

## COUNCIL – AGENDA REPORT

**Meeting Date:** 17 May 2021

**Subject:** Bylaw No. B-25/2021 – Southwest CASP

**Boards Routed Through:** Municipal Planning Commission

**Date:** 6 May 2021

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### **Issue:**

Airdrie City Council is being asked to give First and Second Readings to Bylaw No. B-25/2021, being a bylaw to adopt the Southwest Community Area Structure Plan.

### **Background:**

In February 2019, Council passed a motion approving a Justification request from Qualico Communities (Southwest CASP landowner) to initiate the preparation of a community area structure plan (CASP) for a combined ten quarter sections of land located in the annexed lands. The annexed lands consist of 12,654 acres of lands annexed by the City from Rocky View County in 2012. The Justification request and approval process is in keeping with section 2.14 of the Airdrie City Plan (Municipal Development Plan), requiring a Justification submission and approval by Council before a private landowner may initiate the preparation of a community area structure plan. A formal application for the Southwest CASP was submitted in March 2020 by B&A Planning Group on behalf of Qualico Communities, a landowner in the Southwest CASP plan area.

Since the original submission, Administration has worked extensively with the proponent to ensure that the CASP is consistent with the City's higher order plans and policies. Attachment #2 of this report includes a copy of the proposed Southwest CASP.

### **Site Context**

#### Location and Existing Conditions

The Southwest CASP lands are located in the southwest quadrant of Airdrie. The plan area is "L-shaped" and comprises ten quarter sections or ±646 hectares (±1,597 acres). The plan area is bound by Yankee Valley Boulevard to the north, Range Road 13 to the west, 56th Avenue to the south, with 24th Street and 8th Street to the east. The plan area is legally described as:

- South ½ Section 26, Township 26, Range 1, West of the 5<sup>th</sup> Meridian
- Section 27, Township 26, Range 1, West of the 5<sup>th</sup> Meridian
- Section 34, Township 26, Range 1, West of the 5<sup>th</sup> Meridian

The plan area ranges from flat pasture to rolling hills with sparsely populated trees. The land ranges from a high of 1,160 metres at the northwest corner of the Plan area to a low of 1,092 metres at the eastern edge. There are wetlands present throughout the plan area and landforms caused by the erosive action of a natural drainage courses, including a small permanent watercourse, two ephemeral draws and an intermittent watercourse extending west-east through the central portion of the Plan area. The general overland flow of the site is directed towards wetlands or watercourses. Slopes along watercourse banks are variable, ranging from 0% to >30%. There are no floodways, flood fringes or overland flows shown on the Alberta Flood Hazard Mapping within the Plan area. A few small knolls occur north and south of a small permanent watercourse within the south ½ Section 27 Township 26 Range 1 W5M. Location and context maps are included as Attachment #4.

The plan area has primarily been used for agricultural and country residential purposes and remains under cultivated agricultural land that has not been developed. There are thirteen residential dwellings with parcel sizes ranging from 4 to 20 acres. More specifically, the existing land use districts are:

- *AG, General Agriculture* – Agricultural operations
- *RR-4, Rural Residential Four-Acre District* – Country Residential
- *F, Rural Farmstead* – Rural acreages

#### Land Ownership

There are 22 different property owners within the CASP area. The CASP proponent, Qualico Communities is the largest landowner with lands totaling two and a half quarter sections. A map summary of all CASP area landowners is included in the CASP document as Figure 2: Land Ownership on page 6.

#### **Mitigation of Site Constraints**

##### Oil and Gas Facilities

An objective within this CASP is to ensure appropriate and safe land development in proximity to oil and gas infrastructure. There is one known abandoned and two reclaimed oil and gas well sites, along with high- and low-pressure natural gas pipelines within the Plan area. Figure 7: Existing Development on page 19 in the CASP document identifies these known well sites and natural gas pipelines.

The CASP contains policies to minimize potential environmental hazards and disruption to future residential uses. Section 5.6 of the CASP outlines specific policies related to abandoned wells and pipelines.

## **Background Studies**

### Biophysical Inventory

A Biophysical Inventory (BI) was prepared by Trace Associates Inc. in February 2020. Figure 6: Drainage & Wetlands and Section 4.4 Natural Environment illustrate the findings of this BI report, which found:

#### *Waterbodies of varying classes*

- 2 ephemeral draws
- 1 intermittent watercourse
- 2 small permanent watercourses
- 33 wetlands

#### *Plant communities*

- No rare ecological plant communities
- 12 provincially uncommon species within native grassland areas

#### *Wildlife Capacity*

- Plan area within provincially mapped key wildlife species ranges for sensitive raptors
- 7 rare bird species
- Bald eagle and short-eared owl observed within a 3km radius

#### *Environmentally Significant Areas*

- 2 Environmentally Significant Areas of high significance within the Plan area adjacent to small permanent water course with remnant patches of native grassland, 2 wetland complexes and waterbody

A Biophysical Impact Assessment (BIA) will be required with each Neighbourhood Structure Plan (NSP) submission to assess potential biophysical impacts from the proposed land development and recommend appropriate mitigation measures. This will serve to ensure long-term viability of any retained environmentally significant areas and natural features.

### Environmental Site Assessment

Trace Associates Inc. conducted a Phase I Environmental Site Assessment (ESA) in October 2019 and identified the following potential sources of contamination from on-site sources:

#### *Oil Well Sites*

There is one abandoned and two reclaimed oil well sites within the Plan area, shown on Figure 7: Existing Development. One reclaimed site has a 1970 Reclamation Certificate, which does raise concern over assessment levels relative to today's environmental standards. The second site will be Reclamation Certified prior to work occurring within the lease boundary and access road. Alberta Energy Regulator (AER) will require remediation and reclamation concerns to be addressed prior to issuing a Reclamation Certificate. As the wellsite remains active, the licensee is legally responsible for managing risk.

#### *High Pressure Pipeline*

Three high pressure natural gas pipelines extend into the plan area. Two connected pipelines extend northeast-southwest into the northeast portion of the plan area and connect to the abandoned well site. A third pipeline extends north-south into the southeast portion of the

plan area and is connected to an off-site well.

The pipeline extending from the abandoned well to 24th Street SW will be decommissioned and removed prior to ground disturbance. Works may continue outside the controlled area concurrent to removal activities. Potential for soil/groundwater contamination resulting from the pipeline operations will be evaluated during removal activities to confirm development suitability.

#### *Low Pressure Natural Gas Pipelines*

Multiple low-pressure natural gas pipelines extend into the northeast, central and southeast portions of the plan area, servicing fourteen homesteads including seven Dry Creek Bay rural residential developments on the east side. Based on the contents of the pipelines (natural gas), no further environmental investigation is warranted.

#### *Above Ground Storage Tanks*

Above-ground storage tanks commonly associated with agricultural homesteads exist within the plan area.

The Phase I ESA study recommends that a Phase II ESA should be prepared for the two reclaimed well sites at the NSP stage to evaluate the potential for soil and/or groundwater contamination and for any residual contamination to be addressed prior to development.

#### Historic Resource Review

Lifeways Canada conducted a Historical Resources Assessment in April 2019. The plan area contains lands with high archaeological potential that will require further investigation and the preparation of a Historical Resource Impact Assessment prior to the initiation of any land surface disturbance activities. Areas containing high archaeological potential are identified on Figure 3b: Attributes of the Plan Area (Part 2). No paleontological, aboriginal traditional sites, historic structures or provincially designated historic resources were identified that required *Historical Resources Act* requirements. The CASP proposes policy pertaining to ensuring protection for historical resources.

#### Transportation Assessment

Watt Consulting Group Ltd submitted a Transportation Memo in July 2020. This report provides comparison between the proposed uses and road network within the Southwest CASP and the City's Transportation Master Plan 140K (2020) (TMP). The TMP makes numerous road network improvement recommendations, including the following specific ones for the CASP area:

- Construction of 24th Street to an arterial standard, including the preservation of right of way for future transit lanes.
- Construction of 56th Avenue to an arterial standard.
- Construction of a regional connection from 24th Street to Centre Street within Rocky View County.
- Expansion of Yankee Valley Boulevard to its full width west to 40th Street.

The road network within the CASP land use concept conforms with the ultimate road network assumed within the TMP. Both plans call for arterials for 24th Street, Yankee

Valley Boulevard and 56th Avenue, as well as for 40th Avenue and Range Road 13 (40th Street). The planned arterial network will have sufficient capacity to accommodate all projected trips from the CASP area. Figure 15: Conceptual Road Network on page 74 of the CASP document shows the proposed road connections, arterial and collector roads.

## **Infrastructure and Servicing**

### Water Services

Water servicing for the CASP will span three pressure zones (PZ): High, West and Main, as indicated in Figure 16: Water Services, with the majority residing within the West PZ. Ultimate water servicing will be as per the Airdrie Utility Master Plan (UMP) with capacity provided via a new feedermain from Calgary and possible booster station located in the Main PZ. This new feedermain and reservoirs will first service the plan area, in parallel with servicing additional or upstream CASP areas including the West Hills CASP.

### Sanitary Services

There are currently no sanitary servicing mains within the Plan area boundary. In accordance with the Airdrie Utility Master Plan (UMP) and Wastewater Lift Station Needs Assessment prepared by Associated Engineering Group Ltd., the Plan area will be serviced via the future sanitary lift station No. 4 and No. 8 and sanitary forcemain to Calgary. Sanitary servicing will be in accordance with Figure 17: Sanitary Services. A Sanitary Servicing Study (SSS) has been provided by EXP Services Inc. for the entire ten quarter sections for ultimate buildout. This SSS identifies tie points for sanitary flow contributions for the ultimate servicing of all catchments, including catchment area B, which will be via Airdrie's new trunk as shown on Figure 17: Sanitary Services.

Sanitary infrastructure will be constructed in segments, in alignment with the 2020 Wastewater Lift Station Needs Assessment. Four components of the required sanitary infrastructure are identified in Figure 6-1 of the Needs Assessment for the post annexation lands with recommended timelines: Intermediate (2021-2026), Short Term (2026-2031), Medium Term (2032-2041) and Long Term (2042-2051). Staged upgrades will progress from initial installations in Stage 1 to ultimate with Stage 2.

### Stormwater Management

Storm servicing for the plan area includes ten post development catchments, with conveyance to ten stormwater facilities as indicated in Figure 18: Stormwater Services. These stormwater facilities are located at the lowest point in each catchment with size and shape taking into consideration post development conditions. Stormwater facilities will be designed to meet all City of Airdrie and Provincial regulations in effect at the time of each NSP. The Southwest CASP is entirely within the Nose Creek watershed basin with all catchments ultimately discharging to Nose Creek.

A Master Drainage Plan (MDP) provided by EXP Services Inc. includes all required pre- and post-development stormwater analysis for the entire ten quarter sections, including affected downstream capacities. This MDP determined stormwater policy for post development, to a suitable level of detail to facilitate Staged Master Drainage Plans and Pond Reports with each NSP submission. The CASP MDP considers the City of Airdrie

## Natural Infrastructure

Natural infrastructure within the CASP area, such as natural wetlands and drainage courses, provide ecosystem services including water storage, water treatment, water conveyance, and biodiversity. Where practicable, the existing natural infrastructure should be integrated into the built environment in a way that is sustainable biologically, hydrologically, and socio-economically into the future.

## **Development Overview**

### Land Use Composition

The Southwest CASP comprises ten neighbourhoods contained within four identified character areas or distinct communities. Each of these neighbourhoods together will form a unified “complete community”, as shown conceptually on Figure 12: Land Use Concept. The “complete community” concept provides a full range of housing, non-residential and employment growth, recreational and institutional uses and public open space. The CASP provides for the development of identifiable and distinct neighbourhoods that collectively create a viable community.

The CASP will achieve an overall range of residential density between 8.0 units and 10.0 units per developable acre with 10,729 to 12,627 dwellings. This translates to a population projection of 26,426 - 34,092 people and to approximately 8,216 - 10,826 jobs.

Increased housing density will be focused around key neighbourhood, community and regional commercial nodes and employment areas. Major transit and transportation routes will also be a focus of increased residential density and associated housing mix.

### Character Areas

The four character areas require different approaches to community design, land uses, and implementation and allocation of public lands. These character areas are “communities within communities” and will require special or unique policy guidance and approaches to development for the defined area. The key defining characteristics and accompanying policies prepared for special consideration in the preparation of future Neighbourhood Structure Plans as shown on Figure 10: Character Areas.

#### *Character Policy Area 1 (Residential)*

The four quarter sections directly south of Yankee Valley Boulevard make up Character Policy Area 1. This area has the least development constraints and is predominantly future residential. Each of the four quarter sections will accommodate a neighbourhood node, joint use school site and storm pond. A community commercial node is located at the intersection of Yankee Valley Boulevard and 24th Street. 40th Avenue forms the south boundary of this character area and provides access to a high school located within this character area. Dry Creek Estates comprised of seven Country Residential dwellings located along 24th Street lies within this character area. Future NSP for this area shall consider appropriate interface policy allowing for redevelopment opportunity.

### *Character Policy Area 2 (Parks)*

This Character Policy Area is comprised of two quarter sections located directly south of 40th Avenue and is predominately future residential and natural park land use. A key feature is the Dry Creek drainage corridor which runs along the south boundary of this area towards the northeast. The area has extensive Open Space Study Area, including a 20-acre portion containing native grassland. Each quarter section will accommodate a neighbourhood node and joint use school site, as well as a stormwater pond. A community commercial node is provided at the intersection of 40th Avenue and 24th Street. The west boundary of this character area is Range Road 13, which forms a shared municipal boundary with Rocky View County.

### *Character Policy Area 3 (Business)*

This character area comprises two quarter sections located along 56th Avenue between Range Road 13 and 24th Street. The Dry Creek drainage corridor runs along the north boundary of this area, with 56th Avenue along the south forming the city boundary with Rocky View County. Development will require sensitive residential interface and open space considerations associated with Dry Creek. The character area contains natural and semi-natural green space in the form of a “green corridor” that will require regional park and pathway development to promote ecological integrity of the area.

A high school is provided within the character area and each quarter section will accommodate a neighbourhood node, joint use school site and stormwater pond. A community commercial node at the intersection of 24th Street and 56th Avenue provides potential mixed-use development opportunities. This area will provide significant contribution of Employment Areas along 56th Avenue and 24th Street transit corridor that contribute to the City’s objective to increase the non-residential tax assessment base. The character area has a shared municipal boundary on the western and southern edges with Rocky View County.

### *Character Policy Area 4 (Mixed Use Development)*

This character area is located along 56th Avenue between 24th Street and 8th Street. The southern boundary is 56th Avenue and forms the City boundary with Rocky View County. The north boundary borders Southwinds and South Windsong communities within the Chinook Winds CASP. Appropriate interface will be required with proposed commercial, recreational and joint use site planned for the Southwinds community. This character area will be integrated with the established settlement pattern within the Chinook Winds CASP and transition from residential to the Mixed-Use Development and Employment Area associated with 24th Street and 56th Avenue. A community commercial node is provided at the intersection of 56th Avenue and 8th Street. Each quarter section will provide a neighbourhood node and joint use school site and storm pond.

## **Land Use Concept**

Each of the ten neighbourhoods contained within the four character areas will form a unified “complete community” as shown conceptually on Figure 12: Land Use Concept.

### Land Use Concept Elements

The land use concept shown on Figure 12: Land Use Concept for this CASP illustrates

the general location of land uses and an accommodating transportation network along with major proposed community facilities and an open space network. The land use concept also identifies the general location of joint use and high school sites, emergency services, stormwater facilities, potential transit and other major public infrastructure. Land use concept elements are summarized below:

#### *Neighbourhood Area*

- residential focused and on a central node that creates a vibrant, walkable gathering place for residents and allows for supporting neighbourhood-servicing uses.
- mix of housing types and land uses, including retail, commercial, civic, and recreational amenities located within walking distance of residences.
- may include community or neighbourhood commercial.
- safe and direct pedestrian and bike access between uses.

#### *Country Residential*

- existing acreages annexed from Rocky View County in 2012.

#### *Employment Area*

- industrial and commercial land uses.
- supporting uses for workers, such as food and business retail.
- does not include regional commercial centres.

#### *Mixed Use Development*

- medium-intensity development incorporating a mix of residential, commercial, and employment uses.
- development is street-oriented and urban in form.
- provides safe and direct pedestrian and bike access between uses.
- higher density development with regional, community or neighbourhood commercial centres.

#### *City Level Open Space Node*

- provides unique character and identity to a neighbourhood, group of neighbourhoods, and/or the city as a whole.
- host city level events or provide passive recreational opportunities.
- may include a commercial area, major trail network, special urban plazas or parks.

#### *Community Commercial Node*

- retail, personal services and general commercial uses serving a market catchment generally in excess of 160 acres.
- range of higher density housing types, employment and retail.

#### *Open Space Study Area*

- environmentally sensitive lands that do not qualify for Environmental Reserve and development could occur.
- sensitive development approaches to conserve or maintain the ecological integrity of the land.



### *Green Corridor*

- connect natural areas through a variety of ecological corridors.
- provide places for people to walk, cycle in a natural environment.

### *Neighbourhood Node*

- focal points of neighbourhoods, generally serving a quarter-section sized residential development.
- serve as neighbourhood gathering places and amenity areas, that could provide potential supportive non-residential uses.
- ideal co-location spot for the siting of schools (joint use) and other institutional type uses.

### Schools

Two high school sites and ten joint use sites have been allocated throughout the Plan area based on the anticipated population projection and distribution. This will approximate one school at the elementary or middle school level per neighbourhood. These locations are indicated on Figure 12: Land Use Concept. Reserve dedication remains the primary means for park and school acquisition for the City and the school boards. Municipal Reserves equivalent to 10% of the gross developable area is owing for all lands within the CASP area.

Through discussions with the Land Allocation Committee (LAC) the following needs assessment was provided for school allocation throughout the plan area:

- An elementary school required for every residential quarter-section, or approximately every 1,200 residential units. This indicates a need for 10 elementary schools for this plan area.
- Support for two high school sites in the plan area, each comprised of 8ha (20ac) in size and can be assembled through a variety of acceptable methods.
- Joint school site (JUS) location that combines school and recreation playfield locations to maximize the efficiency of reserve lands can be considered.

Whenever possible school sites are located at neighbourhood nodes to ensure convenient 5 to 10min pedestrian walkability within neighbourhoods. All school sites are recommended as Joint Use Sites (JUS) that will be reviewed at the NSP stage by the Land Allocation Committee (LAC) due to the limited amount of reserves available after protection of environmental areas.

A strategy for the acquisition of lands for high school sites in Airdrie has yet to be determined. The school boards operating in Airdrie and the City are committed to the development of a solution (or solutions) to provide long-term certainty for high school land assembly and negotiations between the applicable parties are currently in progress. In the meantime, the parties shall negotiate a solution via resolution or similar mechanism.

Relevant policy is provided in the CASP for circumstances when a negotiated solution has not been reached prior to subdivision endorsement for any phase within an approved CASP or NSP.

## Open Space and Parks

The open space, park, and pathway network is one of the key features of the CASP and reflects alignment with concepts and policies of *The Great Places Plan*. The open space concept is designed to accommodate a range of passive and active recreation activities through a series of Open Space Nodes, the Dry Creek drainage corridor, regional pathway connections, joint use school sites and a series of stormwater pond facilities. The Regional Pathway and Green Corridor network is shown on Figure 12: Land Use Concept and Figure 14: Southwest Airdrie Open Space Concept. The general location of regional pathways provides connections with key destinations within the community such as parks, schools, commercial areas, recreational facilities and other areas of significant open space opportunities.

The CASP identifies the following Open Space Nodes:

- **District level open space** associated with the proposed new recreation facility and high school located adjacent and to the east of 24<sup>th</sup> Street within the Chinook Winds CASP.
- **City level open space** node located southwest of the intersection of 24<sup>th</sup> Street and Yankee Valley Boulevard recognizing the community commercial opportunities proposed.
- **Neighbourhood level nodes** proposed at key locations which recognize interface and or important linear linkages.

The Dry Creek drainage and associated natural open space provides an integral “green corridor” through South Airdrie and is a primary recreation and natural area affecting the Chinook Winds CASP and the Southwest CASP. This green corridor provides for passive and active recreational opportunities and a significant non-motorized mobility corridor which links the existing and proposed major recreational facilities and senior high schools within this part of the city.

Several environmental open space study areas like natural waterbodies or wetlands are identified within the CASP. These lands will require further investigative studies during the NSP and subdivision sages to determine their environmental significance and if development on them should occur. If these study areas are to remain, they will be retained as Environmental Reserve.

## Transportation and Mobility

The plan area will connect with the existing and planned street network to the east and north, at the boundaries of Yankee Valley Boulevard and 24th Street. Yankee Valley Boulevard, 24th Street and 56th Avenue are major arterial roadways, with 24th Street forming part of a higher order transit route with future regional connections through Rocky View County and Calgary. 40th Avenue will be extended through the plan area to the city’s western boundary and will function as a major arterial.

The plan area will contain a well-connected street network that emphasise all modes of transportation. Figure 15: Conceptual Road Network shows a conceptual layout of internal arterial and collector roads. The exact placement of these roads, as well as local

residential roads, will be determined at NSP stage. The local road network will be planned and designed in accordance with Airdrie TMP policies, and the City of Airdrie General Design Standards and Construction Specifications.

The ultimate build-out of the CASP's transportation system will see the following improvements made:

- Yankee Valley Boulevard expanded to 4 lanes
- 24th Street expanded to 4-lane arterial/ transit corridor
- 40th Avenue expanded to 4-lane arterial
- 56th Avenue expanded to 4-lane arterial
- 40th Street expanded to 4-lane arterial.

24th Street is identified as a higher order transit service corridor that will provide fast, direct service to and from Airdrie to the northern terminus of Calgary Transit's network. The technology to be used on this route is still being investigated, as is the exact alignment, but a future separated right-of-way is identified along this route to ensure fast reliable service.

### Phasing and Implementation

Development staging will follow a east-to-west and north-south direction based upon the alignment of proposed water, sanitary, and stormwater servicing which may see some sites ready for development sooner than anticipated. The general order of development is outlined on Figure 19: Growth Management Sequencing Strategy (12 Thousand Acres Plan).

Future development is expected to be contiguous to existing and follow logical sequencing based on expansion of servicing and transportation infrastructure. Development sequencing within the CASP will generally progress through three major horizons that correspond to Airdrie's growth strategies and anticipated timing of major servicing and infrastructure improvements as outlined in the Section 13.0 Infrastructure and Servicing section.

- **Horizon 1 (110K Population)** is comprised of two logical areas of anticipated growth that are contiguous with existing developing areas within the adjoining Chinook Winds CASP. Based on servicing availability, road connections and market conditions, development on one or more quarter sections is expected to occur concurrently. Table 9: Infrastructure Servicing Anticipated for Horizon 1 (110K Population) and Figure 19a: Anticipated Sequencing for Horizon 1 outline the anticipated infrastructure requirements expected:
  - 24th Street Lands. Those lands adjacent and to the west of 24th Street, south of Yankee Valley Boulevard. Growth is expected to follow transportation and servicing improvements from a north to south direction along 24th Street and Yankee Valley Boulevard.
  - 56th Avenue Lands. Those lands adjacent and to the west of 8th Street and north of 56th Avenue. Development is expected to follow an extension of existing developing residential areas within the Chinook Winds planning area from a north to south and east to west direction. Employment areas

would follow from an east to west direction along 56th Avenue.

- **Horizon 2 (160K Population)** lands are located west of and adjacent to 24th Street and north of and adjacent to 56th Avenue and are primarily comprised of employment lands associated with anticipated land supply demand at the 160K population horizon.
- **Horizon 3 (210K Population)** lands are located east of 40th Street and are anticipated to meet land supply needs for the City of Airdrie at the 210K population horizon and require the greatest level of infrastructure extensions and capacity improvements.

## **CASP Policy Amendments**

### *Post-MPC Workflow Amendments*

Two policy amendments were made to the CASP document after the Municipal Planning Commission Agenda workflow process was completed and were not included in the MPC Staff Report. The two policy amendments below are now included in the CASP document (Attachment #2):

1. Addition to policy  
Section 10.4 Open Space Study Area Policy
  - d. where land within the OS Study Area does not qualify as Environmental Reserve in accordance with the provisions of the Municipal Government Act, the City should consider acquiring the environmentally sensitive features through dedication of Municipal Reserve or Conservation Reserve or encourage development which facilitates conservation through alternate means.
2. New policy added  
Section 14.2 General Sequencing of Development
  5. The City of Airdrie may consider facilitating development timing to encourage the retention of conservation areas for environmental and public benefits.

### *Post – MPC Policy Amendments*

Several policy amendments were made to the CASP document after MPC. These are included in the report as Attachment #6.

### Funding and Finance

Servicing capacity for the CASP requires new infrastructure as identified in the 2016 Utility Master Plan (UMP) and 2020 Wastewater Lift Station Needs Assessment (WLSNA) to accommodate the proposed development. This infrastructure is expected to be front-ended by the CASP proponent(s) for the benefiting lands. At the time of adoption of the Southwest CASP, the development industry (BILD CR) and City of Airdrie were negotiating a 'Funding and Financing Model' for the ultimate infrastructure needed to service the annexation lands upgrades. Some of these policies on page 87 of the CASP document include:

- 14.1.2 (d) – *Preservation of 10% servicing capacity for non-residential development.*
- 14.1.2 (f) – *Front-ending reimbursement methodology that follows the ultimate ‘Funding and Financing Model’ currently being negotiated between the development industry and the City.*
- 14.1.2 (g) – *Acknowledgement that the City is under no obligation to supplement (financially or otherwise) servicing capacity if the required infrastructure should not provide benefit for all of the lands within the Southwest CASP.*

A key funding commitment policy requirement is the submission of a front-ending obligation to the satisfaction of the City prior to the First Reading of any NSP within the CASP.

### Mineral Rights

The CASP has seven land areas with mineral rights ownership as indicated in Table 2: Mineral Rights Ownership. There are a total of six mineral rights owners, including CASP landowners and private organizations with private mineral rights interests on Title within the plan area. Section 3.4: Mineral Ownership and Rights of the CASP document includes policies affecting areas with mineral rights.

Mineral rights holders within the CASP area were contacted as part of the public engagement process.

### Rocky View County Interface

The Southwest CASP shares borders with Rocky View County (RVC) to the west and south. Administration circulated this application to RVC, who requested that supporting policies be added to ensure collaboration on land use compatibility as development moves forward. As Neighbourhood Structure Plans are received, the County will continue to have opportunity to review interface issues.

Intermunicipal coordination and interface policies are found on page 90 of the CASP document under Section 14.3. Overall, this interface area will be subject to ongoing intermunicipal circulation between the County and the City of Airdrie. In accordance with the Intermunicipal Development Plan (2001), Airdrie and Rocky View County will continue to coordinate on future development (e.g., servicing corridors, land use applications, development permits) for this CASP area.

The Plan contains a number of provisions relating to matters including storm water, utility service, transportation and open space that provide an opportunity for compatible development and promote a coordinated and cooperative approach to planning. In addition to the policies of this Plan, collaboration and the coordination of land use matters within Southwest Airdrie shall be guided by the City of Airdrie / M.D. of Rocky View Intermunicipal Development Plan, as amended. Key policies have been included to ensure consistency in planning and development decisions in areas of mutual interest.

### **Stakeholder Engagement**

As part of the CASP review process, Administration circulated this application to external agencies for feedback. Rocky View County provided feedback on the application, per above. Staff worked with the CASP Applicant (B&A Planning Group) to review and address all comments received.

The City sent notification letters to all landowners in August 2020 informing them of the CASP application and how they could get involved in the Plan process. Landowners within the Plan area were constantly engaged by the proponent over the last two years through letters, phone calls, virtual and in-person meetings.

The Applicant hosted a public engagement virtual open house on April 14, 2021, prior to which a webpage was created to provide residents with information on the development partners for this project and a link to the proposed Southwest CASP. Area landowners and residents were invited to attend and a copy of their feedback has been provided as a “What We Heard” report (Attachment#3).

## **Alignment with South Saskatchewan Regional Plan and AirdrieONE:**

### **South Saskatchewan Regional Plan (2018)**

The CASP is in alignment with the following Community Development strategic direction policies of the South Saskatchewan Regional Plan:

- Enhance economic development activities. The Employment Areas and Mixed-Use Development areas in the Plan will stimulate economic development.
- Protect significant natural environments. The Plan recommendations will protect the Dry Creek drainage corridor, wetlands and environmental open space areas.
- Contribute to the development of healthy, safe and sustainable communities. Complete communities in the four character areas will address this policy.
- Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. Rocky View County has been contacted in the preparation of the Plan, particularly for the interface areas with the City.

### **AirdrieONE (2012)**

The CASP achieves the AirdrieONE Economic Prosperity Goal (page 9-10) through the provision commercial opportunities throughout the Plan area. In particular, the Employment Areas and Mixed-Use Development areas north of 56<sup>th</sup> Avenue will provide a significant number of jobs and enhance the fiscal sustainability of Airdrie by increasing the proportion of non-residential to residential development within the city.

The CASP achieves the AirdrieONE Socially Sustainable Communities Goal (page 13-14) by enhancing the social sustainability of the city by creating active, liveable communities through the complete communities proposed in the four character areas of the Plan. This will enhance the overall sustainability and resiliency of Airdrie by supporting a broad range of land uses, more mixed use, and development pattern that enables people to access services, shops and facilities easily.

The CASP achieves the AirdrieONE Built Environment Goal (page 11-12) and contributes to economic sustainability through the Plan objective of providing a broad range of housing opportunities for the City’s workforce. The complete communities proposed will enhance the social and fiscal sustainability of Airdrie by creating healthy communities through better design, improved access to services and improved access to walkways and open space.

The Dry Creek drainage green corridor is a key feature of the CASP, which also has significant areas of environmental open space and wetlands. The Plan achieves the AirdrieONE Sustainable Natural Environment Goal (page 17-18) of contributing to environmental sustainability by improving environmental protection through the policies recommended.

The environmental policies of the CASP achieve the Water Goal (page 19-20) of AirdrieONE and contribute to environmental sustainability by improving riparian protection along Nose Creek and effectively managing stormwater. The Sustainable Transportation Goal (page 27-29) of AirdrieONE is achieved through the CASP Transportation and Mobility network which will enhance and improve access and transportation options through good site planning, provision of transit, mixed use and effective urban design. Fiscal sustainability is achieved by managing our transportation infrastructure in a way that optimizes taxpayer and home-owner supported investments.

## **Boards Routed Through:**

### Land Allocation Committee

The Southwest CASP was reviewed by the Land Allocation Committee (LAC) several times between September 2020 and March 2021 to determine the number, type, and location of schools within the subject area. The LAC recommended two high school sites and ten joint use sites be provided for the Plan area based on population projection and distribution and approved school site locations within the Plan area indicated on Figure 12: Land Use Concept Map. At their March 2021 meeting the LAC was able to determine an allocation among the three school boards in Airdrie of the proposed school sites in the Plan area, shown in Attachment #5.

### Municipal Planning Commission

The Southwest CASP was reviewed by the Municipal Planning Commission at the May 6, 2021 meeting.

MPC had questions on the following:

- Employment figures and location of jobs in the CASP area
- Employment area percentage and non-residential tax base
- Timing for non-residential development
- Plan area interface with Rocky View County
- Water capacity for CASP area and servicing to Qualico lands
- Mineral rights ownership, what minerals are on the lands and discharge of mineral rights
- 56<sup>th</sup> Avenue/Highway II interchange timeline
- Preservation of natural habitat areas with CASP
- Concern over lack of creativity, vibrancy, energy, and urban sprawl in the Plan

The motion on the Southwest CASP Bylaw B-25/2021 was carried 7 – 1.

## **Alternatives/Implications:**

Council has the following three alternatives to consider with respect to the proposed Bylaw No. B-25/2021:

1. Council could choose to give First and Second Readings to Bylaw No. B-25/2021, the Southwest Community Area Structure Plan, as presented.

*If given second reading, the proposed bylaw will be brought forward to the Calgary Metropolitan Region Board (CMRB) for review and comment prior to returning to Council for final reading.*

2. Council could choose to table Bylaw No. B-25/2021 to allow Administration to provide additional information required for a decision or to follow direction from Council.

*Choosing this option means that Council believes more information should be provided or that certain modifications to the proposed bylaw should be made prior to Council giving any readings to the bylaw.*

3. Council could choose to defeat Bylaw No. B-25/2021.

*Choosing this option means that Council is not supportive of the bylaw as presented.*

### **Communications Plan:**

In keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw, Administration provided notification of the Public Hearing via the “City Connection” section of the local newspaper for three consecutive weeks and the City’s website 21 days prior to the public hearing.

In accordance with the *Municipal Government Act*, Council will be required to forward the CASP to the Calgary Metropolitan Regional Board (CMRB) for approval between First and Third Reading of the proposed Bylaw No. B-25/2021.

### **Recommendation:**

That Council gives First and Second Reading to Bylaw No. B-25/2021, being the Southwest Community Area Structure Plan.

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Felix Ochieng  
Planner II

Presenter:	Felix Ochieng
Department:	Planning & Development
Reviewed by:	Stephen Utz, Jamal Ramjohn, Mark Locking
Attachments:	#1: Bylaw No. B-25/2021 #2: Southwest CASP Document #3: Public Engagement “What We Heard Report” #4: CASP Maps #5: LAC School Sites Allocation Map #6: Post- MPC CASP Policy Amendments
Appointment:	N/A