

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Airdrie
Application Name	South Airdrie Area Structure Plan (Amendment)
IREF Application Number	2021-05
Type of Application	Area Structure Plan Amendment, with Municipal Development Plan Amendment
Municipal Bylaw#	B-33 /2020 (MDP Amendment)
Municipal Bylaw #	B-34/2020 (ASP Amendment)
Date of Complete Application	May 19, 2021
Date Application Circulated	May 20, 2021
Date of CMRB Administration Recommendation	May 26, 2021
CMRB Recommendation	
<i>That the Board APPROVE IREF Application 2021-05, the South Airdrie Area Structure Plan amendment and the associated Municipal Development Plan amendment.</i>	
<ul style="list-style-type: none"> • IREF Application 2021-05 proposes an amendment to the South Airdrie Area Structure Plan (ASP). There is an associated Municipal Development Plan (MDP) mapping amendment required to support the ASP amendment. • IREF Application 2021-05 requests approval of the same municipal bylaws as IREF Application 2021-01, including Bylaw B-33 /2020 to amend the Airdrie City Plan and Bylaw B-34/ 2020 to amend the South Airdrie ASP. • IREF Application 2021-05 includes the same application materials as 2021-01, except for the following: <ul style="list-style-type: none"> ○ A new covering letter, and ○ An updated Interim Growth Plan (IGP) Alignment Statement, which includes additional information about transportation corridors, collaboration, and other matters. • The third-party consultant review, completed by Stantec, found the application to be consistent with the IGP and the IREF. • CMRB Administration finds IREF Applications 2021-05 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF. • CMRB Administration recommends IREF applications 2021-05 for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Stantec 	

1.0 Background

The City of Airdrie has submitted an Interim Regional Evaluation Framework (“IREF”) application to amend the South Airdrie Area Structure Plan. This application includes a proposed amendment to the South Airdrie Area Structure Plan (City of Airdrie Bylaw B-34/2020) and an associated amendment to the Municipal Development Plan land use concept map that supports the proposed ASP amendment (City of Airdrie Bylaw B-33/2020).

The proposed ASP amendment was 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.” The amendment provides a framework to redesignate approximately 247 acres (100 hectares) of land from industrial to a combination of residential and commercial land use designations.

At full build-out, the plan amendment area will provide close to 800 dwelling units with a range of forms and prices. According to documents in the IREF application, “the revised amendment will add over 1 million square feet of retail space and over 880 new jobs.” The amendment would provide a mix of retail, restaurants, and personal services to meet the convenience and day-to-day needs of residents in an area to be serviced by transit.

CMRB Administration notified CMRB members of IREF Application 2021-05 on May 20, 2021.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of Stantec to evaluate the application with respect to the IREF requirements. The Stantec evaluation (attached) reviewed the proposed amendment to the South Airdrie ASP and the associated MDP amendment in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Stantec found IREF Application 2021-05 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 Airdrie outline the ways IREF application 2021-05 is consistent with the objectives of the IGP and IREF. The third-party review by Stantec found IREF applications 2021-05 to be generally consistent with the objectives of the IGP and IREF. CMRB Administration has conducted its own review of IREF applications 2021-05 and finds the application to be generally consistent with the IGP and IREF. CMRB Administration is recommending approval of IREF application 2021-05.

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 ASP amendment area boundary is located adjacent to the City of Airdrie’s municipal boundary with Rocky View County.

IREF Applications 2021-05 is consistent with the requirement of Section 3.2.2 of the IGP. As noted in the City of Airdrie’s IGP Alignment Table, Rocky View County was circulated on the proposed application and provided comments around transportation and interface/gateway considerations. The City of Airdrie has proposed these for further consideration at the next stage of planning, the Neighbourhood Structure Plan. In the City of Airdrie, this is also a statutory plan.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-05, South Airdrie Area Structure Plan amendment and the associated Municipal Development Plan amendment.

May 25, 2021

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: IREF# 2021-05 for the South Airdrie Area Structure Plan (ASP) and Airdrie City Plan (MDP) in the City of Airdrie

Please find attached the third-party evaluation of the South Airdrie Area Structure Plan (ASP) and Airdrie City Plan (MDP).

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.



Stephen Oliver CD, MA, RPP, MCIP
Senior Planner

Mobile: 519-574-4002

Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8 CA

Calgary Metropolitan Region Board Interim Regional Evaluation Framework	
Member Municipality	City of Airdrie
Application Name	South Airdrie Area Structure Plan (ASP) and Airdrie City Plan (MDP) Amendments
IREF Number	2021-05
Type of Application	Amendment
Municipality Bylaw #	B-33/2020 & B-34/2020
Date of Application	May 20, 2021
Date of Third-Party Review Report	May 25, 2021
Findings	
That the South Airdrie Area Structure Plan (ASP) and Airdrie City Plan (MDP) Amendment is CONSISTENT with the Interim Regional Evaluation Framework MSL: 091/18.	
Summary of Review	
<ul style="list-style-type: none"> • An application to adopt a new statutory plan, the South Airdrie Area Structure Plan (ASP) and Airdrie City Plan (MDP) amendments were submitted by the City of Airdrie to the Calgary Metropolitan Region Board ("CMRB") for an IREF review and evaluation. • The purpose of the application is to update the South Airdrie ASP to support the transition in the development of the lands from Industrial to Commercial and Residential uses. This required the amendment of the MDP. • The application is generally located on the south end of the City of Airdrie adjacent to the City boundary with Rocky View County. While the submission does indicate Rocky View County was provided an opportunity to review, the evaluation criteria indicates that Rocky View County has no issue with the proposed amendments and is interested in studies which are scheduled for future stages in the development process. This relates specifically to policy 3.2.2. • The application indicates that the amendment area is contained to the west of the CP rail corridor, it is notable however that the changes to policy language apply to the entirety of the ASP area including those land uses on the east of that corridor. • Nose Creek traverses north – south, the floodway and flood fringe has been compared using a desktop review based on the PDF. From this review, it would appear that the flood fringe interacts directly with the ASP, and specifically with the industrial, commercial, stormwater management, and open space located between the rail corridor and highway. This relates specifically to policy 3.3.2. • While these two amendments (MDP & ASP) are designed to ensure the policy is aligned, the review noted that the Development Plan presented in the amended 	

MDP does not align exactly with the amended ASP. The evaluation rationale identifies that the ASP has been used for calculating density using the MDP section 6.8 as direction.

Review Prepared by

Stephen Oliver, CD. MA. RPP. MCIP

Senior Planner

Stantec Consulting Ltd.

3.2 Region-wide Policies	
<p>3.2.1 Principles, Objectives, and Policies</p>	<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure The development is adjacent to the main utility and mobility corridors between the City of Airdrie and Calgary. Development has been located in these areas to support access and best utilize the infrastructure without encroaching in the ROWs.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation The amended ASP includes a provision that it 'must conform with NCWWMP' and other supporting language.</p> <p>Principle 3: Encourage Efficient Growth and Strong Sustainable Communities. The amendments align with a detailed efficient land use development plan, which identifies local community nodes and community services and facilities.</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p>The plan area is adjacent to the municipal boundary with Rocky View County for which an existing Intermunicipal Development Plan (IDP) exists. The Evaluation Criteria Review states that the County has had the opportunity to review and provide feedback on the proposed amendments. Rocky View County indicated that they do not have any concerns with the proposed amendment as presented. Coordination has been documented around the timing for additional studies, of interest to Rocky View County, which included:</p> <ul style="list-style-type: none"> - TIA, - IDP transition and gateway policies; and, - Open space policies.

<p>3.2.3 Water, wetlands and stormwater</p>	<p>The proposed amendment to the ASP identifies that the protection of the wetlands and proposed storm water management will be detailed at future stages of planning.</p> <p>An intermittent wetland is identified in the policy and on the associated figure. The figure identifies this as a 'special study area' which, based on the rationale submitted, indicates additional study will be required prior to any development within that area.</p>
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<p>Based on the level of review available, the proposed amendment does not appear to alter the developable land in the floodway. See policy 3.2.3 for discussion on the 'Special Study Area'.</p>

<p>3.3.2 Flood protection in flood fringe areas</p>	<p>The rationale provides context on the development of the interchange over Nose Creek. This interchange was studied by Golder in 2006 and CIMA+ in 2019, which determined an alignment and design of that interchange which accommodates stormwater in the drainage area and meets the criteria of the AEP and NCWMP.</p>
<p>3.4 Development Types</p>	
<p>3.4.1 Intensification and Infill Development</p>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> • The proposed development intensifies the previous plan and presents an increased efficient use of land that had previously been designated for one type of land use only.

<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<ul style="list-style-type: none"> • The proposed amendment is within the City of Airdrie.
<p>3.4.2 Expansion of Settlement Areas</p>	
<p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p>	<ul style="list-style-type: none"> • The proposed amendments to the ASP and MDP are within the existing identified development area for the City of Airdrie and continue the pattern of development from the City of Airdrie. • It is noted at this stage that the ASP amendment presents a slightly different residential development pattern than the amendment to the MDP. In both cases the residential development is contiguous. • The amendments include community services, mixed use and a mixture of residential housing options.

<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • The proposed amendments to the ASP and MDP are within the existing identified development area for the City of Airdrie and continue the pattern of development from the City of Airdrie. • The amended land uses provide for 800 residential units, and a mixture of land uses and urban forms.
<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>	<ul style="list-style-type: none"> • The proposed amendments are compliant with 3.4.2.1 & 3.4.2.2

3.4.3 New Freestanding Settlement Areas	
<p>3.4.3.1 New freestanding settlement areas</p>	<ul style="list-style-type: none"> The proposed amendments would establish a contiguous urban form with the City of Airdrie.
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> This policy does not apply to the proposed amendments.

<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>	<ul style="list-style-type: none"> • This policy does not apply to the proposed amendments.
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<ul style="list-style-type: none"> • This policy does not apply to the proposed amendments.

3.4.5 Employment Areas	
<p>3.4.5.1 New employment areas</p>	<ul style="list-style-type: none"> • The influence of the amendments sees a drop in industrial lands of 98.8 Hectares and an increase in commercial land of 20.75 Hectares. This is a net drop in employment lands in favour of residential lands. • The rationale provided indicates that the densities have been calculated based on the ASP in alignment with section 6.8 of the MDP.
<p>3.4.5.2 Connections to transit stations and corridors</p>	<ul style="list-style-type: none"> • The evaluation criteria review provides for transit service at a future stage of planning.

3.5 Regional Corridors	
<p>3.5.1.1 Mobility Corridors</p>	<ul style="list-style-type: none"> • The ASP area is framed by Highway 2, 8th St and Township Rd 264 (56 Av). These are all identified on the plan areas. • The rationale provided indicates that the proposed amendment will increase traffic in the area, however; the roads are capable of managing. This analysis was conducted by Watt Consulting Group. • The rationale provided states that prior to development a TIA will be submitted with the future NSPs.
<p>3.5.2.1 Transmission Corridors</p>	<ul style="list-style-type: none"> • The evaluation criteria identifies that no overhead transmission lines are within the plan area. • The existing utility corridor within the plan area is located adjacent to the CP rail corridor. The rationale provided indicates that site design and landscape buffers will be determined at the NSP stage.