

# Interim Growth Plan Alignment Statement

## Keystone Hills ASP and Municipal Development Plan Amendments

Interim Growth Plan Policies	Name of Area Structure Plan Response	City of Calgary Rationale
<b>3.2 Region-wide Policies</b>		
<b>3.2.1</b> Principles, Objectives, and Policies	Does the proposed ASP amendment address the Principles, Objectives, and Policies of the IGP? <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></p> <p>The proposed amendments align with the principles of the Interim Growth Plan as they are optimizing the use of existing infrastructure and services and concentrating urban development in a built form that helps to optimize existing public investment, municipal infrastructure, and facilities.</p> <p>The infrastructure required to service this area as a predominantly residential development has already been constructed and/or funded as per the Keystone Hills ASP. This plan area is a logical next growth area with services and roads being adjacent to it.</p> <p><i>Principle 2: Protect Water Quality and Promote Water Conservation</i></p> <p>The City recognizes its location within the regional watersheds and the decisions made in Calgary may have impacts on regional water quality. The amendment will still be subject to the policies of Section 10.3 of the ASP (Water Policies), which encourage watershed protection, conservation, and enhancement of water quality and quantity. There are no changes anticipated to the existing servicing of the area based on the change to residential development for a portion of the lands.</p>

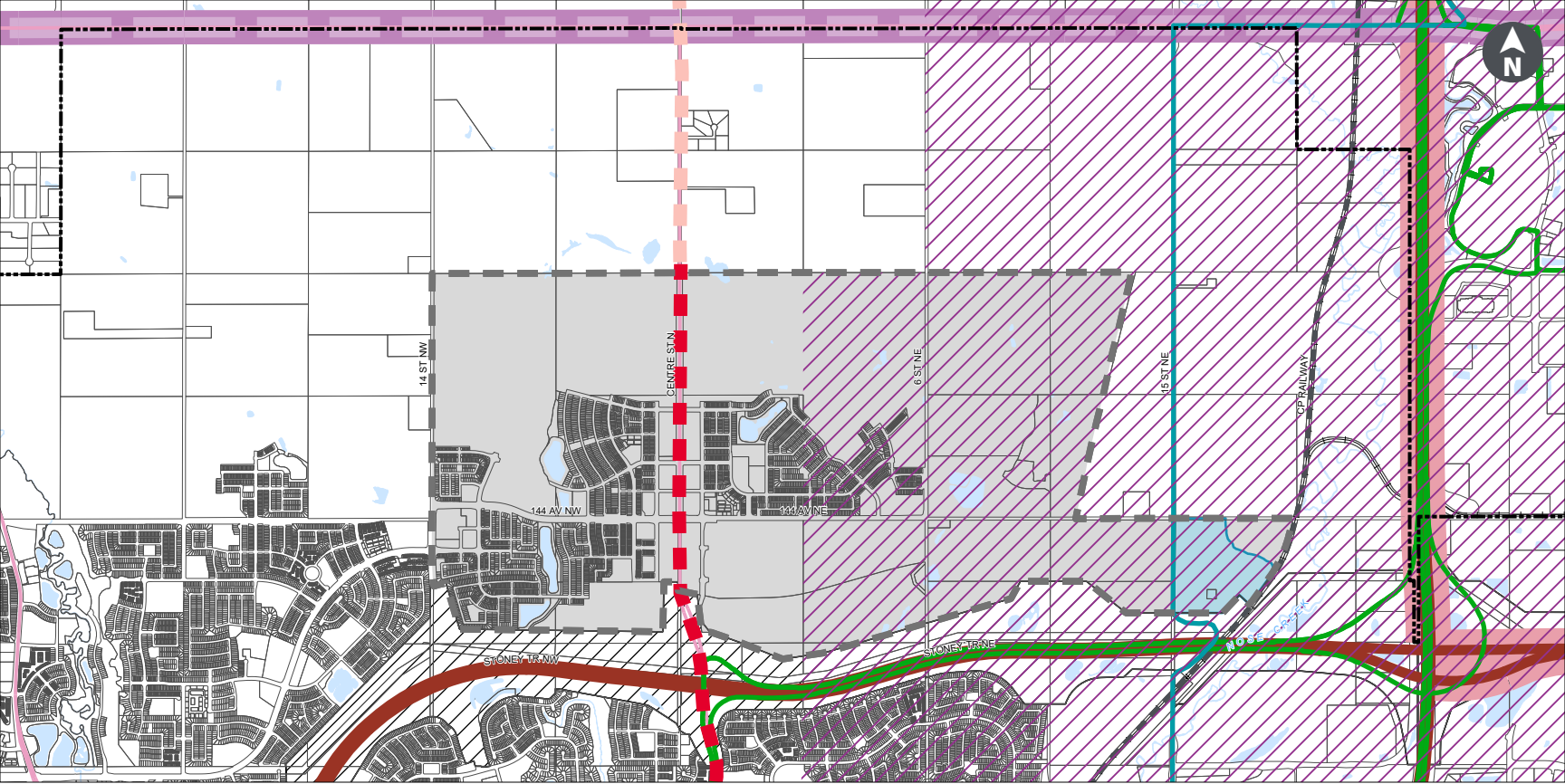
		<p><i>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</i></p> <p>The amendments support the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choice at transit-supportive densities, local services and employment and promotes mobility options.</p> <p>The amendment to the Land Use Concept of the ASP (Map 5) will still allow for a diversity of land uses and jobs that meet The City’s planning and growth objectives, linking the residential area in the amendment to a commercial area to the west and industrial development to the north across 144 Avenue NE.</p>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<p>Did the City of Calgary collaborate to coordinate, in accordance with applicable criteria of 3.2.2?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>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.</p>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<p>Does the proposed ASP amendment address the components of 3.2.3 including protection of source water quality, identification of wetlands,</p>	<p>The amendments are subject to the policies of Section 11.4 of the ASP (Stormwater Management). It calls for the design and development of a suitable and efficient stormwater management system to serve urban development while preserving the stream network within and beyond the Keystone Hills ASP.</p> <p>The lands were the subject of a Biophysical Inventory Assessment (BIA) in 2019 which identified an environmental feature running north to southeast. This area will be preserved throughout development. This aligns with the existing policies of the ASP in Section 10.4 (Ecological Networks).</p>

	<p>Regional Corridor Policy, and mitigation? Does the plan address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	
<b>3.3 Flood Prone Areas</b>		
<b>3.3.1</b> Development in the floodways	<p>Does the proposed ASP amendment protect provincially identified floodways from development?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	The site is outside of the Nose Creek Floodway.
<b>3.3.2</b> Flood protection in flood fringe areas	<p>Does the proposed ASP amendment apply to lands that will result in development in a provincially identified flood fringe area?</p> <ul style="list-style-type: none"> <li>• No</li> </ul>	The lands are outside the provincially identified flood fringe area for Nose Creek which is to the east of this site.
<b>3.4.2 Expansion of Settlement Areas</b>		

<p><b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern</p>	<p>Does the proposed ASP amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the plan address Policies 3.4.2.1, if applicable?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>The amendments are aligned with the overall Land Use Concept shown in Chapter 6 of the ASP. This outlines the framework for development of a comprehensively planned community in order to facilitate a diversity of land uses that meet The City's planning and growth objectives. ASP policies contained in Section 6.3 (General Policies for all Land Use Areas) and Section 6.7 (Neighbourhood Areas) provide direction for the implementation of development that is align with and supports the IGP policies.</p>
<p><b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>Does the proposed ASP apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the plan address Policies 3.4.2.2, if applicable?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>The amendments are aligned with the overall Land Use Concept shown in Chapter 6 of the ASP. This outlines the framework for development of a comprehensively planned community in order to facilitate a diversity of land uses that meet the City's planning and growth objectives. This area represents a contiguous extension of the plan area. The lands are adjacent to a proposed Regional Retail Centre identified in the Plan.</p>
<p><b>3.4.5 Employment Areas</b></p>		
<p><b>3.4.5.1</b> New employment areas</p>	<p>Does the proposed ASP apply to lands that will result in development of a new employment area? If so, do the proposed amendments:</p>	<p>While the proposed amendments will reduce the employment area identified in the ASP, there is still significant job space contained in this quadrant of the city, with the proposed Regional Retail Centre located to the west of the area, as well as significant industrial lands located north of the site in the Nose Creek ASP (2013) and to the east across Deerfoot Trail in the Revised Stoney Industrial ASP (2005). The Keystone Hills ASP also concentrates much of the employment lands near 144 Avenue and Centre Street N in proximity to the future LRT station.</p>















	<p>Make efficient and cost-effective use of existing and planned infrastructure and services?</p> <ul style="list-style-type: none"> <li>• No</li> </ul>	
<b>3.4.5.2</b> Connections to transit stations and corridors	<p>Does the proposed ASP plan for connections to existing and/or planned transit where appropriate?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	The proposed amendments are aligned with both the Keystone Hills ASP as well as the MDP. Local transit will be provided connecting to the future LRT/BRT system.
<b>3.5 Regional Corridors</b>		
<b>3.5.1.1</b> Mobility Corridors	<p>Is the proposed ASP amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, do the amendments meet the requirements of Policy 3.5.1.1?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>The Arterial road of 144 Avenue NE is located along the northern boundary of the amendment area. 144 Avenue NE was anticipated in the ASP as the connection into this area, with an eventual connection to 11 Street SE and the overpass along Stoney Trail.</p> <p>The road network as anticipated in Section 9 (Connecting Communities) of the Keystone Hills ASP will not change as a result of this amendment, neither will the impact to regionally significant mobility corridors.</p>
<b>3.5.2.1</b>	Do the ASP amendments include	N/A – The 240kv transmission line runs along Stoney Trail NE which is outside of the amendment area. The Water and Sanitary Trunks linking

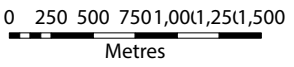
Transmission Corridors	transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP? If so, do the proposed amendments meet the requirements of policy 3.5.2.1? <ul style="list-style-type: none"><li>• Yes</li></ul>	North Calgary and Airdrie are located within the Deerfoot Trail/QE2 Transportation and Utility Corridor. All utilities and connections were completed as per the current Keystone Hills ASP.
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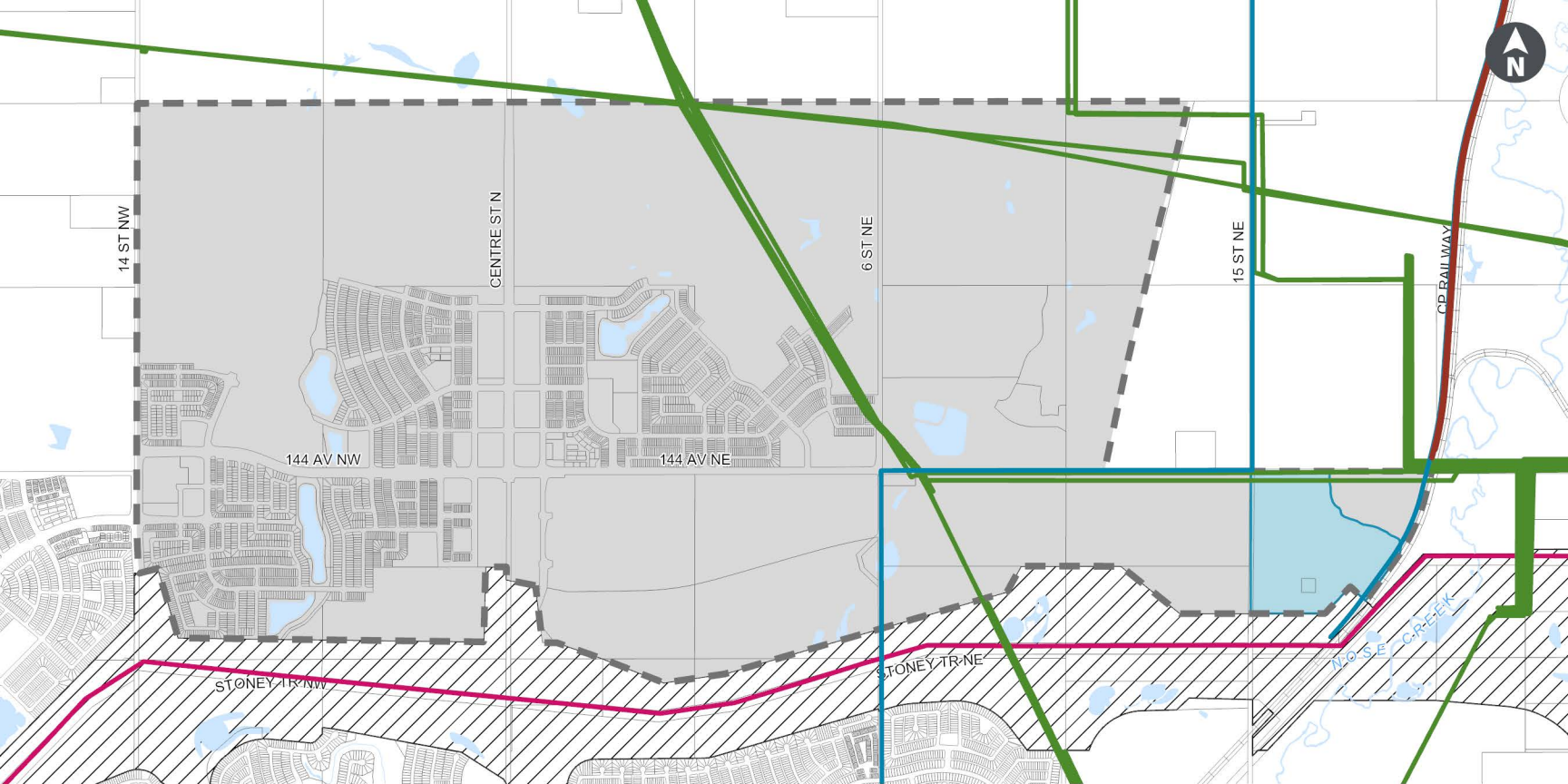


Map ##  
 CMRB Transportation

**Legend**

- |   |   |  |
|---|---|--|
|  Transportation/Utility Corridor |  Level 3 Highway                         |  Rail Transportation                |
|  Plan Area                      |  Planned Future Higher Order Transit    |  Proposed Oversize Corridor        |
|  Amendment Area                |  Potential Future Higher Order Transit |  Existing Corridor                |
|  The Great Trail               |  Public Intermunicipal Transit Route   |  Airport Vicinity Protection Area |
|  Level 1 Highway               |   |  CANAMEX                          |





Map ##  
 CMRB Transmission

**Legend**

- |   |  |   |
|---|--|---|
|  Transportation/Utility Corridor |  Intermunicipal Wastewater           |  Pipeline            |
|  Study Area                      |  Intermunicipal Water                |  Pipeline a          |
|  Amendment Area                 |  Western Irrigation District System |  Power Transmission |

