

| Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation | |
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| Member Municipality | City of Airdrie |
| Application Name | Southeast Yankee Valley Boulevard Community Area Structure Plan (SEYVB CASP) |
| IREF Application Number | 2021-06 |
| Type of Application | Area Structure Plan |
| Municipality Bylaw # | B-16/2021 (SEYVB CASP) |
| Municipality Bylaw # | B-17/2021 (Southeast Airdrie Community Area Structure Plan boundary amendment) |
| Date of Complete Application | June 1, 2021 |
| Date Application Circulated | June 1, 2021 |
| Date of CMRB Administration Recommendation | June 29, 2021 |
| CMRB Recommendation | |
| That the Board APPROVE IREF Application 2021-06, the City of Airdrie Southeast Yankee Valley Boulevard Community Area Structure Plan. | |
| <ul style="list-style-type: none"> • IREF Application 2021-06 is for the proposed Southeast Yankee Valley Community Area Structure Plan (SEYVB CASP), with a plan area including ±516 ha (±1,275 ac) of land. The SEYVB CASP provides a framework for the development of approximately 4,651 dwellings, for an expected population of 12,557 people, and 9,849 jobs. • The SEYVB CASP is comprised of five neighbourhood areas which include: <ul style="list-style-type: none"> ○ residential areas in the central and western portions of the plans area, offering a variety of low and medium density housing, ○ opportunity for commercial and mixed-use development along Yankee Valley Blvd SE, ○ neighbourhood commercial nodes, schools, and parks linked by a pathway network, and ○ new and existing non-residential uses adjacent to the Airdrie AirPark airport, Yankee Valley Blvd SE, and the future 40 Ave SE extension. • Environmental open space study areas identify lands requiring additional consideration to determine the location of development setbacks and Environmental Reserve, including consideration of waterbodies such as wetlands. • The third-party consultant review, completed by Situated, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-06 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, Situated | |

1.0 Background

The City of Airdrie has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the Southeast Yankee Valley Community Area Structure Plan (SEYVB CASP). This IREF application includes the SEYVB CASP (City of Airdrie Bylaw B-16/2021) and a proposed amendment to the boundary of the Southeast Airdrie Community Area Structure Plan (City of Airdrie Bylaw B-17/2021) to be made in support of the SEYVB CASP.

SEYVB 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.

The SEYVB CASP provides a framework for the development of ±516 ha (±1,275 ac) of land. At full build-out, the area is expected to include approximately 4,651 dwellings, for an approximate population of 12,557 people, and 9,849 jobs. In addition to residential neighbourhoods, the SEYVB CASP includes a future employment area around the Airdrie AirPark airport, Yankee Valley Blvd SE, and the future 40 Ave SE extension.

CMRB Administration notified CMRB members of IREF Application 2021-06 on June 1, 2021.

2.0 Third Party Evaluation

CMRB Administration retained Situated to evaluate the application with respect to the IREF requirements. The Situated evaluation (attached) reviewed the proposed SEYVB CASP in relation to the objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the IREF. Situated found IREF Application 2021-06 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 2021-06 application materials, CMRB Administration finds IREF Application 2021-06 to be generally consistent with the objectives of the IGP and IREF.

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 Application 2021-06 is consistent with the requirements of Policy 3.2.2. As described in the IREF Alignment statement provided by the City of Airdrie, the City of Airdrie received comments from Rocky View County on the SEYVB CASP (see pages 3-4). As stated, "These were incorporated into the CASP in the form of policies (Section 1.9.1) to guide interface conditions along the boundaries, as well as establish formalized circulation and review policies for Rocky View County to become involved at the next stage of Planning (NSP level)."

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-06, the Southeast Yankee Valley Boulevard Community Area Structure Plan.

June 15, 2021

Attention: Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

**Reference: IREF#2021-06 for the South East Yankee Valley Boulevard
Community Area Structure Plan in the City of Airdrie**

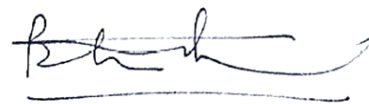
Please find attached Situated's third-party evaluation for the South East Yankee Valley Boulevard Community Area Structure Plan in Airdrie.

Should you have any questions, please do not hesitate to contact the undersigned.



Bob Clark, Strategic Advisor
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Situated Consulting



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Situated Consulting

**INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)
THIRD-PARTY REVIEW**

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| Member Municipality | City of Airdrie |
| Application Name | SE Yankee Valley Blvd. CASP |
| IREF Number | 2021-06 |
| Type of Application | Community Area Structure Plan |
| Municipality Bylaw # | B-16/2021 CASP and B-17/2021 Amendment to CASP |
| Date of Application | June 1, 2021 |
| Date of Third-Party Review Report | |

Findings

Situated's review found that the SE Yankee Valley Blvd, CASP (IREF 2021-06) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), being Schedule A to Ministerial Order MSL:091/18.

Summary of Review

An application for the SE Yankee Valley Blvd, CASP was submitted by the City of Airdrie to the Calgary Metropolitan Region Board ("CMRB"), for an Interim Regional Evaluation Framework ("IREF") review and evaluation.

- The SE Yankee Valley Blvd. CASP provides long term statutory planning to guide the development within the Plan area.
- The SE Yankee Valley Blvd. CASP replaces a small portion of the South East Airdrie Community Area Structure Plan
- The application is for approximately 516 hectares of land and is fully contained within E1/2 Section 34, Section 35 and W1/2 Section 36 Township 26, Range 29, West of the 4th Meridian.
- The Plan provides policy direction for development of residential, mixed use commercial and employment uses.
- A key component of this Plan is the integration of the Airdrie Airpark into an employment area featuring compatible industrial, commercial and aviation-based uses,
- A variety of Residential Uses incorporating different forms of medium and low density housing is provided within the Plan

- A District Park and High School Site as well as community nodes are strategically located within the Plan area.
- The CASP incorporates policies which identify access conditions into Airdrie from Range Road 292 and Yankee Blvd.
- The Plan area will make use of existing water and wastewater treatment systems located in the City of Calgary via future new wastewater and water trunk facilities. Ultimate funding and financing model for servicing is under negotiation and is required prior to first reading of the first Neighbourhood Structure Plan (NSP) in the CASP area.
- The storm system will make use of the stormwater management facility and outfall to Nose Creek proposed to be located in the future interchange area of QEII Highway and 40th Ave.
- The CASP is proposed to be serviced by public transit
- The plan area contains the following regionally significant corridors:
 - Pipelines
 - Power Transmission Lines
- Correspondence from Rocky View County indicated some concerns with interface issues that have now been addressed with the incorporation of a new Section 1.9 in the CASP. Rocky View also requested information regarding traffic impact assessment on lands to the south of the Plan area. The Plan provides a connection from 40th Ave on the south side of the plan along Range Road 292 to Highway 566 at Cross Iron Mills.

Situated's review found that the SE Yankee Valley Blvd. CASP (IREF 2021-06) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP).

3.2 Region-wide Policies

3.2.1

Principles, Objectives,
and Policies

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:

- Policies in Section 5.2 and 5.3 promote connection to new piped utilities for water and wastewater which will connect to the City of Calgary water treatment and wastewater treatment systems via future new trunk connections. Ultimate funding and financing model for servicing is under negotiation and is required prior to first reading of the first Neighbourhood Structure Plan in the CASP area. This addresses the IGP objective of promoting integration of land use and infrastructure.
- The objectives in Section 5.4 indicate that the ultimate storm infrastructure will be installed as part of the QE II Hwy/40th Ave Interchange including the related storm pond at the southeast corner of the interchange, the new outlet pipe and storm outfall to Nose Creek and the 1200 mm regional storm sewer trunk along 40th Ave.
- The plan proposes to add an additional access to Airdrie at RR 292, providing an alternate access to the employment area in East Balzac and Cross Iron Mills.
- The CASP proposes higher intensity uses adjacent to major transit corridors and proposed future transit routing.

Principle 2: Protect Water Quality and Promote Water Conservation

- A Biophysical Inventory Assessment was done by Tannas Environmental and identified 14 water bodies of varying classes, including a permanence assessment which identified 4 crown-claimed waterbodies.
- Policies in Section 3.2.1 indicate that natural waterbodies that are to be retained or integrated into the community will be determined at the Neighbourhood Structure Plan stage. Removal of waterbodies, including wetlands and drainages shall be in accordance with legislation and City of Airdrie Wetland Policy. Land Use boundaries, wetland preservation and/or enhancement will be further defined at the NSP and Staged Master Drainage Plan.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities.

- Policies in Section 2.4.1 provide for a diverse mix of housing types of both low and medium density.
- Policies in Section 2.4.1 provide for Medium Density Housing along collector roadways, arterial corridors (such as RR 292) and areas with access to planned transit service.
- Policy in Section 2.4.1 requires that a minimum 30% of housing stock consist of a mix of duplex, semi-detached, townhome, apartment and other styles.
- Land Use map indicates locations for increases in intensity of use as well as locations for community amenities including neighbourhood commercial, a District Open Space Node, High School Site, and school sites, all adjacent to collector or arterial roads.
- Objectives in Section 2.5 provide for Commercial/ Mixed Use along Yankee Valley Blvd., an entranceway into Airdrie from the East.
- Policies in Section 2.6.1 provide for the commercial/retail at a neighbourhood scale, the possibility of mixed-use commercial/retail/residential and locational attributes to accommodate a variety of mobility levels.
- Policies in Section 2.7.1 support employment uses in proximity to the Airdrie Air Park. Industrial uses are prioritized over commercial uses in the Employment Lands

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| <p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p> | <ul style="list-style-type: none"> ○ The SE Yankee Valley Blvd. CASP is located within the City of Airdrie/MD of Rocky View County IDP (2001) ○ Correspondence between Rocky View County and The City of Airdrie indicates that The City of Airdrie has made changes to accommodate some of Rocky View County's concerns. ○ The City of Airdrie has added section 1.9 - Rocky View County Interface in response to correspondence received from Rocky View County <ul style="list-style-type: none"> • Rocky View County will be circulated and invited to comment on the CASP and future NSPs within the Plan Area as part of the intermunicipal review process. • The City of Airdrie will consult with Rocky View County to develop a coordinated planning process and ensure meaningful communication at the NSP stage. • Development adjacent to agricultural lands in Rocky View County should reference the Rocky View County Agricultural Boundary Design Guidelines. • Future NSPs will include the City of Airdrie/M.D. of Rocky View IDP (2001) transition and entranceway policies in the interface policies of future NSPs where applicable. ○ The IREF Alignment Statement from The City of Airdrie indicates that Rocky View County has no objection to the CASP, although this correspondence has not been included in the documentation provided. ○ |
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3.2.3

Water, wetlands and
stormwater

- See Section 3.2.1 Principle 2
- Stormwater management facilities shall make best efforts to comply with the guidelines as per the SEYVB CASP Master Drainage Plan (2021) which sets an allowable release rate as well as a runoff volume control target (if applicable). Situated's scope does not include review of the technical analysis.
- The stormwater management system may incorporate source control or best management practices such as:
 - Directing drainage to landscaped areas;
 - Increased topsoil depths in landscaped areas;
 - Stormwater reuse for irrigation of public green spaces and preservation of wetlands;
 - or
 - Sheet flow of stormwater from back of lots to adjacent green spaces.

| 3.3 Flood Prone Areas | |
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| 3.3.1 Development in the floodways | <ul style="list-style-type: none">○ Not applicable |
| 3.3.2 Flood protection in flood fringe areas | <ul style="list-style-type: none">○ Not applicable |

3.4 Development Types

| 3.4.1 Intensification and Infill Development | |
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| 3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages | <ul style="list-style-type: none"> ○ Not applicable. |
| 3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities | <ul style="list-style-type: none"> ○ Not applicable. |

| 3.4.2 Expansion of Settlement Areas | |
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| 3.4.2.1 Expansion of settlement areas in a contiguous pattern | <ul style="list-style-type: none"> ○ The Plan proposes to expand the existing developed footprint of the City of Airdrie in a contiguous fashion ○ The Plan proposes an efficient use of land and makes use of the existing Airdrie Airpark facility ○ A mix of uses is achieved with employment uses in the Airpark lands, commercial/ retail uses along Yankee Valley Blvd., Medium Density housing on Range Road 292, commercial nodes, a District Park, a High School Site and other school sites. ○ Two Neighbourhood/Community Nodes are planned at appropriate locations with the Plan ○ Sanitary and water services are planned to connect to the City of Calgary systems via future trunk services, creating efficiencies through the use of existing water and wastewater treatment plants. Stormwater management is designed to utilize stormwater management facilities at the QE II Highway/ 40th Ave. interchange and use the pipe and outfall to Nose Creek |

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| | <ul style="list-style-type: none"> ○ The location of the District Park provides access to residents of Rocky View County as well as residents of the City of Airdrie. ○ Commercial/Retail uses along Yankee Valley Blvd. will provide a regional benefit. |
| <p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p> | <ul style="list-style-type: none"> ○ A large employment centre in proximity to Airdrie Airpark provides employment in the form of industrial uses and is a key component of this ASP. ○ Community nodes are strategically located on planned transit lines ○ Transit will loop through the Plan Area along 40th Ave., RR 292 and Yankee Valley Blvd. ○ A range of low and medium density housing forms is contemplated in the Plan |
| <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>Plan meets all components of 3.4.2.1 and 3.4.2.2</p> |
| <p>3.4.3 New Freestanding Settlement Areas</p> | |

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| <p>3.4.3.1 New freestanding settlement areas</p> | <ul style="list-style-type: none"> ○ Not applicable |
| <p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p> | <ul style="list-style-type: none"> ○ Not applicable |
| <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"> ○ Not applicable |

3.4.4 Country Residential Development

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| <p>3.4.4 Country Residential Development</p> | <ul style="list-style-type: none"> ○ Not applicable |
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3.4.5 Employment Areas

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| <p>3.4.5.1 New employment areas</p> | <ul style="list-style-type: none"> ○ Plan makes effective use of the Airdrie Airpark which is located within the Plan boundary |
| <p>3.4.5.2</p> | <ul style="list-style-type: none"> ○ The planned transit network cuts through the Employment Lands |

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| <p>Connections to transit stations and corridors</p> | |
| <p>3.5 Regional Corridors</p> | |
| <p>3.5.1.1 Mobility Corridors</p> | <ul style="list-style-type: none"> ○ Plan is not within 1.6 kilometres of a regionally significant mobility corridor. |
| <p>3.5.2.1 Transmission Corridors</p> | <ul style="list-style-type: none"> ○ There are no regional transmission corridors for wastewater and water within 1.6 kilometres of the Plan area. ○ Plan allows for the retention and/or relocation of the overhead power line. The ultimate location will be identified during the NSP stage. ○ Plan identifies 3 high pressure gas lines operating within the plan boundaries and indicates that these gas lines provide a notable constraint to development. ○ Section 1.8.2 identifies pipeline policies. <ul style="list-style-type: none"> • Land containing any active pipeline rights-of-way must be redesignated to public land use and have a separate title. • Lands containing pipeline rights-of-way may be granted an alternative land use redesignation if the pipeline within the right-of-way is abandoned or relocated. |