

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	City of Calgary
Application Name	Keystone Hills Area Structure Plan
IREF Application Number	2022-06
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	29P2022 (Proposed Keystone Hills ASP Amendments)
Municipality Bylaw #	28P2022 (Proposed Municipal Development Plan Amendments)
Date of Complete Application	July 4, 2022
Date Application Circulated	July 4, 2022
Date of CMRB Administration Recommendation	July 26, 2022
CMRB Recommendation	
That the Board APPROVE IREF Application 2022-06, the City of Calgary Keystone Hills Area Structure Plan amendments and associated Municipal Development Plan amendments	
<ul style="list-style-type: none"> • IREF Application 2022-06 is for an amendment to the proposed Keystone Hills Area Structure Plan (Keystone Hills ASP). The subject lands are bounded by 144 Avenue NE to the north, 15 Street NE to the west, Stoney Trail NE to the south and Canadian Pacific Railway tracks to the east. • The purpose of the amendment is to change the land use of approximately 38 hectares (94 acres) of land in the eastern portion of the ASP plan area from employee-intensive industrial to a residential neighbourhood. In August 2021, Calgary International Airport Vicinity Protection Area Regulation (AVPA) was amended and no longer prohibits residential development on the subject lands. • The general policies of the City of Calgary’s Municipal Development Plan and Keystone Hills ASP would apply to the amendment area, including those related to servicing and complete community design. Local transit will provide connection to the future LRT/BRT system. • 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 2022-06 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 Calgary has submitted an Interim Regional Evaluation Framework (IREF) application for an Area Structure Plan amendment, the proposed amendment to the Keystone Hills Area Structure Plan (Keystone Hills ASP), Bylaw 29P2022, and associated Municipal Development Plan map amendments, Bylaw 28P2022.

The Keystone Hills ASP amendment was submitted to the CMRB through IREF under Section 4.1(c) which requires municipalities to refer “all amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board.

The purpose of the amendment is to change the land use of approximately 38 hectares (94 acres) of land in the eastern portion of the ASP plan area from employee-intensive industrial to a residential neighbourhood, to be designed as a complete community consistent with the policies of the City of Calgary’s MDP and Keystone Hills ASP.

CMRB Administration notified CMRB members of IREF Application 2022-06 on July 4, 2022.

2.0 Third Party Evaluation

CMRB Administration retained Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed Keystone Hills ASP amendment in relation to the objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2022-06 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 2022-06 application materials, CMRB Administration finds IREF Application 2022-06 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 ASPs or amendments to existing ASPs located within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area. The ASP amendment area boundary is located within 1.6 km of the municipal boundary with Rocky View County (RVC).

IREF Application 2022-06 is consistent with IGP Policy 3.2.2. As stated in the IGP Alignment Statement provided by the City of Calgary, “The proposed amendments were circulated to Rocky View County in January 2022 as part of the application review. They

reviewed the proposed amendments and had no concerns” (see page 2 of the IGP Alignment Statement).

4.0 Recommendation

That the Board **APPROVE** IREF Application 2022-06, the City of Calgary Keystone Hills Area Structure Plan amendments and associated Municipal Development Plan amendments.



**Lovatt
Planning Consultants Inc.**

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July 25, 2022

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

Dear Mr. Copping:

Reference: **IREF 2022-006 - Statutory Plan Evaluation of the Keystone Hills Area Structure
Plan and supporting MDP Plan Amendment**

The proposed Keystone Hills Area Structure Plan amendment is 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 the City of Calgary.

Sincerely,
LOVATT PLANNING CONSULTANTS Inc.

O. Lovatt, RPP, MCIP
Principal

Attachment: 2022-006 Third-party Review

Interim Regional Evaluation Framework (IREF) Third-party Review

Member Municipality	City of Calgary
Application Name	City of Calgary Municipal Development Plan and Keystone Hills Area Structure Plan Amendments
IREF Number	2022-006
Type of Application	MDP and ASP Amendments
Municipality Bylaw #'s	28P2022 and 29P2022
Date of Application	June 24, 2022
Date of Third-Party Review Report	July 14, 2022

Findings

That the City of Calgary Municipal Development Plan and Keystone Hills Area Structure Plan are consistent with the Interim Growth Plan MSL: 091/18.

Summary of Review

- The City of Calgary submitted an application to amend its Municipal Development Plan (MDP) and the Keystone Hills Area Structure Plan (ASP) to the Calgary Metropolitan Region Board ("CMRB") for an Interim Regional Evaluation Framework ("IREF") review.
- The proposed amendments apply to a small portion of the City of Calgary located adjacent to the north side of the Transportation and Utility Corridor (TUC) and the west side of the CP rail line.
- Changes to the Airport Vicinity Protection Area (AVPA) regulation for the Calgary International Airport removed the residential development restrictions from the amendment area. The proposed MDP and ASP amendments support development of a complete residential community to replace much of the former Industrial/Employment Area.
- Municipal Development Plan Maps 1, 2, 3, and 6 and Volume 3 Maps 2, 5, 6, and 7 are proposed for amendment to appropriately illustrate the new land status. MDP Map 1 – Urban Structure changes a small *Industrial – Employee Intensive* area to *Planned Greenfield with Area Structure Plan (ASP)*. No text changes are proposed.
- Amendments to the ASP consist of mapping changes as well as the addition of text to accommodate the Outline planning for the proposed low and medium density residential land uses. The proposed ASP amendment area *should range in size between 35 and 40 hectares and should achieve a minimum intensity of 60 people and jobs per gross developable hectare*.
- The net effect of the change to regional infrastructure proposed by the amendments is not regionally significant. The infrastructure requirements for each of the land uses are nuanced versions of the same road, water, waste water and storm water management patterns.

- As is noted above the proposed amendments respond to a change in the airport regulations to allow a small amount of land to be developed as part of a much larger residential area.
- Outline planning requirements will ensure that the future residential neighborhood development will continue to demonstrate the effective use of land, and the efficient consumption of regionally significant infrastructure.
- The evaluation found that the proposed City of Calgary MDP and Keystone Hills ASP amendments to be **consistent** with the CMRB Interim Growth Plan.

Review Prepared by

Lovatt Planning Consultants Inc.

3.2 Region-wide Policies

<p>3.2.1 Principles, Objectives, and Policies</p>	<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:</p> <ul style="list-style-type: none"> • The net impact of changing a small Industrial/Employment Area to a Neighbourhood Area will be negligible. Requirements for outline planning will continue to ensure efficient infrastructure use. <p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <ul style="list-style-type: none"> • The MDP and Keystone Hills ASP include policies that promote the protection of water quality and water conservation practices. The proposed amendments do not include any change to these policies. <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <ul style="list-style-type: none"> • The proposed change in land use will encourage the development of an efficient and sustainable residential community.
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> • <i>The proposed amendments were circulated to Rocky View County in January 2022 as part of the application review. They reviewed the proposed amendments and had no concerns.</i>
<p>3.2.3 Water, wetlands and storm water</p>	<ul style="list-style-type: none"> • The MDP and Keystone Hills ASP include policies that promote the protection of water quality and water conservation practices. The proposed amendments will not change these policies.

3.3 Flood Prone Areas	
3.3.1 Development in the floodways	<ul style="list-style-type: none"> • Not applicable.
3.3.2 Flood protection in flood fringe areas	<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"> • The development of the amendment area will result in the expansion of an existing Neighbourhood Area use in a contiguous pattern.

<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • Although the exact number of dwellings is yet to be determined, transit service to the amendment area is contemplated as per the CMRB Interim Growth Plan. • MDP Volume 3 Map 2 – Primary Transit Network is being amended as is Keystone Hills ASP Map 14 - Transit.
<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"> • A portion of the amendment area is to remain Industrial/Employment area and will be planned and developed as envisioned by existing ASP policies. • The impact of the proposed change in land use will not significantly alter regional employment opportunities.
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> • Not applicable.
3.5 Regional Corridors	
3.5.1.1 Mobility Corridors	<ul style="list-style-type: none"> • The existing access pattern is maintained and no changes to Stoney Trail are proposed.
3.5.2.1 Transmission Corridors	<ul style="list-style-type: none"> • Not applicable.