

<b>Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>City of Airdrie</b>
<b>Application Name</b>	<b>Key Ranch Neighbourhood Structure Plan</b>
<b>IREF Application Number</b>	<b>2022-04</b>
<b>Type of Application</b>	<b>Area Structure Plan</b>
<b>Municipality Bylaw #</b>	<b>B-17/2022 (Key Ranch Neighbourhood Structure Plan)</b>
<b>Municipality Bylaw #</b>	<b>B-16/2022 (West Hills Community Area Structure Plan Amendment)</b>
<b>Date of Complete Application</b>	<b>May 6, 2022</b>
<b>Date Application Circulated</b>	<b>May 13, 2022</b>
<b>Date of CMRB Administration Recommendation</b>	<b>June 16, 2022</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> IREF Application 2022-04, the City of Airdrie Key Ranch Neighbourhood Structure Plan and associated West Hills Community Area Structure Plan amendments, with an advisement.	
<ul style="list-style-type: none"> <li>• IREF Application 2022-04 is for the proposed Key Ranch Neighbourhood Structure Plan (Key Ranch NSP). The Key Ranch NSP provides a framework for the development of 1,186 new dwelling units on 65 hectares (160 acres) of land with a planned future population of approximately 3,200 people.</li> <li>• The proposed Key Ranch NSP contemplates a new residential community within the plan area of the West Hills CASP that includes a mix of single detached residential, townhouse and medium density dwelling units.</li> <li>• The proposed development includes pathways and trails planned to provide active mobility connections within the community and to the higher-order transit corridor along 24th Street.</li> <li>• Key Ranch contains public land uses in the form of environmental reserve, slope adaptive designs, parks, a storm pond, a school site and portion of a high school site, sports fields and playgrounds.</li> <li>• The third-party consultant review, completed by ISL Engineering and Land Services, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.</li> <li>• CMRB Administration finds IREF Application 2022-04 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval.</li> </ul>	
<b>Attachment</b>	
<ul style="list-style-type: none"> <li>• Third-Party Consultant Review, ISL Engineering and Land Services</li> </ul>	

## **1.0 Background**

The City of Airdrie has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the proposed Key Ranch Neighbourhood Structure Plan (Key Ranch NSP), City of Airdrie Bylaw B-17/2022, and associated amendments to the West Hills Community Area Structure Plan, Bylaw B-16/2022.

The Key Ranch 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 Key Ranch NSP provides a framework for the development of 1,186 new dwellings units on 65 hectares (160 acres) of land with a planned future population of approximately 3,200 people.

CMRB Administration notified CMRB members of IREF Application 2022-04 on May 13, 2022.

## **2.0 Third Party Evaluation**

CMRB Administration retained ISL Engineering and Land Services to evaluate the application with respect to the IREF requirements. The ISL Engineering and Land Services evaluation (attached) reviewed the proposed Key Ranch NSP in relation to the objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the IREF. ISL Engineering and Land Services, found IREF Application 2022-04 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 2022-04 application materials, CMRB Administration finds IREF Application 2022-04 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 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 2022-04 is consistent with IGP Policy 3.2.2. As stated in the IREF Alignment Statement provided by the City of Airdrie, the NSP “was circulated to Rocky View County in accordance with the principles of the Intermunicipal Development Plan, 2000. Rocky View County had no concerns with the NSP from a planning perspective.

However, they provided comments with respect to transportation and requested to see the TIA, which the City provided. The County requested that the scope of the Transportation Impact Assessment (TIA) be expanded to include an evaluation of roads within the County. A meeting was subsequently held between the two municipalities to discuss the County's comments...At the time of this report, discussions are continuing regarding the larger and more comprehensive scope TIA separate from the Key Ranch NSP and West Hills CASP" (see page 3-4 of the IREF Alignment Statement).

#### **4.0 Recommendation**

That the Board **APPROVE** IREF Application 2022-04, the City of Airdrie Key Ranch Neighbourhood Structure Plan and associated West Hills 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."

*CMRB Administration acknowledges that it has been greater than one year since the approval of the Growth Plan by the Board. The Board has unanimously requested that the Minister remove policies 3.1.12.1 and 3.1.12.2 from the final Growth Plan. As the CMRB has yet to receive final confirmation from the Minister that these policies will be removed from the final document, this advisement has been included.*

June 7, 2022

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 – 11<sup>th</sup> Ave SW

Calgary, Alberta T2R 1J8

Dear Mr. Copping:

**Reference: IREF# 2022-04 for the West Hills Community Area Structure Plan Amendment and proposed Key Ranch Neighbourhood Structure Plan in the City of Airdrie**

Please find attached the third-party Interim Regional Evaluation Framework (IREF) review of the West Hills Community Area Structure Plan (CASP) Amendment and proposed Key Ranch Neighbourhood Structure Plan (NSP), referred to herein as "Application 2022-04".

It is our opinion that Application 2022-04 is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), being Schedule A to Ministerial Order MSL:091/18.



Courtney Laurence, MPlan, M.A., RPP, MCIP  
Community Planner | Engagement Strategist  
ISL Engineering and Land Services Ltd.

<b>INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW</b>	
<b>Member Municipality</b>	<b>City of Airdrie</b>
<b>Application Name</b>	<b>West Hills Community Area Structure Plan (CASP) Amendment and Key Ranch Neighbourhood Structure Plan (NSP)</b>
<b>IREF Number</b>	<b>2022-04</b>
<b>Type of Application</b>	<b>Proposed Statutory Plan</b>
<b>Municipality Bylaw #</b>	<b>B-16/2022 and B-17/2022</b>
<b>Date of Complete Application</b>	<b>May 12, 2022</b>
<b>Date of Third-Party Review Report</b>	<b>June 7, 2022</b>
<p><b>Findings</b> That the proposed West Hills Community Area Structure Plan Amendment and Key Ranch Neighbourhood Structure Plan is consistent with the Interim Regional Evaluation Framework MSL:091/18</p>	
<p><b>Summary of Review</b></p> <ul style="list-style-type: none"> <li>• Application 2022-04 for the West Hills Community Area Structure Plan (CASP) Amendment and Key Ranch Neighbourhood Structure Plan (NSP) was submitted by the City of Airdrie to the CMRB for an IREF review and evaluation.</li> <li>• Application 2022-04 was submitted to the CMRB per IREF Submission Criteria 'B' "All new Area Redevelopment Plans (ARPs) and Area Structure Plans (ASPs) proposing employment areas and/or 50 or more new dwelling units."</li> <li>• The West Hills CASP provides a framework for future urban development and the amendment proposes minor changes to reflect additional technical studies completed as part of the development of the Key Ranch NSP and does not change the general intent of the CASP.</li> <li>• Development within the Key Ranch NSP is anticipated to achieve a density target of 20.6/ha which is higher than targets identified in the Airdrie City Plan. Full build out will result in 1,186 dwelling units and an anticipated population of 3,200 residents.</li> <li>• There are no wetlands, watercourses, floodways, or flood fringes identified within the Key Ranch NSP.</li> <li>• The Key Ranch NSP supports a mix of low and medium density residential uses with 48% of currently proposed residential uses being multi-family housing, which exceed the 30% target identified in NSP policy. The area also includes school sites, a network of connecting parks and open spaces, local and regional trails, an escarpment protected as Environmental Reserve, and local and rapid bus transit.</li> <li>• The commercial and employment areas within the CASP are not in the NSP area boundaries; however, there are two school sites that will provide employment opportunities.</li> </ul>	
<p><b>Review Prepared by</b> Courtney Laurence, MPlan, M.A., RPP, MCIP Community Planner   Engagement Strategist ISL Engineering and Land Services Ltd.</p>	

**IREF 2022-04**

City of Airdrie: West Hills Community Area Structure Plan (CASP) Amendment and Key Ranch Neighbourhood Structure Plan (NSP)

### 3.2 Region-wide Policies

#### 3.2.1

Principles, Objectives,  
and Policies

The proposed Key Ranch NSP and West Hills CASP Amendment addresses the Principles, Policies, and Objectives of the Interim Growth Plan (IGP) as noted below.

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

- The NSP and CASP amendment aligns with policies in the City’s higher order planning documents including the City of Airdrie-Rocky View County Intermunicipal Development Plan, Airdrie City Plan (Municipal Development Plan), AirdrieONE Sustainability Plan, Airdrie Social Policy, Great Places Plan (Master Open Space Plan), Transportation Master Plan, and Transit Master Plan, Utility Master Plan, and Master Drainage Plans.
- The NSP anticipates that 1,186 units will be provided in the area, resulting in approximately 3,200 new residents and a density of 20.6 units/ha, which exceeds the targets in Airdrie City Plan.
- Neighbourhood development is planned or underway immediately adjacent to the plan area to the north, east, and south.
- The plan area is bounded to the east by a major transportation route, 24 Street, that is intended to be upgraded to a skeletal arterial road and include transit infrastructure, to support future City growth. Future widening and upgrades to 24 Street is planned and provides connections north to Veterans Boulevard and south to Yankee Valley Boulevard.
- Conceptual locations have been identified for transit stops, and the NSP policy indicates that 90% of residents will live within 400m of a transit stop and 90% of medium and high density developments will be located within 250m of transit service.
- Extensions and upgrades to existing servicing infrastructure, as well as new infrastructure will be required to service the Key Ranch NSP; however, the NSP includes a staging strategy to support logical and efficient extension and construction of infrastructure.
- 24 Street has been identified to support higher-order transit service and local transit within the NSP area has also been identified.

	<p><b>Principle 2: Protect Water Quality and Promote Water Conservation</b></p> <ul style="list-style-type: none"> <li>• There are no wetlands or watercourses identified within the Key Ranch NSP. Through the Biophysical Impact Assessment, an ephemeral waterbody was identified but did not meet criteria for designation as Environmental Protection and removing it will not significantly alter the hydrology of the site.</li> <li>• Policies within the Key Ranch NSP indicate that “stormwater discharges from the Key Ranch pond shall conform to the requirements of the Nose Creek Watershed Water Management Plan”.</li> <li>• There are no floodways or flood fringes identified in the plan area.</li> </ul> <p><b>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p> <ul style="list-style-type: none"> <li>• A guiding principle of the Key Ranch NSP is to “contribute to the sustainable growth and development of the City of Airdrie”.</li> <li>• The plan promotes compact, walkable communities and is intended to achieve a street connectivity index of 1.62 and an active mode connectivity index of 1.80, which exceeds the targets set by the City.</li> <li>• The Airdrie-Rocky View IDP identifies the NSP area as being within a primary urban growth corridor.</li> <li>• Key Ranch NSP is contiguous to existing planned and developing areas and the phasing plan provides for a logical extension of infrastructure and efficient use of land.</li> <li>• While not located directly in the NSP area, commercial uses and a civic node are identified within the CASP area, to the north and south of the NSP area.</li> <li>• Policies within the NSP indicate that higher density land uses are to be located with direct access to transit routes, main corridors, and public open spaces, and a minimum of 30% of housing stock should be a form of multi-family housing such as semi-detached, townhome, apartment, or other multi-family housing styles. It is anticipated that this plan will achieve 48% of its housing stock as multi-family housing.</li> <li>• NSP policies also prioritize multi-modal access to the future transit corridor on 24 Street.</li> </ul>
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	<ul style="list-style-type: none"> <li>The NSP provides for a connected network of parks, open spaces, and trails, including an escarpment which is intended to be protected as Environmental Reserve and offer scenic views of the city. These areas are intended to provide nature-based recreational and educational activities, increasing opportunities available to residents in the city.</li> </ul>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> <li>The CASP and NSP boundaries border Rocky View County on the west. The NSP was circulated to the County for review. No concerns were raised by the County from a planning perspective; however, there were concerns identified about the transportation component. The NSP TIA was provided to the County for review and they requested an expansion of scope to the TIA beyond the NSP area. Discussions are on-going between the County and City about a higher-level TIA scope, separate from the CASP and NSP process.</li> </ul>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<ul style="list-style-type: none"> <li>There are no wetlands or watercourses identified within the Key Ranch NSP. Through the Biophysical Impact Assessment, an ephemeral waterbody was identified but it did not meet criteria for designation as Environmental Protection and removing it will not significantly alter the hydrology of the site.</li> <li>Policies within the Key Ranch NSP indicate that “stormwater discharges from the Key Ranch pond shall conform to the requirements of the Nose Creek Watershed Water Management Plan”.</li> </ul>

<b>3.3 Flood Prone Areas</b>	
<p><b>3.3.1</b> Development in the floodways</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<p><b>3.3.2</b> Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<b>3.4 Development Types</b>	
<b>3.4.1 Intensification and Infill Development</b>	



<p><b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.2 Expansion of Settlement Areas</b></p>	
<p><b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern</p>	<ul style="list-style-type: none"> <li>• Development in the Key Ranch NSP area will be contiguous to the existing planned and developing communities to the east, north, and south.</li> <li>• The plan accommodates compact development and demonstrates an efficient use of land.</li> <li>• A mix of uses including low to medium density residential, recreational, and environmental are supported in the plan area.</li> <li>• Connectivity through the plan area is to be supported through an internal road network of local, collector and arterial roads, transit, and a local and regional pathway system extending through the NSP area.</li> <li>• Roadways are sized to the expected future volume and follow a grid pattern, while also accounting for the topography in the plan area.</li> <li>• The NSP area includes school sites, and a mix of both passive and active parks and open spaces, lookout points, gathering areas, and playgrounds.</li> <li>• Municipal servicing connections extending from existing networks, as well as new infrastructure, will be used to support development; however, a staging plan is in place to support development in a logical and contiguous manner.</li> </ul>
<p><b>3.4.2.2</b></p>	<ul style="list-style-type: none"> <li>• Development within the Key Ranch NSP is anticipated to achieve a density target of 20.6/ha which is higher than targets identified in the Airdrie City Plan. Full build out will</li> </ul>

<p>Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>result in 1,186 dwelling units and an anticipated population of 3,200 residents.</p> <ul style="list-style-type: none"> <li>• Connectivity through the NSP, and to communities beyond is supported through an internal road network of local, and collector roads, a significant north-south arterial roadway along the eastern boundary which includes a transit corridor, and a local and regional pathway system.</li> <li>• Key Ranch NSP is intended to provide a mix of low to medium density housing options. Policies in the NSP indicate that at least 30% of housing is to be multi-family housing. Based on residential uses currently proposed in the NSP, 48% of homes are intended to be a form of multi-family housing.</li> <li>• Local and regional pathway networks, supporting active modes, providing connections to and through the parks and open spaces networks, local transit stops, and 24 Street which is identified as a higher-order transit corridor, have been proposed throughout the NSP area.</li> </ul>
<p><b>3.4.2.3</b> 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"> <li>• While not located directly within the NSP area of the CASP, commercial uses and a civic node are identified within other locations in the CASP area, to the north and south of the NSP area.</li> <li>• Additional future mixed used/commercial nodes have been identified in other communities adjacent to the NSP area, including the communities of Bayview and Wildflower.</li> <li>• Two school sites are located in the NSP area which can provide for smaller scale employment opportunities.</li> </ul>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1</b> New freestanding settlement areas</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>

<p><b>3.4.3.3</b> 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"> <li>• Not applicable.</li> </ul>
<p><b>3.4.4 Country Residential Development</b></p>	
<p><b>3.4.4</b> Country Residential Development</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.5 Employment Areas</b></p>	
<p><b>3.4.5.1</b> New employment areas</p>	<ul style="list-style-type: none"> <li>• While the Key Ranch NSP area is primarily intended for residential development and was not identified for commercial uses in the CASP, commercial uses have been identified in other locations in the CASP area, north and south of Key Ranch.</li> <li>• Two school sites have been located in the NSP which can provide for smaller scale employment opportunities.</li> </ul>
<p><b>3.4.5.2</b> Connections to transit stations and corridors</p>	<ul style="list-style-type: none"> <li>• 24 Street which runs north-south along the eastern boundary of West Hills CASP and Key Ranch NSP, is identified as a major transit corridor.</li> <li>• Conceptual locations have been identified for transit stops, and the NSP policy indicates that 90% of residents will live within 400m of a transit stop and 90% of medium and high density developments will be located within 250m of transit service</li> <li>• A mix of local and regional pedestrian connections have been provided to access local transit stops located within the Key Ranch area, as well as stops located along the higher-order transit corridor on 24 Street.</li> </ul>

3.5 Regional Corridors	
<b>3.5.1.1</b> Mobility Corridors	<ul style="list-style-type: none"> <li>• Schedules 3 and 4 of the IGP and Figures D-1 and D-2 of the Key Ranch NSP identify regionally significant corridors.</li> <li>• A Level 3 Highway, Potential Future High Order Transit Corridor, and Public Intermunicipal Transit are located with 1.6km of the CASP and NSP areas; however, no negative impacts are anticipated.</li> <li>• Medium density residential uses have been identified along 24 Street which runs along the eastern boundary of the NSP area. It directly connects to the Level 3 Highway (Veterans Boulevard) and has been designated as a future skeletal arterial and higher-order transit corridor.</li> </ul>
<b>3.5.2.1</b> Transmission Corridors	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>