

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Airdrie
Application Name	West Hills Neighbourhood Structure Plan
IREF Application Number	2021-07
Type of Application	Area Structure Plan
Municipality Bylaw #	B-21/2021 (West Hills Neighbourhood Structure Plan)
Municipality Bylaw #	B-22/2021 (West Hills Community Area Structure Plan Amendment)
Date of Complete Application	May 31, 2021
Date Application Circulated	June 1, 2021
Date of CMRB Administration Recommendation	July 6, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-07, the City of Airdrie West Hills Neighbourhood Structure Plan and associated West Hills Community Area Structure Plan amendments, with an advisement.	
<ul style="list-style-type: none"> • IREF Application 2021-07 is for the proposed West Hills Neighbourhood Structure Plan (West Hills NSP), with a plan area including ±64.79 ha (±160.09 ac) of land. The West Hills NSP provides a framework for the development of approximately 1,000 to 1,200 dwellings for a future population of 2,700 to 3,240 people. • The West Hills NSP provides the framework for a new residential community that includes single detached and multi-residential development with a community core that includes mixed use development and opportunities for local commercial and civic/institutional uses. • The West Hills neighbourhood design includes a network of connected greenspaces, environmental reserve, and pathway systems. • The West Hills neighbourhood is planned to accommodate future transit, including a Higher Order Transit (HOT) corridor planned for 24th Street. • The third-party consultant review, completed by B&A Planning Group, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-07 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, B&A Planning Group 	

1.0 Background

The City of Airdrie has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the West Hills Neighbourhood Area Structure Plan (West Hills NSP). This IREF application includes the West Hills NSP (City of Airdrie Bylaw B-21/2021) and proposed amendments to the West Hills Community Area Structure Plan (City of Airdrie Bylaw B-22/2021) to be made in support of the West Hills NSP.

West Hills NSP 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. In Airdrie, the Neighbourhood Structure Plan is an Area Structure Plan as defined by the Municipal Government Act.

The West Hills NSP provides a framework for the development of ±64.79 ha (±160.09 ac) of land. At full build-out, the area is expected to include approximately 1,000 to 1,200 dwellings (single and multi-residential) for a future population of approximately 2,700 to 3,240 people.

CMRB Administration notified CMRB members of IREF Application 2021-07 on June 1, 2021.

2.0 Third Party Evaluation

CMRB Administration retained B&A Planning Group to evaluate the application with respect to the IREF requirements. The B&A Planning Group evaluation (attached) reviewed the proposed West Hills NSP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. B&A Planning Group found IREF Application 2021-07 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 2021-07 application materials, CMRB Administration finds IREF Application 2021-07 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 2021-07 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 Rocky View County (RVC) on the West Hill NSP. As stated, "RVC had no concerns with the NSP from a planning perspective. However, they expressed concerns with regards to transportation... To address the County's transportation concerns, the applicant is expanding the scope of the TIA for their resubmission of the CASP TIA. Policy 8.4.6 (a) and (b) has been added to the NSP which states that at the time of subdivision, if the expanded scope of the TIA for the CASP Expansion has not been submitted yet to the satisfaction of the City, the TIA for the NSP will be updated accordingly" (see page 3 of the City of Airdrie's IREF Alignment Statement).

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-07, the City of Airdrie West Hills Neighbourhood Structure Plan, with the following advisement:

1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, "Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board."
2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, "If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework."

This IREF approval recommendation for 2021-07 does not remove or supersede the requirement for the City of Airdrie West Hills Neighbourhood Structure Plan to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.

June 29th, 2021

B&A File: #C2252
CMRB File: IREF # 2021-07

Calgary Metropolitan Region Board
#305, 602 – 11th Avenue SW
Calgary, AB T2R 1J8

Attn: Jordon Copping – Chief Operation Officer

Re: **IREF: #2021-07 for The City of Airdrie
West Hills Neighbourhood Structure Plan (NSP)**

Dear Mr. Copping,

Thank you for the opportunity to facilitate the third-party review of the City of Airdrie's West Hills Neighbourhood Structure Plan (WH-NSP) and concurrent amendment to the West Hills Community Area Structure Plan (WH-CASP).

Herein attached, we are pleased to provide the Board with a detailed review of this newly proposed statutory plan, and statutory plan amendment, in accordance with the provisions of the Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF).

In my opinion, this proposed West Hills Neighbourhood Structure Plan (NSP), and amendment to the West Hills Community Area Structure Plan (CASP), is generally consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan, being Schedule A to Ministerial Order MSL: 091/18.

Please reach out at your convenience should you have any questions for clarification regarding this matter.

Respectfully,



Ken Venner | RPP | MCIP
Partner, Municipal Planning Strategic Lead
B&A Planning Group

INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)

Consultant Third-Party Review

Member Municipality:	City of Airdrie
Application Name:	West Hills Neighbourhood Structure Plan (WH-NSP) and Amendment to the West Hills Community Area Structure Plan (WH-CASP)
IREF Number:	IREF #2021-07
Type of Application:	Neighbourhood Structure Plan (WH-NSP) and Amendment to the West Hills Community Area Structure Plan (WH-CASP)
City of Airdrie Bylaw #:	Bylaw No. B-21/2021 (WH-NSP) and Bylaw No. B-22/2021 (WH-CASP) Amendment
Date of Complete Application:	June 1 st , 2021
Date of Third-Party Review Report:	June 29 th , 2021
Findings:	
<p>That the proposed West Hills Neighbourhood Structure Plan (WH-NSP) and amendment to the West Hills Community Area Structure Plan (WH-CASP) is consistent with the Interim Growth Plan (IGP) in accordance with policies & principles detailed in the Interim Regional Evaluation Framework (IREF), being Schedule A to Ministerial Order MSL: 091/18.</p>	
Summary of Review:	
<p>The proposed West Hills Neighbourhood Structure Plan (WH-NSP) establishes a vision, plan and implementation framework intended to develop a comprehensive residential neighbourhood offering an integrated mix of single-family, multi-family, and mixed-use commercial/residential uses connected by a transportation network designed to accommodate future higher order transit (HOT), extension and improvements to existing utility servicing infrastructure, a sustainable stormwater management system designed in accordance with the Nose Creek Watershed Water Management Plan, and a connected public open space system designed to promote healthy living with pedestrian mobility and social interaction. The concurrent amendment to the West Hills Community Area Structure Plan (WH-CASP) facilitates the strategic relocation of a civic node, school site, storm pond, public open space, and a modified transportation network – all of which are purposefully designed to support implementation of the more detailed land use concept proposed by the WH-NSP).</p>	
Review Prepared by:	
<p>Ken Venner RPP MCIP Partner, Municipal Planning Strategic Lead B&A Planning Group</p>	

3.2 Region-wide Policies

3.2.1

Principles, Objectives, and Policies

Did the proposed statutory plan address the Principles, Objectives, and Policies of the IGP?

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

The proposed WH-NSP and WH-CASP Amendment aligns with Principle 1 of the Interim Growth Plan (IGP) as it:

- Establishes a policy and implementation framework that respects regional infrastructure identified in the IGP, including the Highway 2 and Highway 567 Transportation and Trade Mobility Corridors (Schedule 3), Transit and Active Transportation Mobility Corridors (Schedule 4), Water Transmission Corridors (Schedule 5), and Energy Transmission Corridors (Schedule 6).
- Establishes a policy and implementation framework that contemplates the developer leveraging, enhancing, and optimizing existing municipal infrastructure that is/will be connected to regional water and sanitary transmission corridors. Likewise, the WH-CASP contemplates collaboration amongst multiple developers to front-end capital infrastructure that will be over-sized to benefit additional lands within the community.
- Contemplates the developer providing road ROW widening along 24th Street intended to facilitate upgrades to this regional mobility corridor, over time, including opportunity to accommodate higher order transit (HOT).

Principle 2: Protect Water Quality & Promote Water Conservation

The proposed WH-NSP and WH-CASP Amendment aligns with Principle 2 of the Interim Growth Plan (IGP) as it:

- Is supported by a Hydrogeological Assessment which concluded the domestic groundwater supply wells servicing the existing adjacent country residential parcels to the north of the Plan area will not be negatively impacted.
- Features a “Landform Conservation” design approach to promote source water protection via preservation

and/or integration of existing natural features alongside neighbourhood development to promote biodiversity and improve surface water quality.

- Is supported by a Stormwater Master Drainage Plan which contemplates the developer establishing an infrastructure system which will be designed to accommodate the volume control target of 16 mm and release rate of 1.257 L/s/ha in accordance with the Nose Creek Watershed Water Management Plan (NCWWMP).
- Contemplates the use of stormwater to irrigate public green spaces within the neighbourhood which represents a Low Impact Development (LID) approach to manage surface drainage while limiting the use of potable water within the WH-NSP area.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

The proposed WH-NSP and WH-CASP Amendment aligns with Principle 3 of the Interim Growth Plan (IGP) as it:

- Proposes the development of a complete neighbourhood unit in accordance with the City's strategic objectives of the City Plan (Municipal Development Plan), the West Hills Community Area Structure Plan (WH-CASP), and other non-statutory City of Airdrie plans and policies.
- Proposes to provide $\pm 1,000 - \pm 1,200$ dwelling units supporting a population of $\pm 2,700 - \pm 3,240$ residents at an overall density of 17.29 – 20.74 units per hectare (6.99 – 8.40 units per acre).
- Contemplates a comprehensive neighbourhood design including a civic node, a portion of a High School Site, an Elementary School - to be developed on the adjacent parcel to the west (via a proposed amendment to the WH-CASP), a Local Commercial Area, an Environmental Reserve (ER) and an extensive area of connected public open space (MR).
- While predominantly contemplating single detached residential subdivision throughout most of the Plan

	<p>area, the WH-NSP contemplates development of a series of multi-family sites and a mixed-use multi-family/commercial site intended to accommodate a wider variety of housing types and demographics.</p> <ul style="list-style-type: none"> ▪ Proposes a transportation network designed with a connectivity index of 1.52 (exceeding City of Airdrie Target of 1.4) and will be integrated with the future HOT corridor planned along 24th Street. The hierarchy of roadways within the WH-NSP will accommodate transit service with all residential uses anticipated within the neighbourhood located within a 400 m walking radius. ▪ Proposes a public open space network strategically designed to facilitate non-vehicular access throughout the neighbourhood. The concepts for future landscaping within various public open spaces contemplate natural vegetation (to encourage 'bee pollination' and other birds and insect populations), accommodate civic nodes to promote social gathering, and include opportunities for residents to engage in "down to earth" small scale agriculture activities. ▪ Anticipates a Civic Node proposed in proximity to 24th Street and the Mixed-Use Commercial/Multi-Family Sites and higher density Multi-Family Sites which will be conveniently accessed by vehicle and pedestrian mobility options. ▪ Proposes a network of local and regional pathways to promote and accommodate pedestrian mobility throughout the neighbourhood. The open space network is designed with a connectivity index of 1.92 (exceeding the City of Airdrie target of 1.6).
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.2.2 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Is located within 1.6 km of the boundary with Rocky View County (RVC). As such, the NSP was circulated to the

<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; <ul style="list-style-type: none"> ▪ 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>County to provide RVC administration opportunity to review the Plan and provide feedback accordingly.</p> <ul style="list-style-type: none"> ▪ RVC administration indicated they had no concerns with the NSP from a planning perspective; however, they expressed concerns with regards to transportation. ▪ RVC requested to see copies of the TIA, which City administration provided in turn. ▪ RVC admin requested the scope of the TIA be expanded to include an evaluation of potential impacts to specific roads within the County. ▪ To address the County's transportation concerns, the applicant expanded the scope of the TIA which was prepared in support of the CASP TIA. Policy 8.4.6 (a) and (b) were added to the WH-NSP to require, at the time of subdivision, that if the expanded scope of the TIA for the CASP Amendment was not submitted (and endorsed by the City), the TIA for the NSP will be updated accordingly.
<p>3.2.3</p> <p>Water, Wetlands, and Stormwater</p> <p>Does the proposed <i>statutory plan</i>:</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 	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.2.3 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Is supported by a Desktop Wetland Review which concluded the Plan area does not contain identified wetlands or waterbodies. ▪ Is supported by a Hydrogeological Assessment which concluded the domestic groundwater supply wells servicing the existing adjacent country residential parcels to the north of the Plan area will not be negatively impacted. ▪ Features a "Landform Conservation" design approach to promotes source water protection via preservation and/or integration of existing natural features alongside neighbourhood development to promote biodiversity and improve surface water quality. ▪ Is supported by a Stormwater Master Drainage Plan which contemplates the developer establishing an infrastructure system which will be designed to accommodate the volume control target of 16 mm and

<ul style="list-style-type: none"> ▪ 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>release rate of 1.257 L/s/ha in accordance with the Nose Creek Watershed Water Management Plan (NCWWMP).</p> <ul style="list-style-type: none"> ▪ Contemplates the use of stormwater to irrigate public green spaces within the neighbourhood which represents a Low Impact Development (LID) approach to manage surface drainage while limiting the use of potable water within the WH-NSP area. ▪ Comments relative to potential adverse impacts to regionally significant corridors are described in other sections of this IREF review.
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3.3 Flood Prone Areas

<p>3.3.1 Development in floodways</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment does not include lands designated as floodway in accordance with the Provincial Flood Hazard Mapping Application. As such, this IGP policy does not apply.</i></p>
<p>3.3.2 Flood protection in flood fringe areas</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment does not include lands designated as flood fringe in accordance with the Provincial Flood Hazard Mapping Application. As such, this IGP policy does not apply.</i></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>Does the proposed <i>statutory plan</i> apply to lands within a city, town or village? If so, does the proposed <i>statutory plan</i>:</p> <ul style="list-style-type: none"> ▪ Achieve an efficient use of land; ▪ Achieve higher density development in the downtown or central core areas, in transit 	<p><i>The neighbourhood development proposed by the WH-NSP and WH-CASP Amendment is considered an 'Expansion of Settlement Area'. As such, this IGP Policy does not apply.</i></p>
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<p>station areas and transit corridors, where appropriate;</p> <ul style="list-style-type: none"> ▪ Accommodate residential and/or mixed-use development at a higher density than currently exists; ▪ Provide for a mix of uses, such as employment, community services and facilities, where appropriate; ▪ Provide for a range of housing forms and options, where appropriate; ▪ Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and ▪ Connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate? 	
<p>3.4.1.2</p> <p>Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment is located within an incorporated municipality. As such, this IGP policy does not apply.</i></p>
<p>3.4.2 Expansion of Settlement Areas</p>	
<p>3.4.2.1</p> <p>Expansion of settlement areas in a contiguous pattern</p> <p>Does the proposed <i>statutory plan</i> apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does it:</p> <ul style="list-style-type: none"> ▪ Plan for and result in development in a contiguous pattern; 	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.4.2.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ <i>Contemplates the logical expansion of existing built-up area of neighbourhood development situated immediately adjacent of and to the east of the Plan area.</i> ▪ <i>Proposes the development of a complete neighbourhood unit in accordance with the City's strategic objectives of the City Plan (Municipal</i>

<ul style="list-style-type: none"> ▪ 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>Development Plan), the West Hills Community Area Structure Plan (WH-CASP), and other non-statutory City of Airdrie plans and policies.</p> <ul style="list-style-type: none"> ▪ Contemplates development of a series of multi-family sites and a mixed-use multi-family/commercial site intended to accommodate a wider variety of housing types and demographics. ▪ Establishes a policy and implementation framework that contemplates the developer leveraging, enhancing, and optimizing existing municipal infrastructure that is/will be connected to regional water and sanitary transmission corridors. Likewise, the WH-CASP contemplates collaboration amongst multiple developers to front-end capital infrastructure that will be over-sized to benefit additional lands within the community. ▪ Accommodates a public open space network strategically designed to facilitate non-vehicular access throughout the neighbourhood. The concepts for future landscaping within various public open spaces contemplate natural vegetation (to encourage 'bee pollination' and other birds and insect populations), accommodate civic nodes to promote social gathering, and include opportunities for residents to engage in "down to earth" small scale agriculture activities. ▪ Anticipates a Civic Node proposed in proximity to 24th Street and the Mixed-Use Commercial/Multi-Family Sites and higher density Multi-Family Sites which will be conveniently accessed by vehicle and pedestrian mobility options. ▪ Contemplates the partial dedication of a High School site and the consolidation of two (2) Elementary School sites (to be developed within the adjacent parcel by the developer).
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.4.2.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Proposes to provide ± 1,000 – ± 1,200 dwelling units supporting a population of ± 2,700 – ± 3,240 residents at

<p>Does the proposed statutory plan 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 proposed statutory plan:</p> <ul style="list-style-type: none"> ▪ Comply with all components of Policy 3.4.2.1 of the IGP; ▪ 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 ▪ Provide for a range of housing forms and options? 	<p>an overall density of 17.29 – 20.74 units per hectare (6.99 – 8.40 units per acre).</p> <ul style="list-style-type: none"> ▪ Accommodates employment uses within the Mixed-Use Commercial/Multi-Family residential area situated within the SE portion of the WH-NSP area. Community supportive uses and facilities are anticipated within the High School Site, the public open spaces and within the mixed-use area. ▪ Proposes a Mixed-Use Commercial/Multi-Family residential area strategically located immediately adjacent to 24th Street, which is planned to accommodate higher order transit (HOT). ▪ Includes a transportation network designed to accommodate local transit opportunities and integrate with future higher order transit (HOT). ▪ Contemplates development of a series of multi-family sites and a mixed-use multi-family/commercial site intended to accommodate a wider variety of housing types and demographics.
<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><i>The proposed WH-NSP and WH-CASP is consistent with intentions of Section 3.4.2.1 and 3.4.2.2. As such, this IGP policy does not apply.</i></p>
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment does not contemplate the development of a new freestanding settlement area. As such, this IGP policy does not apply.</i></p>
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment does not contemplate the development of a new freestanding settlement area. As such, this IGP policy does not apply.</i></p>

<p>3.4.3.3</p> <p>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><i>The proposed WH-NSP and WH-CASP Amendment does not contemplate the development of a new freestanding settlement area. As such, this IGP policy does not apply.</i></p>
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4</p> <p>Country Residential Development</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment does not contemplate country residential development. As such, this IGP policy does not apply.</i></p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1</p> <p>New Employment Areas</p> <p>Does the proposed <i>statutory plan</i> apply to lands that will result in development of a new employment area?</p> <p>If so, does the proposed statutory plan:</p> <ul style="list-style-type: none"> ▪ Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.4.5.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Accommodates employment uses within the Mixed-Use Commercial/Multi-Family residential area situated within the SE portion of the WH-NSP area - which is strategically located along a collector road servicing the neighbourhood and adjacent to the 24th Street HOT corridor. ▪ Establishes a policy and implementation framework that contemplates the developer leveraging, enhancing, and optimizing existing municipal infrastructure that is/will be connected to regional water and sanitary transmission corridors. Likewise, the WH-CASP contemplates collaboration amongst multiple developers to front-end capital infrastructure that will be over-sized to benefit additional lands within the community.
<p>3.4.5.2</p> <p>Connections to transit stations and corridors</p> <p>Does the proposed <i>statutory plan</i> that will result in a new employment area that plans for connections to existing</p>	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.4.5.2 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Accommodates employment uses within the Mixed-Use Commercial/Multi-Family residential area situated within the SE portion of the WH-NSP area – which is strategically located along a collector road servicing the

and/or planned transit where appropriate?	neighbourhood and adjacent to the 24 th Street HOT corridor
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3.5 Regional Corridors

<p>3.5.1.1 Mobility Corridors</p> <p>Is the proposed <i>statutory plan</i> for lands within 1.6 km of a regionally significant mobility corridor? If so, does it:</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><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.5.1.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Includes maps that identify the proximity and context of the Plan area with the Regional Corridors described in the IGP. ▪ Contemplates a Civic Node, a Mixed-Use Commercial/Multi-Family Site, and a series of Multi-Family Sites which will be conveniently accessed by vehicle and pedestrian mobility options – all of which will be within the 200 – 400 m walk radius of the future HOT anticipated along 24th Street. ▪ Will not have any potential adverse impacts to the regionally significant Mobility Corridors.
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<p>3.5.2.1</p> <p>Transmission Corridors</p> <p>Does the proposed <i>statutory plan</i> include transmission corridor ROW's and/or related infrastructure within the <i>statutory plan</i> area boundary? If so, does the proposed <i>statutory plan</i>:</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 ROW's or related infrastructure; and ▪ Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor ROW's or related infrastructure? 	<p><i>The proposed WH-NSP and WH-CASP Amendment aligns with the Policy 3.5.2.1 of the Interim Growth Plan (IGP) as it:</i></p> <ul style="list-style-type: none"> ▪ Includes maps that identify the proximity and context of the Plan area with the Regional Corridors described in the IGP. ▪ Contemplates an implementation framework for developers to fund and construct important leading infrastructure that will leverage and enhance existing Water and Wastewater Transmission infrastructure situated between the City of Calgary and the City of Airdrie. ▪ Does not appear to contain any regionally significant electrical and/or gas pipeline infrastructure. ▪ Will not have any potential adverse impacts to the regionally significant Transmission Corridors.
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