

<b>Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>City of Airdrie</b>
<b>Application Name</b>	<b>Sawgrass Park Neighbourhood Structure Plan</b>
<b>IREF Application Number</b>	<b>2022-05</b>
<b>Type of Application</b>	<b>Area Structure Plan</b>
<b>Municipality Bylaw #</b>	<b>B-10/2022</b>
<b>Date of Complete Application</b>	<b>June 6, 2022</b>
<b>Date Application Circulated</b>	<b>June 7, 2022</b>
<b>Date of CMRB Administration Recommendation</b>	<b>July 7, 2022</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> IREF Application 2022-05, the City of Airdrie Sawgrass Park Neighbourhood Structure Plan.	
<ul style="list-style-type: none"> <li>• IREF Application 2022-05 is for the proposed Sawgrass Park Neighbourhood Structure Plan (Sawgrass Park NSP). The Sawgrass Park NSP provides a framework for the development of 1,774 new dwelling units on 112 hectares of land (278 acres) with a planned future population of approximately 4,789 people and approximately 250 new jobs.</li> <li>• The proposed Sawgrass Park NSP contemplates a new residential community within the plan area of the Davy Creek CASP that includes low density (single detached) and medium density (apartment, townhouse, paired homes, and live/work) dwelling units.</li> <li>• The proposed development will be serviced by transit and includes a park and pathways network, neighbourhood commercial, central school site/open space, and environmental open space.</li> <li>• As stated in the IREF application, Nose Creek and its floodway will be dedicated as environmental reserve, and all development within the flood fringe (the portion of the floodplain not within the floodway or setback required by the Airdrie City Plan) will be in accordance with the City of Airdrie Land Use Bylaw.</li> <li>• The third-party consultant review, completed by Situated Consulting (Situated), found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.</li> <li>• CMRB Administration finds IREF Application 2022-05 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, Situated</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 Sawgrass Park Neighbourhood Structure Plan (Sawgrass Park NSP), City of Airdrie Bylaw B-10/2022.

The Sawgrass Park 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 Sawgrass Park NSP provides a framework for the development of 1,774 new dwelling units on 112 hectares of land (278 acres) with a planned future population of approximately 4,789 people and approximately 250 new jobs.

CMRB Administration notified CMRB members of IREF Application 2022-05 on June 7, 2022.

## **2.0 Third Party Evaluation**

CMRB Administration retained Situated to evaluate the application with respect to the IREF requirements. The Situated evaluation (attached) reviewed the proposed Sawgrass Park NSP in relation to the objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the IREF. Situated found IREF Application 2022-05 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 2022-05 application materials, CMRB Administration finds IREF Application 2022-05 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 approximately 1.6 km from the municipal boundary with Rocky View County (RVC) from the City of Airdrie’s municipal boundary with Rocky View County.

IREF Application 2022-05 is consistent with IGP Policy 3.2.2. As stated in the IREF Alignment Statement provided by the City of Airdrie, “in keeping with existing IDP policies, RVC was circulated on the application and given opportunity to provide feedback. An e-mail was received from RVC on October 21, 2021, stating that *“the County has no concerns with the proposed amendment to the Aster NSP as proposed”*. *The county at that time requested information on the expected traffic distribution and*

*the percentage of traffic from Sawgrass Park that is expected to be on Rocky View County road network. In response to the request for information, the City of Airdrie provided the Traffic Impact Assessment (TIA) to RVC on October 26, 2021. RVC acknowledged receipt of the TIA on November 2, 2021, with no further questions or comments” (see page 3 of the IREF Alignment Statement).*

#### **4.0 Recommendation**

That the Board **APPROVE** IREF Application 2022-05, the City of Airdrie Sawgrass Park Neighbourhood Structure Plan 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 28, 2022

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

Dear Mr. Copping:

**Reference: IREF 2022-05 for the Sawgrass Park Neighbourhood Structure Plan in the City of Airdrie**

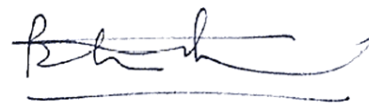
Please find attached Situated's third-party evaluation for the Sawgrass Park Neighbourhood Structure Plan in Airdrie.

Should you have any questions, please do not hesitate to contact the undersigned.



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Situated Consulting



Bela Syal, Planning Lead  
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Situated Consulting

**INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)  
THIRD-PARTY REVIEW**

<b>Member Municipality</b>	<b>City of Airdrie</b>
<b>Application Name</b>	<b>Sawgrass Park Neighbourhood Structure Plan</b>
<b>IREF Number</b>	<b>2022-05</b>
<b>Type of Application</b>	<b>Neighbourhood Area Structure Plan</b>
<b>Municipality Bylaw #</b>	<b>B-10/2022</b>
<b>Date of Application</b>	<b>June 7, 2022</b>
<b>Date of Third-Party Review Report</b>	<b>June 28, 2022</b>

**Findings**

Situated's review found that the Sawgrass Park Neighbourhood Structure Plan (IREF 2022-05) 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.

**Summary of Review**

An application for the Sawgrass Park Neighbourhood Structure Plan (NSP) was submitted by the City of Airdrie to the Calgary Metropolitan Region Board ("CMRB"), for an Interim Regional Evaluation Framework ("IREF") review and evaluation.

- The Sawgrass Park Neighbourhood Structure Plan focuses on a smaller area within an approved Community Area Structure Plan and provides a higher level of detail for the development within the defined plan area boundaries.
- The application is for approximately 112.41 hectares (±277.78 acres) of land and is fully contained within NW1/4 14-27-1-W5M and a Portion of NE 1/4 14-27-1-W5M.
- The Plan provides policy direction for development of residential, neighbourhood commercial and a neighbourhood node which allows for mixed use and live/work units.
- A key component of this Plan is the open space network which allows for the integration of Nose Creek into the plan area and interfaces with storm water facilities, a joint use site, and the neighbourhood node.
- A variety of Residential Uses incorporating different forms of medium and low density housing is provided within the Plan
- Neighbourhood parks are strategically located throughout the plan area

- The NSP incorporates policies which identify access conditions from 24<sup>th</sup> St. and from Township Road 273.
- The City of Airdrie's ability to provide sanitary servicing and potable water to the Sawgrass Park NSP is contingent on securing capacity from the City of Calgary, and the conditions of the City's Master Servicing Agreement with Calgary. Participation in the contribution agreement for wastewater capacity improvements will be necessary for the City to permit use of the latent wastewater capacity. Wastewater capacity will be monitored by the City and available capacity must be confirmed prior to subdivision.
- Water servicing of the plan area can occur through the extension of the water distribution system from the existing developments to the south
- Storm servicing of the plan area will occur by way of a dual drainage (minor and major) system, both of which discharge to a storm pond system which discharges to Nose Creek.
- Sawgrass Park will accommodate future public transit services and is anticipated to be integrated into routing that currently services the surrounding communities.
- The plan area contains the following regionally significant corridors:
  - Pipelines
- The IREF Alignment Statement from The City of Airdrie indicates that Rocky View County has no objection to the NSP.

Situated's review found that the Sawgrass Park Neighbourhood Structure Plan (IREF 2022-05) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP).

### 3.2 Region-wide Policies

#### 3.2.1

Principles, Objectives,  
and Policies

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

- **Sawgrass Park Policy 42:** Utility services shall be developed in Sawgrass Park through logical servicing extensions and staging of development
- The City of Airdrie’s ability to provide sanitary servicing and potable water to the Sawgrass Park NSP is contingent on securing capacity from the City of Calgary, and the conditions of the City’s Master Servicing Agreement with Calgary. Participation in the contribution agreement for wastewater capacity improvements will be necessary for the City to permit use of the latent wastewater capacity. Wastewater capacity will be monitored by the City and available capacity must be confirmed prior to subdivision. This addresses the IGP objective of promoting integration of land use and infrastructure.
- Access to the Plan area is via 24<sup>th</sup> St which connects to Highway 567 and via Township Road 273 which will cross the CPR line and connect to Main Street which provides for public intermunicipal transit. Access is also provided from existing development, immediately to the south of the Plan area.
- The NSP proposes medium density and commercial uses adjacent to a proposed future transit routing along the 24<sup>th</sup> St. arterial road.
- Mixed Use and medium density housing is also proposed adjacent to a Neighbourhood Node

#### **Principle 2: Protect Water Quality and Promote Water Conservation**

- **Sawgrass Park Policy 19:** A minimum 30 metre setback shall be provided from Nose Creek, measured from top of bank, as identified in the Nose Creek Watershed Water Management Plan. Nose Creek, its floodway and setbacks, shall be provided as Environmental Reserve.
- A Biophysical Inventory Assessment was done by Stantec and one wetland was identified as Class 2. This wetland will not be retained, and it shall be compensated by in-lieu replacement.

**Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities.**

- The Plan provides for a variety of low and medium density housing types.
- Medium Density Housing is provided along 24<sup>th</sup> St. and in proximity to a Community Node.
- **Sawgrass Park Policy 2:** Sawgrass Park shall meet the City Plan's minimum of 30% housing stock comprised of attached and semi-detached dwelling units.
- Neighbourhood Commercial is provided for along the 24<sup>th</sup> St. arterial at one of the entrances to the NSP.
- A Neighbourhood Node consisting of a Joint Use Site, medium density housing, mixed use and potential live/work units, together with a storm pond and connection to Nose Creek is a dominant feature of the NSP.



**3.2.2**

Demonstrate collaboration to coordinate with other member municipalities

- The Sawgrass Park Neighbourhood Structure Plan is located within the City of Airdrie/ Rocky View County IDP (2001)
- The IREF Alignment Statement from The City of Airdrie indicates that Rocky View County has no objection to the NSP.

**3.2.3**

Water, wetlands and  
stormwater

- The stormwater wet pond will provide flood storage, water quantity control and water quality improvement of discharge prior to release into Nose Creek which will occur through a new outlet pipe and outfall. Stormwater management in Airdrie is currently subject to guidelines as per the "Nose Creek Watershed Water Management Plan (Updated 2018)" which stipulates a maximum allowable release rate of 1.257 L/s/ha and a current runoff volume control target of 16 mm into Nose Creek. Source control practices (SCPs) and best management practices (BMPs) may be applied as a means of reducing runoff volume from the NSP area. The Nose Creek Watershed Water Management Plan is currently under review by the City of Calgary and the City of Airdrie may consider other stormwater management strategies based upon further study of Nose Creek.
- Source control practices (SCPs) and best management practices (BMPs) may be applied as a means of reducing runoff volume from the NSP area. Practices may include:
  - avoiding direct connection to the storm sewer system by first directing drainage from impervious areas onto pervious areas prior to pipe capture.
  - increased topsoil depths in landscaped areas.
  - stormwater reuse for irrigation of public green spaces.
  - sheet flow of stormwater from back of lots to adjacent green spaces (e.g. MR or ER) provided green spaces retain their functionality.

3.3 Flood Prone Areas	
<p><b>3.3.1</b> Development in the floodways</p>	<ul style="list-style-type: none"> <li>○ <b>Sawgrass Park Policy 19:</b> A minimum 30 metre setback shall be provided from Nose Creek, measured from top of bank, as identified in the Nose Creek Watershed Water Management Plan. Nose Creek, its floodway and setbacks, shall be provided as Environmental Reserve.</li> <li>○ <b>Sawgrass Park Policy 18:</b> Where possible, opportunities for enhancement of the Nose Creek corridor should be explored to enhance access and protect natural assets, including but not limited to pathway and/or boardwalk improvements, native plantings, wildlife observation and education opportunities.</li> </ul>
<p><b>3.3.2</b> Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> <li>○ Development in the flood fringe will align with City of Airdrie Land Use Bylaw regulations for development in a flood fringe.</li> </ul>

### 3.4 Development Types

3.4.1 Intensification and Infill Development	
<b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> <li>○ Not applicable.</li> </ul>
<b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities	<ul style="list-style-type: none"> <li>○ Not applicable.</li> </ul>

3.4.2 Expansion of Settlement Areas	
<b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> <li>○ The Plan proposes to expand the existing developed footprint of the City of Airdrie in a contiguous fashion</li> <li>○ The Plan proposes an efficient use of land with a proposed residential density of 8.2 units per acre</li> <li>○ A mix of uses is achieved with a variety of low and medium density housing, neighbourhood commercial, mixed use and the possibility of incorporating live/work units</li> <li>○ A Neighbourhood Node, consisting of a Community Activity Centre, a Joint Use Site, medium density housing and local commercial and possible live/work units is incorporated into the plan</li> <li>○ Sanitary and water services are planned to connect to the City of Calgary systems creating efficiencies through the use of existing water and wastewater treatment plants.</li> <li>○ The location of the Community Activity Centre at the Neighbourhood Node provides access to residents of</li> </ul>

	<p>Rocky View County as well as residents of the City of Airdrie.</p> <ul style="list-style-type: none"> <li>○ Commercial/Retail uses along 24<sup>th</sup> St. will provide a regional benefit.</li> </ul>
<p><b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> <li>○ Employment is provided in the commercial uses along 24<sup>th</sup> St, and in the mixed use and live/work area in the neighbourhood node.</li> <li>○ Neighbourhood node is strategically located on a planned transit line</li> <li>○ Transit is provided via an extension of the existing routing from development to the south of the NSP</li> <li>○ A range of low and medium density housing forms is contemplated in the Plan</li> <li>○ Plan provides for access to Nose Creek through an active network of walkways.</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>	<p>Plan meets all components of 3.4.2.1 and 3.4.2.2</p>

<b>3.4.3 New Freestanding Settlement Areas</b>	
<b>3.4.3.1</b> New freestanding settlement areas	<ul style="list-style-type: none"> <li>○ Not applicable</li> </ul>
<b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units	<ul style="list-style-type: none"> <li>○ Not applicable</li> </ul>
<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	<ul style="list-style-type: none"> <li>○ Not applicable</li> </ul>

<b>3.4.4 Country Residential Development</b>	
<b>3.4.4</b> Country Residential Development	<ul style="list-style-type: none"> <li>○ Not applicable</li> </ul>

<b>3.4.5 Employment Areas</b>	
<b>3.4.5.1</b> New employment areas	<ul style="list-style-type: none"> <li>○ While no specific employment areas are provided within the plan, employment is available at the commercial and the mixed use areas.</li> </ul>

<p><b>3.4.5.2</b> Connections to transit stations and corridors</p>	<ul style="list-style-type: none"> <li>○ The plan is within 1.6 k of a planned Higher Order Transit corridor and connections to local transit will facilitate use of this facility.</li> </ul>
<p><b>3.5 Regional Corridors</b></p>	
<p><b>3.5.1.1</b> Mobility Corridors</p>	<ul style="list-style-type: none"> <li>○ Plan is within 1.6 k of Highway 2 (a level 1 highway and mobility corridor) and Highway 567 (a level 3 highway and mobility corridor). Access to each of these corridors is provided through multiple points of access to 24<sup>th</sup> St and Township Road 273.</li> <li>○ Plan is also located within 1.6 k of a future Higher Order Transit Corridor. Transit routing will facilitate connection to this corridor.</li> <li>○ Access to intermunicipal transit will be facilitated through the Davy Creek CASP which allows for a connection across the CPR Tracks to Main Street.</li> </ul>
<p><b>3.5.2.1</b> Transmission Corridors</p>	<ul style="list-style-type: none"> <li>○ There are no regional transmission corridors for wastewater and water within 1.6 kilometres of the Plan area.</li> <li>○ Plan identifies pipelines within the NSP</li> <li>○ Policies 44 to 52 address the pipeline and wells located within the NSP.</li> </ul>