

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Airdrie
Application Name	Southwinds Neighbourhood Structure Plan
IREF Application Number	2021-14
Type of Application	Area Structure Plan
Municipality Bylaw #	B-37/2021 (Southwinds Neighbourhood Structure Plan)
Municipality Bylaw #	B-38/2021 (Chinook Winds Community Area Structure Plan Amendment)
Date of Complete Application	July 19, 2021
Date Application Circulated	July 19, 2021
Date of CMRB Administration Recommendation	August 19, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-14, the City of Airdrie Southwinds Neighbourhood Structure Plan and associated Chinook Winds Community Area Structure Plan amendments, with an advisement.	
<ul style="list-style-type: none"> • IREF Application 2021-14 is for the proposed Southwinds Neighbourhood Structure Plan (Southwinds NSP). The Southwinds NSP provides a framework for the development of 610 new dwellings units on 62.49 hectares (154.42 acres) of land with a planned future population of approximately 1,647 people. • The proposed Southwinds NSP contemplates a new residential community with single residential and townhouse dwellings units. A large parcel of land in the southwest part of the plan area will be the location of a high school and City of Airdrie recreation joint use site. • Southwinds contains public land uses in the form of environmental reserve, parks, a storm pond, schools and recreation facilities. There is an integrated open space and road network within the NSP area. • The third-party consultant review, completed by O2 Planning and Design, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-14 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, O2 Planning and Design 	

1.0 Background

The City of Airdrie has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the proposed Southwinds Neighbourhood Structure Plan (Southwinds NSP), City of Airdrie Bylaw B-37/2021, and associated amendments to the Chinook Winds Community Area Structure Plan, Bylaw B-38/2021.

The Southwinds 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.

The Southwinds NSP provides a framework for the development of approximately 62.49 hectares (154.42 acres) of land for a future population of approximately 1,647 people.

CMRB Administration notified CMRB members of IREF Application 2021-14 on July 19, 2021.

2.0 Third Party Evaluation

CMRB Administration retained O2 Planning and Design to evaluate the application with respect to the IREF requirements. The O2 Planning and Design evaluation (attached) reviewed the proposed Southwinds NSP in relation to the objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the IREF. O2 Planning and Design, found IREF Application 2021-14 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 2021-14 application materials, CMRB Administration finds IREF Application 2021-14 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 NSP plan area boundary is located 0.8 km (0.5 miles) from the City of Airdrie’s municipal boundary with Rocky View County.

IREF Application 2021-14 is consistent with IGP Policy 3.2.2. As noted in the IREF Alignment Statement provided by the City of Airdrie, the NSP “was circulated for comment to Rocky View County between May 26, 2020 to June 25, 2020. No comments

nor objection to the Plan were received from RVC” (see page 1 of the IREF Alignment Statement).

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-14, the City of Airdrie Southwinds Neighbourhood Structure Plan and associated Chinook Winds Community Area Structure Plan amendments, 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 2021-14 does not remove or supersede the requirement for the City of Airdrie Southwinds Neighbourhood Structure Plan to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.

August 13, 2021

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board


305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Reference: IREF 2021-14 for the Southwinds Neighbourhood Structure Plan in the City of Airdrie

Dear Mr. Copping,

Please find attached our third-party evaluation of the City of Airdrie Southwinds Neighbourhood Structure Plan. It is our opinion that the proposed plan is generally consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.



Andrew Palmiere

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INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW	
Member Municipality	City of Airdrie
Application Name	Southwinds Neighbourhood Structure Plan
IREF Number	2021-14
Type of Application	Area Structure Plan
Municipality Bylaw #	B-37/2021
Date of Application	July 19, 2021
Date of Third-Party Review Report	Aug 13, 2021
<p>Findings That the Southwinds Neighbourhood Structure Plan is generally consistent with the Interim Growth Plan as per the Interim Regional Evaluation Framework MSL: 091/18.</p>	
<p>Summary of Review</p> <p>The intent of the Southwinds Neighbourhood Structure Plan (NSP) is to guide the future development of a 155-acre area in southwest Airdrie. The NSP area is the third and final stage of the Chinook Winds Community Area Structure Plan (CASP) and is contiguous to planned residential development to the north and east. A CASP amendment is also proposed, reflecting changes to the land use concept to accommodate a high school and municipal recreation facility in the south end of the NSP area. The original stormwater facility location in the CASP was also migrated to the northeast corner of the NSP.</p> <p>The Southwinds NSP directs the creation of 600-700 new residential units. Approximately 37% of the site area will be low-density single family residential and 11.4% will be medium density attached dwellings. The anticipated density for the NSP is 6.9 units per acre / 17.1 units per hectare. A small local commercial node is planned at the south edge of the site along Southwinds Boulevard, opposite the proposed recreation facility and high school which will occupy most of the southern portion of the plan area. Medium density live-work townhomes are also concentrated around this node. A potential local commercial use may be provided at the northwest corner of the plan area, subject to further study.</p> <p>The NSP leverages existing infrastructure and services, including water and wastewater, ensuring that new development is phased in accordance with adequate servicing connections to development to the north and east. The planned community facilities will also support surrounding neighbourhoods outside of the NSP and the plan indicates connections to future transit service. No adverse impacts to regional mobility or infrastructure corridors are foreseen. In summary, the Southwinds NSP provides for efficient and contiguous growth that is generally consistent with the Interim Growth Framework.</p>	
<p>Review Prepared by: O2 Planning + Design</p> <p>Andrew Palmiere MCIP, RPP, PPS Principal, Urban + Regional Planning</p> <p>Sarah Lumley, MCIP, RPP, MPL Planner</p>	

3.2 Region-Wide Policies	
<p>3.2.1</p> <p>Principles, Objectives, and Policies</p> <p>Did the proposed statutory plan or existing statutory plan address the Principles, Objectives, and Policies of the IGP?</p>	<p>Yes, the NSP addresses the Principles, Objectives, and Policies of the IGP.</p> <p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure The NSP promotes the integration and efficient use of regional infrastructure by connecting to municipal water and sanitary servicing from existing and planned development to the east and north of the plan area.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation The NSP protects water quality by connecting to existing water and sanitary servicing, providing a new stormwater facility, and protecting Dry Creek as open space. A Staged Master Drainage Plan (SMDP) was also completed for the NSP. Despite not having a clearly articulated policy statement there is direction within the Plan and the SMDP suggesting that development will achieve required Nose Creek release volumes. The NSP also directs the implementation of water conservation measures, best management practices, and Low Impact Development.</p> <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities The NSP encourages efficient growth by organizing the community around an open space network, community amenities, and a small commercial node. The Plan is also coordinated with planned future transit connections and active transportation connections. The Plan does however lack road connectivity to the north and south which may impact future growth.</p>
<p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p> <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> • where appropriate; • within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan area or an agreed upon notification area between the member municipalities; and 	<p>Yes, the City of Airdrie demonstrated collaboration with other municipalities during the creation of the NSP as per 3.2.2 of the IREF.</p> <p>The NSP area is located 0.8 km from the municipal boundary with Rocky View County and is within the policy area of the City of Airdrie/ MD of Rocky View County Intermunicipal Development Plan (IDP). The City of Airdrie indicated that they circulated the draft NSP from May 26 to June 25 2020 and did not receive any comments from the County.</p>

<ul style="list-style-type: none"> 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>3.2.3</p> <p>Water, wetlands and stormwater</p> <p>Does the proposed statutory plan or existing statutory plan:</p> <ul style="list-style-type: none"> Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management; Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities? 	<p>Yes, the NSP complies with 3.2.3 of the IREF.</p> <p>The NSP retains Dry Creek and its riparian areas as environmental reserve to be kept in a natural state. The plan provides a new naturalized stormwater pond in the northeast corner of the Plan area. Stormwater from areas to the south and east of Dry Creek are to be conveyed to this new pond. The pond will discharge into Dry Creek via a control structure, eventually leading to Nose Creek. The lands north of Dry Creek are planned to flow into Dry Creek through a hydrodynamic separator (though this is not shown on Figure 31). The NSP states (though not in policy just in descriptive text in Section 7.3) that the facilities will meet the volume release criteria within the Nose Creek Watershed Management Plan.</p> <p>Three wetlands were identified within the plan area (one moderate, two moderately low value) as well as Dry Creek (transitional watercourse). The plan notes that the Province has not claimed any of the wetlands. The three wetlands will be lost to development and as stated in Section 2.7 the “Loss of wetland habitat on site will be compensated for through existing provincial approval processes under the Alberta Wetland Policy”. The NSP protects Dry Creek through environmental reserve dedication.</p> <p>Policy 5.4 F of the NSP states “The Plan area shall be developed in accordance with the conditions of the Water Act approvals granted by the Province of Alberta with special consideration granted to upstream and downstream hydrology needs.”</p> <p>The NSP is supported by a Staged Master Drainage Plan as noted in Section 7.3. The Plan states (though not in policy) that the following Best Management Practices will be required:</p> <ul style="list-style-type: none"> - all landscaped areas to have minimum uncompacted topsoil depth of 400mm - roof drainage to be directed to landscaped areas prior to draining roads or lanes - stormwater reuse in the form of irrigation of public parks, as well as the recreation centre <p>Both regional corridors policies (3.5.1.1 and 3.5.2.1) are addressed and no adverse impacts are</p>

	anticipated (further detail provided in section 3.5.1.1 and 3.5.2.1 of this report).
3.3 Flood Prone Areas	
3.3.1 Development in the floodways	N/A – There are no provincially designated floodways within/adjacent to the NSP.
3.3.2 Flood protection in flood fringe areas	N/A - There are no designated flood fringe areas within/adjacent to the NSP.
3.4 Development Types	
3.4.1 Intensification and Infill Development	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	N/A
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities.	N/A
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern. If so, does the statutory plan or existing statutory plan amendment: <ul style="list-style-type: none"> Plan for and result in development in a contiguous pattern; Achieve an efficient use of land; Provide for a mix of uses; Provide access to a community node(s), planned at a scale appropriate to the development; Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and 	<p>Yes, the NSP complies with 3.4.1.2 of the IREF.</p> <p>The NSP directs the development of a new neighbourhood contiguous to the planned Southwinds neighbourhood, which is currently under development. The NSP makes efficient and cost-effective use of infrastructure by connecting to adjacent municipal servicing.</p> <p>The Plan provides for a mix of uses including residential, a small commercial node, and regional community services, including a highschool and municipal recreation facility. An additional commercial node may be provided in the northwest corner of the site, subject to further study. A few different housing options are provided for in the plan, including low density single detached housing and medium density townhomes and live-work units.</p>

<p>connect to municipally-owned, or franchised water and wastewater services; and</p> <ul style="list-style-type: none"> • Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate? 	<p>The proposed density for the area is 6.9 units per acre. Medium density housing is concentrated towards the south of the Plan area along Southwinds Boulevard to make efficient use of proximity to planned community facilities and the local commercial node.</p>
<p>3.4.2.2</p> <p>Expansion of settlement areas with 500 or greater new dwelling units.</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> • Comply with all components of Policy 3.4.2.1 of the IGP (above); • Provide employment uses, and community services and facilities; • Provide access to community node(s) located in proximity to existing, planned and/or future transit; • Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and • Provide for a range of housing forms and options? 	<p>Yes, the NSP provides for approximately 600-700 new dwelling units. As noted above, the NSP complies with 3.4.2.1 of the IGP.</p> <p>The NSP provides for some employment uses through the provision of live-work units, small commercial area, and community recreation and school facilities. The community nodes provided in the plan are coordinated with suggested future local transit on Southwinds Boulevard and higher order regional transit on 24th Street.</p> <p>A small range of housing types is provided in the Plan, including single detached, townhomes (lane and no lane), and live-work townhomes.</p>
<p>3.4.2.3</p> <p>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>N/A</p>
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1</p> <p>New freestanding settlement areas</p>	<p>N/A</p>
<p>3.4.3.2</p> <p>New freestanding settlement areas with 500 or greater new dwelling units</p>	<p>N/A</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>N/A</p>
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4</p> <p>Country Residential Development</p>	<p>N/A</p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1</p> <p>New employment areas</p> <p>Does the proposed statutory plan or existing statutory plan apply to lands that will result in development of a new employment area? If so, does the proposed statutory plan or existing statutory plan:</p> <ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>There are no significant employment areas within the plan.</p>
<p>3.4.5.2</p> <p>Connections to transit stations and corridors</p> <p>Does the proposed statutory plan or existing statutory plan for development that will result in a new employment area:</p> <ul style="list-style-type: none"> • Plan for connections to existing and/or planned transit where appropriate? 	<p>There are no significant employment areas within the plan.</p>
<p>3.5 Regional Corridors</p>	
<p>3.5.1.1</p> <p>Mobility Corridors</p> <p>Is the proposed statutory plan or existing statutory plan for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed statutory plan or existing statutory plan :</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 	<p>Yes, the NSP is within 1.6 km of a Potential Future Higher Order Transit (HOT) Corridor and Public Intermunicipal Transit identified on Schedule 4 of the IGP.</p> <p>The NSP does not show the HOT Corridor or Public Intermunicipal Transit route explicitly on its mapping, but it does show potential bus stop locations along this corridor in Figure 28 Public Transit. The NSP mentions that the Airdrie Transportation Master Plan identifies 24th Street SW as a future HOT corridor. As such, it complies with the intent of 3.5.1.1 of the IREF. For clarity, it is suggested that the legend on</p>

<ul style="list-style-type: none"> • Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors? 	<p>the Figure 28 map be updated to include potential transit corridors/routes.</p>
<p>3.5.2.1 Transmission Corridors</p> <p>Does the proposed statutory plan or statutory plan area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan or existing statutory plan :</p> <ul style="list-style-type: none"> • Identify the transmission corridor rights-of-way or related infrastructure on maps; • Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and • Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure 	<p>The NSP does not contain any transmission corridors identified in the IGP.</p>