormwater management plans meet Alberta Environment's requirements and have received Water Act approval.</p>
<p>3.3 Flood Prone Areas</p>	<p>Chinook Gate NSP Alignment</p>
<p>3.3.1 Development in floodways</p>	<p>Chinook Gate is not within the floodway or flood fringe.</p>
<p>3.3.2 Flood protection in flood fringe areas</p>	<p>Chinook Gate is not within the floodway or flood fringe.</p>
<p>3.4 Development Types</p>	<p>Chinook Gate NSP Alignment</p>
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<p>The proposed plan amendment applies to lands within the City of Airdrie.</p> <p>The Chinook Gate NSP provides population and dwelling unit projections with a corresponding land use concept and detailed descriptions of residential land uses. The development will provide approximately 1,081 residential units and accommodate an anticipated population of 2,900 residents.</p>

	The Plan Area, located within the current Chinook Winds CASP boundary, is supported by existing transportation and utility infrastructure, and intensifies the south west portion of the City of Airdrie. Chinook Gate is consistent with the vision and principles of the Chinook Winds CASP.
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities	The proposed plan amendment applies to lands within the City of Airdrie.
3.4.2.1 Expansion of settlement areas in a contiguous pattern	The plan proposes development that is contiguous with existing development to the east, ties into existing municipal infrastructure, and further intensifies the Chinook Winds CASP area.
3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units	<p>The Chinook Gate NSP and the Chinook Winds CASP outlines the framework for development of a comprehensively planned community in order to facilitate diversity of land uses that meet the City's planning and growth objectives.</p> <p>The Chinook Gate NSP clearly sets out the community vision related to land use mix, open space, mobility, and infrastructure.</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	NA – Chinook Gate is consistent with the IGP
3.4.3.1 New freestanding settlement areas	NA – Chinook Gate is a contiguous development with the City of Airdrie
3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	NA – Chinook Gate is a contiguous development with the City of Airdrie
3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet	NA – Chinook Gate is a contiguous development with the City of Airdrie

all components of Policy 3.4.3.2	
3.4.4 Country Residential Development	The plan amendment does not include or affect any country residential developments.
3.4.5.1 New employment areas	Originally envisioned and approved as a residential community, Chinook Gate does not identify dedicated commercial or employment centers. Chinook Gate supports home-based business through the provision of live-work units fronting the collector entrance street of Yankee Valley Boulevard. The live-work units will provide an appealing entrance to the neighbourhood and are situated in an appropriate location to utilize higher traffic volumes for home-based business uses.
3.4.5.2 Connections to transit stations and corridors	Transit access is provided via existing bus stops along Chinook Gate Drive. The City will identify future transit routes as the Chinook Winds CASP area builds out.
3.5 Regional Corridors	Chinook Gate NSP Alignment
3.5.1.1 Mobility corridors	The Chinook Gate plan area is connected to Airdrie's vehicular and pedestrian mobility network by two significant roadways along the west and north. Strong internal corridors are provided to enhance safe and convenient access.
3.5.2.1 Transmission Corridors	The statutory plan area does not include transmission corridor rights-of-way or related infrastructure.