

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Airdrie
Application Name	East Points Community Area Structure Plan
IREF Application Number	2020-09
Type of Application	Area Structure Plan
Municipality Bylaw #	Bylaw# B 23/2019
Date of Complete Application	September 21, 2020
Date Application Circulated	September 24, 2020
Date of CMRB Administration Recommendation	October 28, 2020
CMRB Recommendation	
That the Board APPROVE IREF Application 2020-09, the City of Airdrie East Points Community Area Structure Plan.	
<ul style="list-style-type: none"> • IREF Application 2020-09 is the proposed East Points Community Area Structure Plan ("East Points CASP") which contemplates a new industrial area in northeast Airdrie. The East Points CASP plan area includes 390 hectares (960 acres) of land and anticipates 4950-6150 jobs. • East Points CASP proposes light, medium, and heavy industrial uses, as well as service commercial uses on Highway 567 (Veterans Boulevard). • Residential uses within the plan area provide buffering between existing country residential to the south of the plan area and proposed industrial uses. Transitional areas are used to provide buffering between existing country residential to the north of the plan area and the proposed industrial uses. • Park and open space are used to protect a group of glacier erratics located within the plan area, as well as to provide open space amenities. • The third-party consultant review, completed by O2 Planning and Design ("O2"), found the application to be consistent with the Interim Growth Plan ("IGP") and the IREF. • CMRB Administration finds IREF Application 2020-09 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, O2 Planning and Design 	

1.0 Background

On September 21, 2020, the City of Airdrie (“the City”) submitted Interim Regional Evaluation Framework (“IREF”) Application 2020-09, the East Points Community Area Structure Plan (“East Points CASP”), proposed Bylaw #B 23/2019.

East Points CASP was submitted to the CMRB through IREF under Section 4.1(b) which requires municipalities to refer “all new Area Redevelopment Plans (“ARPs”) and Area Structure Plans (“ASPs”) proposing employment areas and/or 50 or more new dwelling units” to the Board. East Points CASP provides a framework for the development of approximately of 390 hectares (960 acres) of land. The projected number of jobs to be located within the plan area is 4950-6150 jobs. There is a small area of residential use located within the plan area to create a transition between an existing and adjacent country residential area and the proposed employment uses. The projected population of the proposed area is not identified in the East Points CASP.

CMRB Administration notified CMRB members of IREF Application 2020-09 on September 24, 2020.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of O2 to evaluate the application with respect to the IREF requirements. The O2 evaluation (attached) reviewed the proposed CASP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. O2 found IREF Application 2020-09 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

As outlined in the City’s submission and the third-party review, and in consideration of its own review of IREF 2020-09 application materials, CMRB Administration finds IREF Application 2020-09 to be generally consistent with the objectives of the IGP and IREF.

4.4 Recommendation

That the Board **APPROVE** IREF Application 2020-09, East Points Community Area Structure Plan.

October 20, 2020

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Reference: IREF 2020-09 for the East Points Community Area Structure Plan in The City of Airdrie

Dear Mr. Copping,

Please find attached our third-party evaluation of the City of Airdrie's East Points Community Area Structure Plan.

It is our opinion that the proposed plan is generally consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.



Andrew Palmiere

Principal, Urban + Regional Planning

O2 Planning + Design

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Calgary, Alberta

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INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW	
Member Municipality	The City of Airdrie
Application Name	East Points CASP
IREF Number	2020-09
Type of Application	Community Area Structure Plan
Municipality Bylaw #	B 23/2019
Date of Application	September 21, 2020
Date of Third-Party Review Report	October 20, 2020
<p>Findings That the East Points CASP is generally consistent with the Interim Growth Plan as per the Interim Regional Evaluation Framework MSL: 091/18.</p>	
<p>Summary of Review</p> <p>The East Points Community Area Structure Plan (CASP) was initiated by the City of Airdrie to support industrial growth, as directed by the Airdrie City Plan (MDP). The CASP covers 390 hectares of undeveloped land in northeast Airdrie. The plan area is bounded by existing industrial areas to the west, farmland to the east, and residential acreages to the north and south.</p> <p>The Plan establishes a high-level land use concept and policies for the development of a range of intensities of industrial uses, which connect to the existing industrial areas to the west. Some service commercial and office uses are also provided in the concept, as well as residential uses and parks. The plan makes efficient use of Highway 567, a regionally significant mobility corridor, through planned adjacent employment areas. The CASP also provides for a connection to the Great Trail and future connections to transit. The first phase of the plan will connect to existing municipal servicing, making use of latent sanitary capacity.</p> <p>The land use concept of the CASP will be further refined through the adoption of Neighbourhood Structure Plans (NSP), a subsidiary statutory plan that will also require review by the CMRB. Stormwater management, mobility, and servicing concepts will also be refined at the NSP stage. The CASP contains high level policy to ensure the protection of water, historic, and environmental resources.</p> <p>The East Points CASP, is generally consistent with the Interim Growth Framework. The plan is an expansion of existing settlement in the City of Airdrie and makes efficient use of regional infrastructure to provide new employment opportunities.</p>	
<p>Review Prepared by: O2 Planning + Design</p> <p>Andrew Palmiere MCIP, RPP, PPS Principal, Urban + Regional Planning</p> <p>Sarah Lumley, MCIP, RPP, MPL Planner</p>	

3.2 Region-Wide Policies	
<p>3.2.1 Principles, Objectives, and Policies</p> <p>Did the proposed statutory plan or existing statutory plan amendment address the Principles, Objectives, and Policies of the IGP?</p>	<p>Yes, the CASP addresses the Principles, Objectives, and Policies of the IGP.</p> <p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</p> <p>The CASP connects to existing infrastructure and transportation networks, including roads, servicing, and pathways. The optimizes this infrastructure for employment area growth and protects regionally significant corridors. Specifically, the CASP provides for industrial uses along the regional trade corridor (Highway 567) and connections to regional trail networks, including the Great Trail. It ensures the use of latent sanitary servicing for the first phases of development.</p> <p>Mitigation of impacts to the power transmission corridor along the plan area is anticipated to be resolved at the NSP stage.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <p>The CASP complies with the Nose Creek Watershed Management Plan targets. Additionally, the CASP identifies Environmental Study Areas which require further hydrological study at the NSP stage. The policies in the CASP ensure that natural drainage patterns and wetlands are integrated into development sites where possible, that impacts to wetlands and waterbodies are mitigated, and that any alterations to wetlands are approved by the Province.</p> <p>There are no specific water conservation policies.</p> <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <p>The CASP makes efficient use of land and infrastructure and aligns with the City of Airdrie’s planning goals. It establishes a mix of varying intensities of industrial, service commercial, office, residential, and recreation/open space uses, which will be connected to transit and active transportation networks.</p>

<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; • 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>Yes, the CASP demonstrates collaboration with other municipalities as per 3.2.2 of the IREF.</p> <p>The plan area abuts the corner of the municipal boundary between Airdrie and Rocky View County and is within the Intermunicipal Development Plan (2001) policy area. The City of Airdrie circulated the CASP with Rocky View County as per IDP policy, prior to the plan going to Council on January 20, 2020. The City of Airdrie noted in their staff report that County Administration had no objections to the plan or technical studies prepared in support of the plan.</p> <p>The plan was later updated, per Council direction, and brought back to council for adoption on September 8, 2020. It was not noted whether Rocky View County was circulated on the revised plan.</p> <p>No formal letter of support/correspondence or indication of support from the County was provided as part of the IREF application.</p>
<p>3.2.3</p> <p>Water, wetlands and stormwater</p> <p>Does the proposed statutory plan or existing statutory plan amendment:</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 identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; • 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>Yes, the CASP complies with 3.2.3 of the IREF.</p> <p>The CASP, and future NSPs must comply with the Nose Creek Watershed Management Plan.</p> <p>The CASP identifies several Environmental Study Areas in the Land Use Concept (Figure 4). Policy 6.1.2.5 ensures that additional study will be completed for wetlands and water bodies in these areas as part of the NSP stage. Additional policies ensure that impacts to existing wetlands and drainage, such as road crossings, are mitigated and that any modifications are approved by the Province as per the <i>Water Act</i>.</p> <p>A Master Drainage Plan is being prepared for the plan area. The CASP itself identifies a stormwater management concept that incorporates existing wetlands and drainage patterns. This concept will be refined at the NSP stage. Any changes to the concept must be supported by a new or revised Master Drainage Study.</p> <p>Policy 8.4.2.3 of the CASP promotes the integration of existing conveyance on site, including overland, wetlands, and watercourses. Requirements for the monitoring of existing natural drainage systems will occur at the NSP stage.</p> <p>There are no specific policies on water conservation.</p>

3.3 Flood Prone Areas	
3.3.1 Development in the floodways	N/A – There are no provincially designated floodways within/adjacent to the CASP.
3.3.2 Flood protection in flood fringe areas	N/A - There are no designated flood fringe areas within/adjacent to the CASP.
3.4 Development Types	
3.4.1 Intensification and Infill Development	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	N/A
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities	N/A
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the statutory plan or existing statutory plan amendment: <ul style="list-style-type: none"> • 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 	<p>Yes, the CASP complies with 3.4.2.1 of the IREF.</p> <p>The CASP applies to land within the City of Airdrie and directs development that is contiguous to existing and planned development.</p> <p>The CASP land use concept is for a predominantly industrial with a small area of commercial along Highway 567 and residential on the southern edge of the plan area.</p> <p>The plan:</p> <ul style="list-style-type: none"> • Creates a contiguous pattern of development at an appropriate scale to adjacent employment uses and its location on a regional corridor; • Provides a mix of light industrial, medium industrial, heavy industrial, office/employment, residential, and park/institutional flex uses and a service commercial node; • Provides buffering/transition between residential and employment uses, and between employment and agricultural areas; • Achieves efficient use of land and connects to existing City infrastructure and uses latent municipal servicing for the first phases of development;

<p>municipal agreements with service providers at the appropriate time, where appropriate?</p>	<ul style="list-style-type: none"> • Connects to existing transportation networks; and • Provides park space, trail connections, and conserves a historically significant Glacial Erratic within the park/institutional flex site.
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>N/A</p> <p>Correspondence between the City of Airdrie and the CMRB indicates that there will be less than 500 dwelling units in the CASP area. Actual densities will be determined at the NSP stage.</p>
<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>N/A</p>
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<p>N/A</p>
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<p>N/A</p>
<p>3.4.3.3 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>N/A</p>
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<p>N/A</p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1 New employment areas</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development of a new employment area? If</p>	<p>Yes, the CASP complies with 3.4.5.1 of the IREF.</p> <p>The majority of the CASP area will be new employment areas, except for a small portion of residential to the south. The first phase of development will be connected to existing</p>

<p>so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>employment development to the west and use latent municipal sanitary servicing.</p> <p>Additional servicing capacity is planned in the City of Airdrie’s Utility Master Plan for the area. The CASP indicates that the City will pursue options for financing infrastructure with industry partners in future phases of development.</p>
<p>3.4.5.2</p> <p>Connections to transit stations and corridors</p> <p>Does the proposed statutory plan or existing statutory plan amendment for development that will result in a new employment area:</p> <ul style="list-style-type: none"> • Plan for connections to existing and/or planned transit where appropriate? 	<p>Yes, the CASP complies with 3.4.5.2 of the IREF.</p> <p>The new employment areas will be serviced by rapid bus transit and local transit. The routes of these connections will be determined at the NSP stage.</p>
<p>3.5 Regional Corridors</p>	
<p>3.5.1.1</p> <p>Mobility Corridors</p> <p>Is the proposed statutory plan or existing statutory plan amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> • 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? 	<p>Yes, the CASP complies with 3.5.1.1 of the IREF.</p> <p>Highway 567 (Veterans Boulevard), is a regionally significant mobility corridor and proposed high load trade corridor that intersects the plan area. The CASP area is also within 1.6 km of Highway 2, another regionally significant mobility corridor. Both corridors are reflected in the Regional Context Maps in the CASP (Appendix E).</p> <p>Highway 567 provides the primary thoroughfare east and west within the CASP area. The significant employment uses proposed adjacent to the corridor optimize adjacency to the corridor and proximity to Highway 2.</p> <p>The CASP also mitigates impacts to Highway 567. The plan identifies two main intersections for right in/right out connections to Highway 567 (Figure 7) and policy 7.1.2.3 ensures that there will be direct vehicle access from industrial and commercial areas to this major transportation route. Policy 7.1.2.6 of the CASP also ensures that transportation impact assessments, conducted as part of NSPs will be used to determine when Highway 567 will need to be upgraded. Truck routes are also shown on Figure 8.</p> <p>The CASP also provides connections to regional trail networks, including the Great Trail (Figure 9).</p>

<p>3.5.2.1 Transmission Corridors</p> <p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none">• 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 rights-of-way or related infrastructure; and• Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure	<p>No, the CASP does not comply with 3.5.2.1 of the IREF as the CASP does not show a relevant regionally significant power transmission line in its mapping; however, this is anticipated to be resolved at the NSP phase. The NSP is a subsidiary statutory plan that will also require review by the CMRB for conformance with the Interim Growth Plan.</p>
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