

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Airdrie
Application Name	Chinook Gate Neighbourhood Structure Plan (Amendments)
IREF Application Number	2020-06A & 2020-06B
Type of Application	Area Structure Plan
Municipality Bylaw # for 2020-06A	10/2020
Municipality Bylaw # for 2020-06B	B-13/2020
Date of Complete Application	April 29, 2020 (2020-06A) and May 1, 2020 (2020-06B)
Date Application Circulated	May 5, 2020
Date of CMRB Administration Recommendation	May 28, 2020
CMRB Recommendation	
That the Board APPROVE IREF Application 2020-06A and 2020-06B, amendments to the Chinook Gate Neighbourhood Structure Plan.	
<ul style="list-style-type: none"> • IREF Applications 2020-06A and 2020-06B are two separate IREF applications that both propose amendments to the Chinook Gate Neighbourhood Structure Plan. <ul style="list-style-type: none"> ○ Application 2020-06A proposes to add an 8.21-hectare parcel into the NSP plan area. ○ Application 2020-06B proposes to amend the land use concept of the NSP. The future population in the amended NSP plan area would be approximately 2,873 people living in 1,026 units. • The third-party consultant review, completed by O2 Planning and Design ("O2"), found both applications to be consistent with the Interim Growth Plan ("IGP") and the IREF. • CMRB Administration finds IREF Applications 2020-06A and 2020-06B to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF. • CMRB Administration recommends IREF applications 2020-06A and 2020-06B for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, O2 Planning and Design 	

1.0 Background

The City of Airdrie has submitted two separate Neighbourhood Structure Plan amendment applications for the Chinook Gate Neighbourhood Structure Plan. These form Interim Regional Evaluation Framework (“IREF”) Applications 2020-06A (City of Airdrie Bylaw 10/2020) and 2020-06B (City of Airdrie Bylaw B-13/2020).

The two NSP amendments were submitted to the CMRB through IREF under Section 4.1(c) which requires municipalities to refer “all amendments to MDPs, IDPs, ARPs and NSPs proposing employment areas and/or 50 or more new dwelling units.” As amended, the Chinook Gate NSP would provide a framework for the future development of approximately 53.79 hectares (132.92 acres) of land. At full build-out, the anticipated population of the NSP area is approximately 2,873 people in 1,026 units.

CMRB Administration notified CMRB members of IREF Applications 2020-06A and 2020-06B on May 5, 2020.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of O2 Planning and Design (“O2”) to evaluate the application with respect to the IREF requirements. The O2 evaluation (attached) reviewed the two proposed amendments to the Chinook Gate NSP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. O2 found IREF Applications 2020-06A and 2020-06B 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 Airdrie outline the ways IREF applications 2020-06A and 2020-06B are consistent with the objectives of the IGP and IREF. The third-party review by O2 found IREF applications 2020-06A and 2020-06B to be generally consistent with the objectives of the IGP and IREF. CMRB Administration has conducted its own review of IREF applications 2020-06A and 2020-06B and finds both applications to be generally consistent with the IGP and IREF. CMRB Administration is recommending approval of both IREF applications.

3.2 Demonstration of Collaboration to Coordinate (IGP Policy 3.2.2)

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities.” The NSP plan area boundary is located approximately 1.6 km from the municipal boundary with Rocky View County.

IREF Applications 2020-06A and 2020-06B are consistent with the requirement of Section 3.2.2 of the IGP. As noted in the City of Airdrie's IREF Evaluation Criteria and Alignment Summary Report:

- There is an existing Intermunicipal Development Plan (IDP) between City of Airdrie and Rocky View County. 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 the given opportunity to provide feedback. Discussion regarding the Yankee Valley Blvd right-of-way was completed, and concerns were resolved.

4.0 Recommendation

That the Board **APPROVE** IREF Applications 2020-06A and 2020-06B, amendments to the Chinook Gate Neighbourhood Structure Plan.

May 21, 2020

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Reference: IREF 2020-06(A&B) for the Chinook Gate Neighbourhood Structure Plan in The City of Airdrie

Dear Mr. Copping,

Please find attached our third-party evaluation of the City of Airdrie's Chinook Gate Neighbourhood Structure Plan amendments.

It is our opinion that the proposed plan amendments are 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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INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW	
Member Municipality	The City of Airdrie
Application Name	Chinook Gate NSP Amendment
IREF Number	2020-06 (A&B)
Type of Application	Neighbourhood (Area) Structure Plan Amendments
Municipality Bylaw #	B-13/2020 and B-10/2020
Date of Application	April 29, 2020
Date of Third-Party Review Report	May 21, 2020
<p>Findings That the Chinook Gate NSP Amendments are 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 Chinook Gate Neighbourhood Structure Plan (NSP) was originally adopted in August 2016. The Plan establishes the neighbourhood design, content, and policies for the development of a primarily residential community in southwest Airdrie, in alignment with the Chinook Winds Community Area Structure Plan.</p> <p>Two amendments to the original plan are reviewed in this report. The first amendment (2020-06A) adds an additional parcel to the Plan Area. The second amendment (2020-06B) modifies the land use concept of the Plan to include the added parcel, and to remove the rowhouse/townhouse land use and convert them to lower density residential land uses.</p> <p>The Chinook Gate NSP, as amended, is generally consistent with the Interim Growth Framework. The plan is an expansion of existing settlement in the City of Airdrie. The NSP provides a range of housing types, provides community services, makes use of existing transit networks, and contributes to regional water management priorities. The Plan contains a limited mix of uses through the provision of a small live-work node and community uses, though the neighbourhood is primarily ground oriented residential. The Plan does not adversely impact any regional infrastructure corridors from the IGP.</p>	
<p>Review Prepared by: O2 Planning + Design</p> <p>Andrew Palmiere MCIP, RPP, PPS Principal, Urban + Regional Planning</p> <p>Sarah Lumley, MPL Planner</p>	

<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 NSP 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 NSP connects to existing infrastructure and transportation networks, including roads, transit, and pathways. The Plan Area also contains regional stormwater infrastructure which serves the site and the surrounding area.</p> <p>The NSP provides some intensification beyond single-detached dwellings, including a small multi-family node along a transit corridor as well as live-work townhomes and semi-detached homes throughout the Plan Area.</p> <p>There are no regionally significant transmission or mobility corridors within the site.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <p>The Plan incorporates a naturalized regional stormpond system which utilizes two existing class III wetlands on the site which were assessed to have low ecological value. The Province granted compensation as per the Alberta Water Act. The discharge of the pond will be consistent with the Nose Creek Watershed Management Plan target, ensuring there will be no direct run-off into Nose Creek. Though there are no specific water conservation policies, the Plan additionally specifies that other LID and best practice water management practices will be required in the development.</p> <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <p>The Plan generally makes efficient use of land and infrastructure, provides a variety of housing types, and aligns with the City of Airdrie’s planning goals. It establishes a small live-work node to provide some employment uses within the plan area, and contains several community facilities as well as public open space.</p>
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<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 NSP demonstrates collaboration with other municipalities.</p> <p>The Plan Area is approximately 1.6 km from the municipal boundary with Rocky View County and within the City of Airdrie/MD of Rocky View Intermunicipal Development Plan (2001) notification area.</p> <p>The City of Airdrie circulated the plan amendments with Rocky View County as per IDP policy.</p> <p>The City of Airdrie indicates that there was some discussion around the Yankee Valley Boulevard right of way, and that this was resolved with the County. No formal letter of support/correspondence or indication of support from the County was provided as part of the IREF applications.</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 NSP complies with 3.2.3 of the IREF.</p> <p>All stormwater is to be directed to a large naturalized stormwater pond in the NE corner of the Plan Area (existing class III wetlands) via a gravity storm sewer system.</p> <p>The maximum allowable discharge of the pond will be consistent with the Nose Creek Watershed Management Plan target. There will be no direct run-off into Nose Creek.</p> <p>The NSP references a Staged Master Drainage Plan, specifying that development will have LID and best management practices. There is no specific water conservation policy.</p> <p>The NSP indicates that the developer will apply for wetland compensation under the Alberta Water Act and the City of Airdrie indicated in their application that this has been approved.</p> <p>The regional corridor policies are not applicable. The Plan provides additional regional stormwater infrastructure and community facilities.</p>

3.3 Flood Prone Areas	
<p>3.3.1 Development in the floodways</p> <p>Does the proposed statutory plan or existing statutory plan amendment protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> • Expansion of settlement areas; • New freestanding communities; • New country residential development areas; and • New employment areas 	<p>N/A – There are no provincially designated floodways within/adjacent to the NSP.</p>
<p>3.3.2 Flood protection in flood fringe areas</p>	<p>N/A - There are no designated flood fringe areas within/adjacent to the NSP.</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>N/A</p>
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p>N/A</p>

3.4.2 Expansion of Settlement Areas	
<p>3.4.2.1</p> <p>Expansion of settlement areas in a contiguous pattern</p> <p>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:</p> <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 municipal agreements with service providers at the appropriate time, where appropriate? 	<p>The NSP applies to land within the City of Airdrie and directs development that is contiguous to existing and planned development to the north, south, and east of the Plan Area.</p> <p>The amended NSP land use concept is for a predominantly single and semi-detached residential neighbourhood with a small live/work node to the north of the plan and multi-family residential node in the centre west of the Plan Area.</p> <p>The Plan:</p> <ul style="list-style-type: none"> • Creates a contiguous pattern of development • Achieves efficient use of land • Provides limited live/work opportunity (no commercial/mixed use), and some range of housing (semi-detached, townhome, and multi-family development in addition to single family residential) • Does not provide significant commercial or employment use • Connects to existing City infrastructure • Connects to existing transportation networks
<p>3.4.2.2</p> <p>Expansion of settlement areas with 500 or greater new dwelling units</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> • Comply with all components of Policy 3.4.2.1 of the IGP (above); • 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 	<p>The ASP proposes 1026 new dwelling units.</p> <p>The Plan:</p> <ul style="list-style-type: none"> • Complies with 3.4.2.1 above • Provides limited employment uses in a small live-work node (some additional employment/commercial provided within the overall CASP) • Includes a new community uses node and facilities accessible by planned transit, including parks/pathways, community recreation site, high school, and two joint-use sites • Connects to regional and active transportation networks and transit as identified in F20 Transit Concept. Plan policies indicate that all residents will have access to transit, regional pathways, and greenspace within 400m • Provides some additional density along transit corridors

<ul style="list-style-type: none"> Provide for a range of housing forms and options? 	<ul style="list-style-type: none"> Provides a small range of housing forms including single, semi-detached, live-work townhomes, and multi-family
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
3.4.3 New Freestanding Settlement Areas	
3.4.3.1 New freestanding settlement areas	N/A
3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	N/A
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	N/A
3.4.4 Country Residential Development	
3.4.4 Country Residential Development	N/A
3.4.5 Employment Areas	
3.4.5.1 New employment areas	N/A – No significant employment areas proposed beyond small scale live-work uses in the north of the Plan Area
3.4.5.2 Connections to transit stations and corridors	N/A – No significant employment areas proposed beyond small scale live-work uses in the north of the Plan Area (which will be along future transit corridor)

3.5 Regional Corridors	
<p>3.5.1.1 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>The NSP is approximately 2.5 km west of Highway 2 (a level 1 Highway), which is identified as a regional mobility corridor in the IGP. The Plan will not adversely impact this corridor.</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>The NSP does not contain any overhead transmission corridors.</p>