

IREF Alignment Statement for an Amendment to the West Hills Community Area Structure Plan (CASP) and Adoption of the Key Ranch Neighbourhood Structure Plan (NSP).

The Key Ranch Neighbourhood Structure Plan (NSP) is located on the west side of Airdrie and is approximately 64.7 hectares (160 acres) in size. This statement is provided to demonstrate how the NSP aligns with the Calgary Metropolitan Region Board’s (CMRB) Interim Growth Plan (IGP). The CMRB created the Interim Regional Evaluation Framework (IREF) to assist in assessing development applications throughout the region. A review of the relevant principles and policies in the IGP are described below under the context of the IREF. References to applicable policy(s) in the Key Ranch NSP are provided.

IREF Summary

Interim Growth Plan Policies	Key Ranch NSP & CASP Amendment
<p><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></p>	<ul style="list-style-type: none"> ▪ The Key Ranch NSP will provide approximately 3,200 new residents in +/- 1,186 dwelling units at a density of 20.6 units per hectare (8.3 units per acre). This exceeds the minimum density targets of Airdrie’s City Plan. ▪ Existing sanitary and water servicing capacity in the Bayside community, directly to the east, will be utilized for interim water and sanitary services in the Key Ranch NSP to leverage existing system capacities. Connections will be made to existing and future extensions of existing infrastructure and will extend water and sanitary services to the Key Ranch NSP and provide for a compact urban form. Ultimately water will be provided through the future High West Reservoir and sanitary services will connect to the future Lift Station #8 and a future trunk main in 24th Street. ▪ Regional transportation will be via future widening and upgrades to 24th Street along the eastern boundary of the community. In the future, this street will be a higher-order transit corridor. Ultimately, 24th Street will connect north to Veterans Boulevard (and beyond) and south to Yankee Valley Boulevard (and beyond).

<p><i>Principle 2: Protect Water Quality and Promote Water Conservation</i></p>	<ul style="list-style-type: none"> ▪ The stormwater pond has been designed to meet Nose Creek Watershed Water Management Plan (NCWWMP) targets for rate, volume and quality control. As required, water will be drawn out of the pond to irrigate green spaces within the Key Ranch NSP. This is demonstrated in Policy 6.0.2 of the NSP: <i>“Stormwater discharges from the Key Ranch pond shall conform to the requirements of the Nose Creek Watershed Water Management Plan.”</i>
<p><i>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</i></p>	<ul style="list-style-type: none"> ▪ Key Ranch is contiguous with existing development to the east and north with phasing and staging of the Key Ranch NSP based on timing for infrastructure extensions as well as reasonable market absorption conditions. The phasing plan promotes efficient use of land and will provide timely amenities to residents. This is explained in Section 8.0 Implementation of the NSP whereby development will happen in three stages: 1) east, 2) west and finally within the private landowner’s stage. ▪ Medium density parcels are provided close to 24th Street and the future higher-order transit corridor in addition to other strategic locations within the plan. This is demonstrated in Policy 4.3.1.6 of the NSP: <i>“Higher density forms of housing will be generally concentrated around key community corridors, in proximity to the community’s unique open space features and along 24th Street, which will support a higher-order transit corridor.”</i> ▪ There is a relatively long and steep escarpment in the Key Ranch NSP which will be dedicated as Environmental Reserve (ER). At the top of slope, this feature will provide exceptional

	<p>views of the city. There will be pathways, lookouts, nature-based activities and passive open spaces throughout the ER. The escarpment will be preserved and integrated into the open space as demonstrated by Policy 4.4.4 of the NSP: <i>“The open space and parks around the escarpment should emphasize lookouts and nature-based activities that provide variety to recreational opportunities in the region.”</i></p> <ul style="list-style-type: none"> ▪ Promoting future transit use is illustrated by Policy 5.0.7 of the NSP: <i>“Multi-modal access to the future higher-order transit corridor on 24th Street should be prioritized where possible.”</i> Planning for transit is also illustrated in Policy 5.0.9 of the NSP: <i>“The developer shall ensure appropriate pedestrian and vehicular connections to the transit corridor as detailed plans become available for this corridor...”</i>
<p>3.2 Region-wide Policies</p>	
<p><i>3.2.1 Principles, Objectives and Policies will be considered within context of local community</i></p>	
<p><i>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</i></p>	<ul style="list-style-type: none"> ▪ The Key Ranch 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. <p>A meeting was subsequently held between the two municipalities to discuss the County’s comments. The City clarified its response that these concerns would be best</p>

	<p>addressed at a ‘Global’ level and not at the stage of individual CASPs and NSPs. The City also clarified that this matter had been raised previously at the intermunicipal level with the County. 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.</p>
3.2.3 Water, Wetlands and Stormwater	<ul style="list-style-type: none"> ▪ The stormwater pond in the Key Ranch NSP has been designed to meet Nose Creek Watershed Water Management Plan (NCWWMP) targets for rate, volume and quality control. As required, water will be drawn out of the pond to irrigate green spaces within the Key Ranch NSP. This is ensured through Policy 6.0.2: <i>Stormwater discharges from the Key Ranch pond shall conform to the requirements of the Nose Creek Watershed Water Management Plan.</i>
3.3 Flood Prone Areas	
3.3.1	<ul style="list-style-type: none"> ▪ N/A
3.3.2	<ul style="list-style-type: none"> ▪ N/A
3.4 Development Types	
3.4.1 Intensification and Infill Development	<ul style="list-style-type: none"> ▪ N/A
3.4.1.1	<ul style="list-style-type: none"> ▪ N/A
3.4.1.2	<ul style="list-style-type: none"> ▪ N/A
3.4.2 Expansion of Settlement Areas	<ul style="list-style-type: none"> ▪ The Key Ranch NSP has been planned and phased in a contiguous manner to provide a mix of housing types and for the most efficient use of the land. Policy 4.3.1.6 is a good example of promoting efficient use of land: <i>“Higher density forms of housing will be generally concentrated around key community corridors...and along 24th Street, which will support a higher-order transit corridor.”</i> Roads have been sized to meet volume requirements and streets are interconnected through a grid-like design while accounting for the site’s topography. This is ensured

	<p>through <i>Policy 5.0.3: "The design of the road network should reflect a grid system with modifications for the unique topography."</i></p> <ul style="list-style-type: none"> ▪ The NSP provides local and regional pathway systems for pedestrians and cyclists to move easily through the neighbourhood. This has been explained in Section 5.0 Transportation of the NSP and it is stated that the design of Key Ranch creates: "... <i>an effective and financially sustainable transportation system that plans for the long-term.</i>" ▪ A school site is proposed in the south portion of the NSP and collaboration with the applicable school board will occur in the future to plan the playfields and programming. This is illustrated in Figure 19 of the NSP (School Site Concept). As well, the Key Ranch NSP provides its proportion of land for a future high school site in the northwest area of the neighbourhood.
<p><i>3.4.2.1 Expansion of Settlement Areas in a Contiguous Pattern</i></p>	<ul style="list-style-type: none"> ▪ The NSP is contiguous with existing compact urban development along its eastern boundary and approved urban development to the north (Wildflower NSP). This NSP is contained with the CASP which was prepared in accordance with growth management policies of the City Plan (MDP) and overall City master utility and transportation plans. The Plan supports efficient land use within the context of its slope and provides for a mix of uses and forms connected by a pathway system to access community facilities (schools, parks, and other open spaces and places). This is illustrated on Figure 9. Neighbourhood Structure Plan in the NSP.
<p><i>3.4.2.2 Expansion of Settlement Areas with 500 or greater New Dwelling Units</i></p>	<ul style="list-style-type: none"> ▪ The Key Ranch NSP will provide approximately 1,186 dwelling units. Although there is no direct commercial or service uses within the NSP, there are three planned commercial nodes in close proximity. To the north is a large commercial/mixed use site in the recently approved Wildflower community, as per the approved West Hills CASP, to the east is an approved commercial node in the Bayview community, and in the quarter section to the

	<p>south, there is a future commercial mixed-use site along Yankee Valley Boulevard, as per the approved West Hills CASP. The two sites in West Hill CASP are shown on Figure 7 West Hills CASP Land Use Plan. These three sites are easily accessible for pedestrians via sidewalks and pathways, as well as through the inter-connected road network. The sites in Bayview and Wildflower are on 24th Street which will be a future higher-order transit corridor.</p> <ul style="list-style-type: none"> ▪ The two school sites referred to in a previous section will be employment areas. In addition, there are opportunities for live/work dwellings throughout the NSP. ▪ The Key Ranch proposes six different residential types – conventional single dwelling, narrow lot single dwelling, laned single dwelling, semi-detached, townhomes, and medium density multi-family dwellings throughout the neighbourhood. Policy 6.15 of the City Plan requires that at least 30% of the housing stock within a NSP should be comprised of a mix of duplex, semi-detached, townhome, apartment and other attached housing styles. The Key Ranch NSP provides 48% of the total housing units as multi-family housing (This is illustrated in Table 2 Frontage Analysis of the NSP).
<p><i>3.4.2.3 Rationale for Expansion of Settlement Areas that do meet all components of Policy 3.4.2.1 and 3.4.2.2</i></p>	<ul style="list-style-type: none"> ▪ Although there is no direct commercial or service uses within the NSP itself (160 acres), as mentioned previously under 3.4.2.2, there are three planned commercial nodes in close proximity. The Key Ranch NSP is part of the larger West Hills Community Area Structure Plan (three quarter sections), which contains two of these commercial areas (within half a mile). A large commercial/mixed use site is located to the north in the recently approved Wildflower community (2021). The other is identified for the future NSP area to the south – it is a commercial mixed-use site along Yankee Valley Boulevard. The third site is an approved commercial node in the existing community of Bayview to the east, which is also within half a mile. These three sites are

	<p>easily accessible for pedestrians via sidewalks and pathways, as well as through the inter-connected road network. The sites in Bayview and Wildflower are on 24th Street which will be a future higher-order transit corridor.</p> <ul style="list-style-type: none"> ▪ Key Ranch NSP is also situated in proximity to the community node to the north (as shown on Figure 7 West Hills CASP Land Use Plan), located in the approved Wildflower NSP (2021). ▪ The two school sites in Key Ranch (school and high school) will be employment areas. In addition, there are opportunities for live/work dwellings throughout the NSP. ▪ The Key Ranch proposes six different residential types – conventional single dwelling, narrow lot single dwelling, laned single dwelling, semi-detached, townhomes, and medium density multi-family dwellings throughout the neighbourhood. Policy 6.15 of the City Plan requires that at least 30% of the housing stock within a NSP should be comprised of a mix of duplex, semi-detached, townhome, apartment and other attached housing styles. The Key Ranch NSP provides 48% of the total housing units as multi-family housing.
<i>3.4.3 New Freestanding Settlement Areas</i>	<ul style="list-style-type: none"> ▪ N/A
<i>3.4.3.1</i>	<ul style="list-style-type: none"> ▪ N/A
<i>3.4.3.2</i>	<ul style="list-style-type: none"> ▪ N/A
<i>3.4.3.3</i>	<ul style="list-style-type: none"> ▪ N/A
<i>3.4.4 Country Residential Development</i>	<ul style="list-style-type: none"> ▪ N/A
<i>3.4.5 Employment Areas</i>	
<i>3.4.5.1 New Employment Areas</i>	<ul style="list-style-type: none"> ▪ As previously mentioned under 3.4.2.3, there are three planned commercial nodes in proximity to Key Ranch. To the north is a large commercial/mixed use site in the recently approved Wildflower community, as per the approved West Hills CASP, to the east is an approved commercial node in the Bayview community, and in the quarter section of the south, there is a future commercial mixed-use site along Yankee Valley Boulevard, again as per the approved West Hills CASP.

3.4.5.2 <i>Connections to Transit Stations and Corridors</i>	<ul style="list-style-type: none"> ▪ The NSP provides regional pathway connectivity with the regional pathway along the west side of 24th Street, being a future Higher Order Transit Corridor. As well, future transit stops have been located to be within 250 m and 400 m of residential land uses.
3.5 <i>Regional Corridors</i>	
3.5.1 <i>Mobility Corridors</i>	
3.5.1.1	<ul style="list-style-type: none"> ▪ Schedule 3 and Schedule 4 maps, with the Key Ranch NSP lands outlined, are provided in Appendix D of the Key Ranch NSP document. ▪ 24th Street, a significant north/south transportation corridor and future higher-order transit corridor, is along the entire eastern boundary of the Key Ranch NSP. 24th Street directly connects to Veterans Boulevard which is identified on Schedule 3 as a Level 3 Highway. ▪ The City of Airdrie Transportation Master Plan (TMP) has recommendations for 24th Street adjacent to the Key Ranch NSP, including provision of rapid transit. This alignment is conceptually shown on Schedule 4. The roadway is designated as part of the proposed Rapid Transit Network and intended to be fast, frequent, permanent and support high capacity. 24th Street will ultimately accommodate up to six lanes and transitways. ▪ The NSP has planned for medium density multi-family development to be situated along the 24th Street corridor. ▪ There are no identified or potential adverse impacts on regionally significant mobility corridors noted on the Key Ranch NSP.
3.5.2 <i>Transmission Corridors</i>	<ul style="list-style-type: none"> ▪ N/A
3.5.2.1.	<ul style="list-style-type: none"> ▪ N/A