

Interim Growth Plan Policy	Chinook Gate Neighbourhood Structure Plan Alignment
<b>2.0 Principles &amp; Objectives</b>	
<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</p>	<p><i>Promote the integration of land-use and infrastructure planning</i></p> <ul style="list-style-type: none"> <li>• Infrastructure is currently being upgraded around Chinook Gate, and the plan area will help complete the access conditions to Chinook Winds Park and place more residents adjacent to the regional amenity.</li> </ul> <p><i>Optimize the use of existing infrastructure when accommodating growth</i></p> <ul style="list-style-type: none"> <li>• The plan area is bounded on the north by Yankee Valley Blvd. which is an existing arterial road and to the west by 24<sup>th</sup> Street which is currently being upgraded, therefore it is optimizing existing transportation infrastructure.</li> </ul> <p><i>Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable</i></p> <ul style="list-style-type: none"> <li>• The proposal increases the originally approved neighbourhood density, includes a live-work mixed use node and higher density along higher volume routes.</li> </ul> <p><i>Protect the function of regionally significant mobility and transmission corridors</i></p> <ul style="list-style-type: none"> <li>• The plan recognizes the future function of 24<sup>th</sup> Street and has allowed the appropriate access conditions and protected lands required for the future infrastructure.</li> </ul>
<p>Principle 2: Protect Water Quality and Promote Water Conservation</p>	<p><i>Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation</i></p> <p><i>Promote water conservation practices</i></p> <ul style="list-style-type: none"> <li>• The stormwater management system will incorporate best practices and adhere to municipal and Provincial policies for stormwater management, water quality and flow rates.</li> </ul> <p><i>Recognize the importance of ecological systems within the Region</i></p> <ul style="list-style-type: none"> <li>• The plan recognizes the significance of maintaining biodiversity in the area, there was a low lying area in the NE portion of the plan that has been incorporated into the stormwater management facility with naturalized landscaping including native plant species to recreate habitat.</li> </ul> <p><i>Prohibit new development in the floodway</i></p> <ul style="list-style-type: none"> <li>• The plan area is not within a floodway.</li> </ul>
<p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p>	<p><i>Promote the efficient use of land and cost- effective development</i></p> <ul style="list-style-type: none"> <li>• The CASP promotes the efficient use of existing infrastructure and proposes higher density development in key areas of the plan. The proposed amendment increases the density of the originally approved NSP and introduces an additional housing form through a comprehensive multi site.</li> </ul>

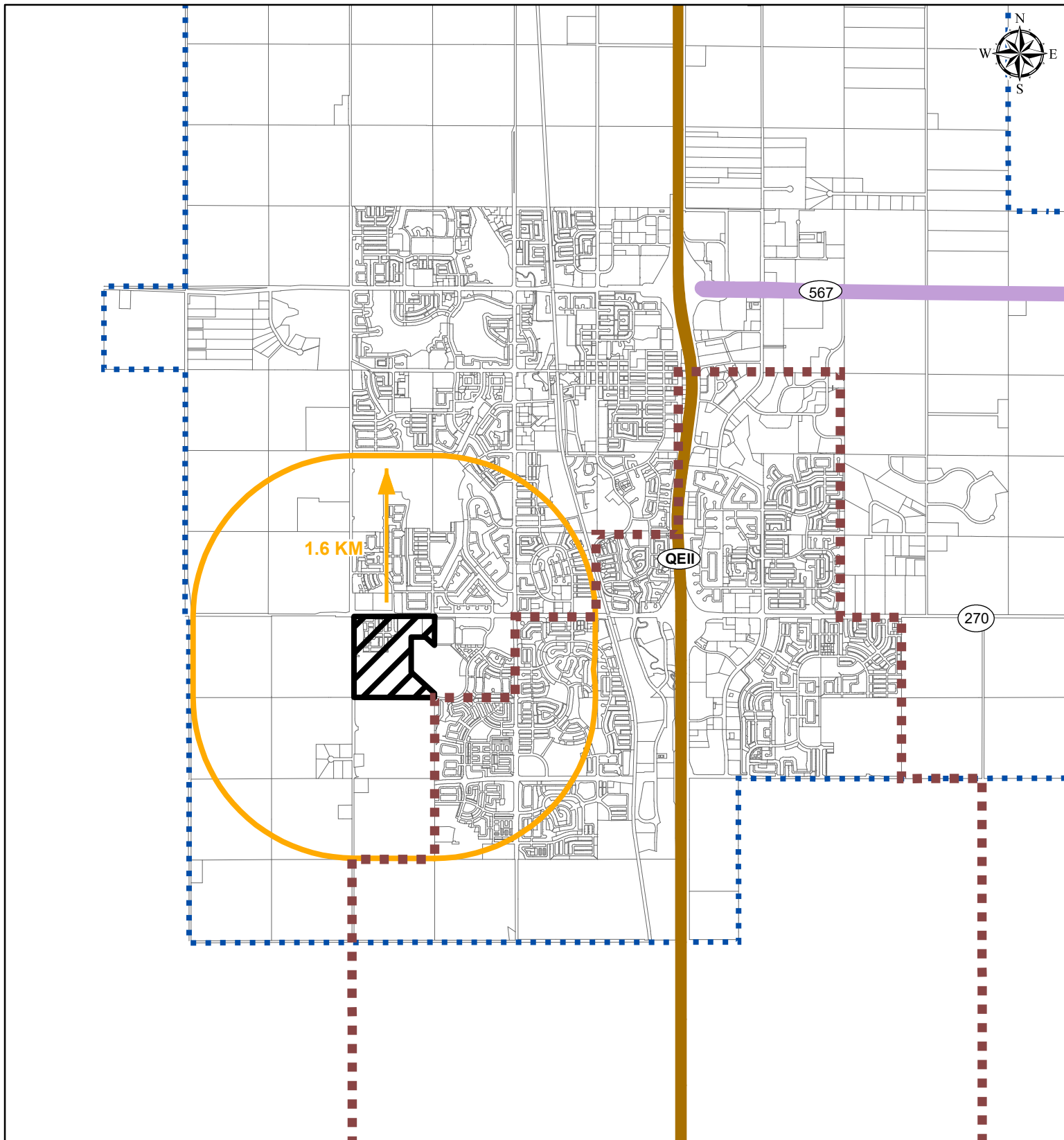
	<p><i>Recognize and complement the Region’s diverse community visions and desired scale of development</i></p> <ul style="list-style-type: none"> <li>• The NSP provides a residential community adjacent to a regional park, and also includes a school adjacent to that park. The uses are complimentary and will create a strong sense of community. The access to open spaces will encourage an active community which is something Airdrie strives to portray and enable.</li> </ul> <p><i>Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context</i></p> <ul style="list-style-type: none"> <li>• The plan area provides a mix of housing densities, with higher densities located strategically near transportation, future transit corridors, and mixed-use areas.</li> </ul> <p><i>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. Ensure the provision or coordination of community services and facilities</i></p> <ul style="list-style-type: none"> <li>• A community node is under construction at the entrance to the community off Yankee Valley Blvd to provide a range of local services through a live-work development, and adjacent to the school. Synergies could be found between the regional use of the adjacent Chinook Winds Park and local services offered in the community node.</li> </ul>
<p><b>3.2 Region-Wide Policies</b></p>	
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p>3.2.3 Water, Wetlands &amp; Stormwater Management</p>	<ul style="list-style-type: none"> <li>• The stormwater management concept for the plan area is based on principles of reducing small ponds and providing larger regional facilities. The stormpond in Chinook Gate also serves lands to the south all the way to 40<sup>th</sup> Ave. The stormwater management system will incorporate best practices and adhere to municipal and Provincial policies for stormwater management, water quality and flow rates, and wetlands.</li> </ul>
<p><b>3.3 Flood Prone Areas</b></p>	
<p>3.3.1 Development in Floodways</p>	<ul style="list-style-type: none"> <li>• Chinook Gate is not adjacent to a floodway</li> </ul>
<p>3.3.2 Flood Protection in Flood Fringe Areas</p>	<ul style="list-style-type: none"> <li>○ Chinook Gate is not within a flood fringe area</li> </ul>





<b>3.4.1 Intensification and Infill Development</b>	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> <li>The proposed CASP achieves a mix of local service, residential and community service uses. This plan intensifies land which is currently urban reserve and intensifies it to an urban standard, making efficient and cost-effective use of existing and planned infrastructure.</li> </ul>
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities	<ul style="list-style-type: none"> <li>The proposed CASP is located within the City of Airdrie.</li> </ul>
<b>3.4.2 Expansion of Settlement Areas</b>	
3.4.2.1 Contiguous Expansion Pattern	<ul style="list-style-type: none"> <li>The proposed CASP is contiguous with existing compact urban communities to the north and east of a the plan area. Additionally, another future community is planned and approved to the south of the plan area.</li> </ul>
3.4.2.2 Expansion of Settlement Area w/ 500+ new dwelling units	<ul style="list-style-type: none"> <li>The plan area is adjacent to existing compact urban communities and will provide close to 800 dwelling units with a range of forms and price ranges. Some employment uses will be accommodated in the live work neighbourhood node, and within the K-9 school. The extensive pathway system will provide connectivity within the plan area and with existing communities, and transit supportive density is located along transportation corridors. The plan includes multiple community amenities, including a proposed community recreation site, high school and two joint use school sites.</li> </ul>
<b>3.4.5 Employment Areas</b>	
3.4.5.1 Efficient use of Infrastructure & Services	<ul style="list-style-type: none"> <li>Infrastructure to service Chinook Gate is at the doorstep to the community. Additionally, the development will capitalize on the investment made by the City for Chinook Winds Park and facilitate it's ongoing usership.</li> </ul>
3.4.5.2 Connection to transit	<ul style="list-style-type: none"> <li>Chinook Gate is adjacent to developed communities within Airdrie. Transit service exists at the east boundary of the neighbourhood via local routes 1 and 3.</li> </ul>
<b>3.5 Regional Corridors</b>	
3.5.1 Mobility Corridors	<ul style="list-style-type: none"> <li>Highway 2 (a Level 1 Highway and Mobility Corridor) is located approximately 2.5km from the east boundary of the plan area. Yankee Valley Boulevard is located along the north boundary of the plan area, and 24 Street is located on the west boundary. 24 Street will become an important transit corridor within the City and potentially include future BRT/LRT.</li> </ul>






### 3.5.2 Transmission Corridors

- There are no overhead transmission corridors affecting the plan area. Existing gas pipelines will be removed and the land will be reclaimed.

# Schedule 3: Mobility Corridors -- Transportation and Trade

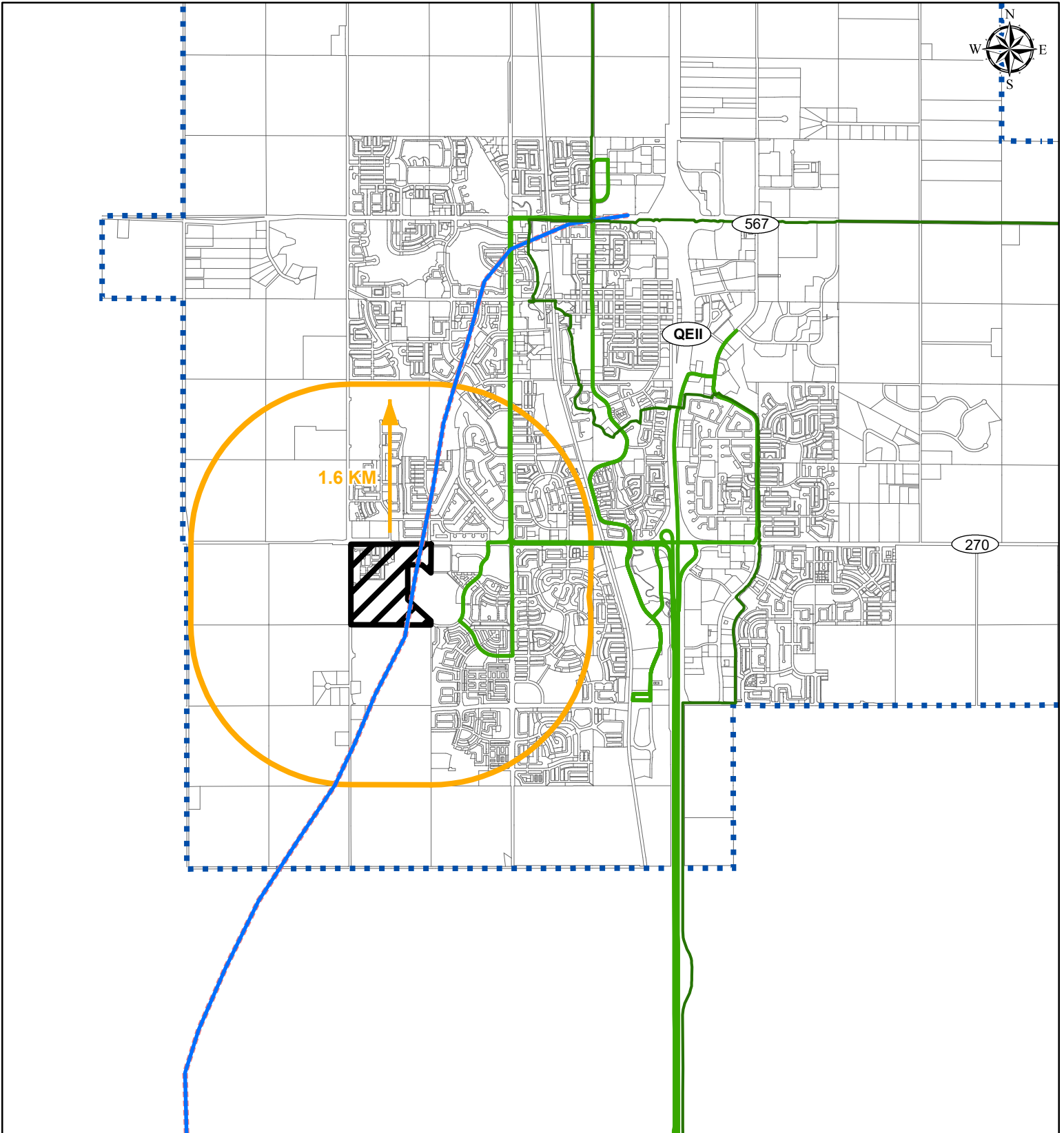


-  Airport Vicinity Protection Area
-  1.6 Kilometer Boundary Buffer
-  Plan Boundary
-  Municipal Boundary

- Transportation**
-  Level 1 Highway
- Trade Corridors**
-  Proposed Corridor
  -  Existing Corridor
  -  Proposed Oversize
  -  CANAMEX




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# Schedule 4: Mobility Corridors -- Transit and Active Transportation





-  Airport Vicinity Protection Area
-  1.6 Kilometer Boundary Buffer
-  Plan Boundary
-  Municipal Boundary
- Active Transportation Corridors**
-  Great Trail
-  Regional Pathway

**Higher Order Transit (HOT) Corridors**

-  Existing HOT
-  Planned HOT
-  Potential HOT

**Intermunicipal Transit Corridor**

-  Public Intermunicipal Transit
-  Future Intermunicipal Transit Route

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