

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipalities	City of Chestermere
Application Name	Clearwater Park Area Structure Plan
IREF Application Number	2022-01
Type of Application	Area Structure Plan
Municipality Bylaw #	007-21 (City of Chestermere MDP Amendment)
Municipality Bylaw #	008-21 (City of Chestermere Clearwater Park ASP)
Date of Complete Application	February 15, 2022
Date Application Circulated	February 23, 2022
Date of CMRB Administration Recommendation	March 16, 2022
CMRB Recommendation	
That the Board APPROVE IREF Application 2022-01, the City of Chestermere Clearwater Park Area Structure Plan and associated Municipal Development Plan amendments, with an advisement	
<ul style="list-style-type: none"> • IREF Application 2022-01 is a proposed new Area Structure Plan. Supportive Municipal Development Plan amendments were also submitted for review. • The Clearwater Park ASP includes approximately 391 ha (967 acres) of land within the plan area. • The proposed development would provide approximately 4,765 dwelling units for a total population of 15,722 people. This represents 8 units per gross residential acre. • The proposed plan would also provide a total of 3,253 jobs within the commercial and employment land uses, estimating a density of 30 jobs per hectare. • The third-party consultant review, completed by Lovatt Planning Consultants, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2022-01 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, Lovatt Planning Consultants 	

1.0 Background

The City of Chestermere has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the proposed Clearwater Park Area Structure Plan (Clearwater Park ASP), City of Chestermere Bylaw 008-21, and associated amendments to the Municipal Development Plan, Bylaw 007-21. The Clearwater Park ASP 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 Clearwater Park ASP provides a framework for the development of approximately 391 ha (967 acres) of land to create 4,765 dwelling units for a projected future population of a total of 15,722, along with 3,253 jobs provided within the commercial and employment land uses.

CMRB Administration notified CMRB members of IREF Application 2022-01 on February 23, 2022.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed ASP in relation to the objectives of the IGP and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2022-01 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 IREF submission made by the City of Chestermere and the third-party review, and in consideration of its own review of IREF 2022-01 application materials, CMRB Administration finds IREF Application 2022-01 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 plan area boundary is adjacent to Rocky View County.

IREF Application 2022-01 is consistent with IGP Policy 3.2.2. As noted in the IREF Alignment Statement provided by the City of Chestermere, “The plan has been circulated to Rocky View County for review and comment. The County provided comments to the City on January 11, 2022. The applicant responded to the County’s comments and updated the MDP amendment and ASP Policy Framework accordingly” (see page 1 of the IREF Alignment Statement). The adopted amendments are outlined

in the second reading council reports submitted by the City of Chestermere as part of the application for IREF 2022-01.

3.3 Employment Areas (IGP Section 3.4.5)

The proposed Clearwater Park ASP provides the framework for a complete community with a range of housing, commercial, recreational, and employment land uses and public spaces. It is a new area structure plan that would replace an existing approved plan, the Mountain View Conceptual Scheme. The Mountain View Conceptual Scheme was approved by Rocky View County in 2007, annexed into the City of Chestermere, and substantially updated in 2010 (see page 2 to 3 of the proposed Clearwater Park ASP).

Replacing the Mountain View Conceptual Scheme with the Clearwater Park ASP will reduce the overall amount of employment lands identified within the City of Chestermere MDP resulting in a “reduction of the overall employment lands in the MDP by 11.3%” (see page 4 of the IREF Alignment Statement).

The IGP does not contain specific references to the amount or proportion of employment lands that a municipality must maintain.

- The proposed Clearwater Park ASP is consistent with the objectives of *IGP Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities* which includes requirements to plan for community nodes, services and facilities, as well as transit.
- The proposed Clearwater Park ASP is consistent with *Section 3.4.2. Expansion of Settlement Areas* including Policy 3.4.2.2.a) which identifies the need to “provide employment uses, and community services and facilities” in the expansion of settlement areas proposing 500 or greater new dwelling units.
- The proposed Clearwater Park ASP is consistent with IGP Section 3.4.5 *Employment Areas*. IGP Policies 3.4.5.1 and 3.4.5.2 identify the need for the efficient and cost-effective use of infrastructure and for connections to transit, where appropriate. Chestermere does not currently have transit service; however, Section 6.2 Transit Service of the Clearwater Park ASP identifies that “Clearwater Park has been designed so that local service can be extended first along Chestermere Boulevard, and in later stages, along Clearwater Drive, to form a neighbourhood loop. Transit stops shall be identified as part of an Outline Plan application to demonstrate compliance with the MDP and this ASP.”

4.0 Recommendation

That the Board APPROVE IREF Application 2022-01, the City of Chestermere Clearwater Park Area Structure Plan and associated Municipal Development 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 2022-01 does not remove or supersede the requirement for the City of Chestermere Clearwater Park Area Structure Plan to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.



9711 - 141 Street, Edmonton, Alberta T5N 2M5 Phone: (780)970-8326 email: lovattplanning@telus.net

March 7, 2022

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

Dear Mr. Copping:

Reference: **IREF 2022-001 - Statutory Plan Evaluation of the City of Chestermere
Clearwater Park Area Structure Plan and supporting MDP Plan Amendment**

The proposed Clearwater Park Area Structure Plan and supporting Municipal Development Plan amendment are consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.

Attached is our Third Party Consultant Evaluation report for the captioned statutory plan referral from City of Chestermere.

Sincerely,
LOVATT PLANNING CONSULTANTS Inc.

A handwritten signature in blue ink, appearing to read 'O. Lovatt', is positioned above the typed name.

O. Lovatt, RPP, MCIP
Principal

Attachment: IREF 2022-001

Interim Regional Evaluation Framework (IREF) Third Part Review

Member Municipality	City of Chestermere
Application Name	Chestermere Clearwater Park ASP
IREF Number	2022-001
Type of Application	Expansion of Settlement Areas
Municipality Bylaw #'s	007-21 and 008-21
Date of Application	February 15, 2022
Date of Third-Party Review Report	March 7, 2022

Findings

That the City of Chestermere Clearwater Park Area Structure Plan is consistent with the Interim Growth Plan MSL: 091/18.

Summary of Review

- The City of Chestermere has submitted an application for the Clearwater Park Area Structure Plan (ASP) and supporting Municipal Development Plan (MDP) amendment to the Calgary Metropolitan Region Board ("CMRB") for an Interim Regional Evaluation Framework ("IREF") review.
- The proposed MDP amendment will allow for the seamless integration of the Clearwater Park ASP into the fabric of the City.
- The proposed ASP is described as a mixed-use development which will provide commercial, industrial, business, and residential uses with convenient access to regional transportation corridors.
- The Plan area is almost 400 hectares in size and will accommodate some 16,000 residents and add about 3,200 jobs to the region. The ASP proposes a live, work, play community separated from the balance of the City by TransCanada Highway 1 that forms the ASP's west and south boundaries. Rocky View County flanks the north and east boundaries.
- The majority of the Plan area is undeveloped and is being used for agriculture. The remnants of the fair grounds and the City's maintenance yard exist in the northwest corner. Some rural residential buildings are located along the south boundary. Four standing water bodies correlate directly with the location of planned Storm Water Management Facilities (SWMF).
- The proposed ASP provides a policy framework and infrastructure commitments to guide the development of more detailed Outline Plans.

- Implementation of the live, work, play Vision will be guided by four principles described as: *Separate Yet Integrated; Places to Gather; Diverse Housing Options; and, Active Transportation and Connectivity.*
- The proposed ASP is composed of five land use categories being: residential (36%); employment lands (24%), roads and storm water management (17%); open space and recreation (13%); and mixed use commercial (10%).
- The eastward extension of Highway 1A from the interchange with Highway 1 will function as the major access into the Plan area. Highway 791 adjacent the east ASP boundary will provide an alternate access.
- The Plan area is divided into three relatively equally sized stages.
 - **Stage 1:** Comprises the northwest segment of the Plan area. It will include low, medium and high density residential uses, neighbourhood and centre commercial mixed uses, and residential mixed uses. Parks, trails and a large SWMF are also proposed.
 - **Stage 2:** Comprises the eastern segment of the Plan area. This area is divided by a curvilinear primary collector road. Low and medium residential density uses are proposed on the north side of the collector with employment lands on the south side. A large SWMF dominates the south west corner of stage 2. Policies direct that urban development within this stage be sensitive to existing rural residential uses. A neighbourhood mixed use node is proposed near the access to Highway 791.
 - **Stage 3:** Comprises a SWMF surrounded by an open space system that separates lands designated for employment from low density residential uses.
- Integration with the City-wide active transportation system is an important component of the ASP.
- The evaluation concludes that the proposed City of Chestermere Clearwater Park ASP and attendant Municipal Development Plan (MDP) amendment are **consistent** with the CMRB Interim Growth Plan.

Review Prepared by

Lovatt Planning Consultants Inc.

3.2 Region-wide Policies

3.2.1

Principles,
Objectives, and
Policies

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

- The ASP policy framework and multi-level planning structure will allow for the development of a complete community thereby supporting the efficient utilization of land and infrastructure.
- Water and sanitary sewer services will extend from existing City of Chestermere facilities.

	<ul style="list-style-type: none"> • The ASP promotes the integration of open spaces, a transportation network and proposed transit facilities with existing City services. • The ASP recognizes the need to protect the integrity of Highway 1 by limiting access and setting aside almost 30 hectares of land for highway improvements. <p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <ul style="list-style-type: none"> • Stormwater collection and the proposed reuse of water for irrigation will safeguard the surrounding watershed and promote water conservation. <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <ul style="list-style-type: none"> • The Plan proposes a strong and sustainable live, work, play community that promotes a walkable, human-scale environment. • The large Plan area allows for the provision of a variety of land uses in a complimentary arrangement.
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> • Established inter-municipal collaboration processes were undertaken. • A policy proposed by the MDP amendment requires implementation of an appropriate rural to urban transition adjacent country residential neighbours.
<p>3.2.3 Water, wetlands and storm water</p>	<ul style="list-style-type: none"> • The proposed Plan includes policies regarding the use of storm water for irrigation. • Linear open spaces surrounding storm water facilities create opportunities for naturalization using indigenous species.
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.3.2 Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> • Not applicable.

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	<ul style="list-style-type: none"> • Not applicable.
3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed:	<ul style="list-style-type: none"> • Not applicable.
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> • Although the proposed ASP is separated from the balance of the City by Highway 1, lands within the Plan area will be staged in a contiguous pattern. • The ASP promotes <i>Active Transportation and Connectivity</i> that ensures integration with City-wide trail and open space systems. • Potential bus routes are discussed and illustrated within the ASP.
3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units	<ul style="list-style-type: none"> • <i>Diverse Housing Options</i> is one of the Plan's guiding principles with varying residential densities to allow for a range of dwelling types. • As well, mixed use commercial uses will support multi-storey residential developments and seniors housing.

<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>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<ul style="list-style-type: none"> • Not applicable.

3.4.5 Employment Areas	
3.4.5.1 Employment areas	<ul style="list-style-type: none"> Proposed employment areas are important to support a live, work, play environment. The ASP provides a network of walking and biking trails that promote interconnectivity between employment and residential areas.
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> Exhibit 10: Road Network illustrates proposed bus routes through and within employment lands.
3.5 Regional Corridors	
3.5.1.1 Mobility Corridors	<ul style="list-style-type: none"> Exhibit 23 shows the future regional transit route/line parallel to the south side of Highway 1. The planned interconnection of the active transportation options with local and future regional bus service is a feature of the Plan.
3.5.2.1 Transmission Corridors	<ul style="list-style-type: none"> Not applicable.