

Calgary Metropolitan Regional Board Interim Growth Plan Interim Regional Evaluation Framework Alignment Statement

The Southwinds Neighbourhood Structure Plan (NSP) aligns with the Calgary Metropolitan Board (CMRB) Interim Growth Plan (IGP). The IGP contains several principles to promote efficient development across the Calgary metropolitan region in a collaborative and coordinated fashion. The Interim Regional Evaluation Framework (IREF) was developed to aid in assessing proposed development throughout the region. A summary of the Southwinds NSP evaluation using the IREF is found below.

IREF Alignment Summary

Principle 1: Promote the integration and efficient use of regional infrastructure

- Existing sanitary and water servicing capacity will be utilized to service the NSP. Connections will be made to existing and future extensions of existing infrastructure. The development will extend municipal servicing to a future planned development area and provide for a compact urban form.
- Regional transportation infrastructure will be maximized by the future extension of 40th Avenue and upgrades to 24th Street; these connections will connect the Plan area to adjacent communities.
- The Southwinds NSP proposed a residential density target of 6.9 units per acre (17.1 units per hectare), allowing for approximately 610 dwellings translating to ~1647 new residents.

Principle 2: Protect water quality and promote water conservation

- Storm water management measures will be designed to obtain the peak flow and volume control targets established in the Nose Creek Watershed Water Management Plan (NCWWMP).

Principle 3: Encourage efficient growth and strong and sustainable communities

- The Southwinds NSP demonstrates efficient and logical infrastructure staging to promote efficient use of land and resources. The NSP also protects environmental areas and plans to develop an extensive open space network to connect to protected areas.

3.2.2 Demonstrate collaboration to coordinate with other member municipalities

- The City of Airdrie and Rocky View County (RVC) look to the Intermunicipal Development Plan (IDP) for policy direction for both areas in terms of common land use development, servicing, infrastructure, and transportation. The NSP is located 0.8km (0.5 miles) from RVC's municipal boundary; within the notification area of the IDP.
- The Plan was circulated for comment to RVC between May 26, 2020 to June 25, 2020. No comments nor objection to the Plan were received from RVC.

3.2.3 Water, wetlands and stormwater

- The stormwater management system will adhere to municipal and Provincial policies for stormwater management, water quality, water flow rates, and wetlands. None of the wetlands currently on site have been claimed by the Crown.
- Dry Creek will be preserved and designated as Environmental Reserve. The area will remain in its natural state, ensuring the health of the riparian area to support water quality and the preservation of biodiversity.

3.3 Flood prone area

- Not applicable

3.4.2.1 Expansion of Settlement Areas in a Contiguous Pattern

- The NSP is contiguous with existing compact urban development along its eastern boundary. The Plan provides for a mix of uses and forms while demonstrating efficient use of land. Extensive pathway and open space networks will provide access to the Environmental Reserve, adjacent communities, and future facilities (recreation centre, high school, and future developments).

3.4.2.2 Expansion of Settlement Areas with 500 or greater new dwelling units

- The NSP area will provide for 600-700 dwelling units adjacent to existing compact urban development. Employment uses will be accommodated in the neighbourhood node and future commercial portion(s) of the Plan. These areas intend to provide opportunities for live/work units and traditional neighbourhood scale commercial.

3.4.5.1 New employment areas

- Two commercial areas are identified within the NSP. The neighbourhood node, located central to the neighbourhood and adjacent to future recreation centre and high school, will provide a small-scale activity centre for the community. This node may provide live/work opportunities and other similar scale uses. The commercial node located in the northwest corner of the Plan may provide neighbourhood scale commercial in the future.

3.4.5.2 Connections to transit stations and corridors

- Commercial development will be located along collector roadways and will be accessible to motorists, cyclists, and pedestrians through road and pathway connections. The Plan area is in close proximity to the future high order transit corridor along 24th Street (ultimate future alignment to be determined).
- Local transit routes will be accommodated along major transportation corridors within the Plan area. Specific routes and stop locations to be finalized by Airdrie Transit.

3.5.1.1 Mobility corridors

- The location of the future high order transit corridor promotes smart growth and logical placement of higher density development. Higher density development will be located along mobility corridors throughout the Plan area.
- The Southwinds NSP indicates 24th Street SW as a future transit corridor (page 70). Public Transit 6.6 states that the “Airdrie [Transportation Master Plan] identifies 24th Street SW as a high order transit corridor, and there for pedestrian connectivity from the community directly to 24th Street SW is a priority of the plan.”
- Page 60 of the NSP speaks to the regional transportation network involving 24th Street SW. Currently, functional plans for the 40m road right-of-way are underway and will provide guidance on road design and “future potential transit accommodations”.