

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation

Member Municipality	City of Airdrie
Application Name	Downtown Area Redevelopment Plan
IREF Application Number	2022-07
Type of Application	Area Redevelopment Plan
Municipality Bylaw #	B-01/2022
Date of Complete Application	July 4, 2022
Date Application Circulated	July 5, 2022
Date of CMRB Administration Recommendation	July 28, 2022

CMRB Recommendation

That the Board **APPROVE** IREF Application 2022-07, the City of Airdrie Downtown Area Redevelopment Plan

- IREF Application 2022-07 is for the proposed City of Airdrie Downtown Area Redevelopment Plan (DARP). The plan area consists of approximately 36 hectares (90 Acres) located central Airdrie.
- The Downtown ARP provides a framework for the infill and intensification of Airdrie's downtown area. The Downtown ARP would maximize established servicing capacity and accommodate up to 4,000 to 7,000 additional new jobs and residents over the 20 to 30-year horizon of the plan.
- The proposed Downtown ARP emphasizes the provision of a range of active modes of transportation and community services and facilities, and the intensification of underdeveloped areas through public and private investments.
- Nose Creek is located within the Downtown ARP plan area. The Floodway and Floodplain Regulations of the City of Airdrie Land Use Bylaw apply to the plan area and are consistent with the requirements of the IGP.
- The third-party consultant review, completed by Stantec, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.
- CMRB Administration finds IREF Application 2022-07 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

- Third-Party Consultant Review, Stantec

1.0 Background

The City of Airdrie has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the proposed Downtown Area Redevelopment Plan (Downtown ARP), Bylaw B-01/2022.

The Downtown ARP 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 Downtown ARP provides a framework for the infill and intensification of Airdrie’s downtown to accommodate up to 4,000 to 7,000 additional new jobs and residents over the 20 to 30-year horizon of the plan.

CMRB Administration notified CMRB members of IREF Application 2022-07 on July 5, 2022.

2.0 Third Party Evaluation

CMRB Administration retained Stantec to evaluate the application with respect to the IREF requirements. The Stantec evaluation (attached) reviewed the proposed Downtown ARP in relation to the objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the IREF. Stantec found IREF Application 2022-07 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 2022-07 application materials, CMRB Administration finds IREF Application 2022-07 to be generally consistent with the objectives of the IGP and IREF.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2022-07, the City of Airdrie Downtown Area Redevelopment Plan.

July 25, 2022

Attention: Jordan Copping, Chief Officer

Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: IREF#2022-07 for Airdrie Downtown Area Redevelopment Plan in the City of
Airdrie

Please find attached the third-party evaluation of the Airdrie Downtown Area
Redevelopment Plan.

It is our opinion that the proposed plan is generally consistent with the objectives of the
Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL
091/18.

Regards,



Jeff Hanson, BA, MCP
Urban Planner

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Calgary Metropolitan Region Board Interim Regional Evaluation Framework	
Member Municipality	City of Airdrie
Application Name	Downtown Area Redevelopment Plan
IREF Number	2022-07
Type of Application	Area Redevelopment Plan
Municipality Bylaw #	No. B-01/2022
Date of Application	June 23, 2022
Date of Third-Party Review Report	July 25, 2022
Findings	
That the Airdrie Downtown Area Redevelopment Plan is consistent with the Interim Regional Evaluation Framework MSL: 091/18.	
Summary of Review	
<ul style="list-style-type: none"> • An application to adopt a new statutory plan, Airdrie Downtown Area Redevelopment Plan (DARP) (Bylaw No. B-01/2022), was submitted by the City of Airdrie to the Calgary Metropolitan Region Board ("CMRB") for an IREF review and evaluation. • The purpose of the application is to replace the previous DARP (Bylaw No. 24/99), which will be repealed including all its amendments. • The new DARP sets potential redevelopment aspirations for Downtown Airdrie that will maximize water/wastewater servicing capacity and accommodate between 4,000 and 7,000 new jobs and residents over a 20-30 year horizon. • The application contains 90 ac (36.4 ha) of centrally located land in Airdrie. It is not within 1.6km (1 mile) of another municipal boundary. • The primary land use of the Plan area is mixed-use, with a few residential and institutional parcels. The Plan increases building heights to between 4 and 8 storeys with the intention of intensification for the downtown area. • There is a CP railway corridor along the west boundary of the Plan area but does not intersect any portion of the Plan area. Section 2.09 provides policies pertaining to the railway interface. • Nose Creek intersects the west side of the Plan area. The floodway and flood fringe do affect areas of the Plan and development in these areas will be subject to additional regulations within the Land Use Bylaw. • The Plan does not provide extensive information on transmission corridors, but the Municipality does note that energy consumption matters will be determined at the development permit stage. 	
Review Prepared by	



Jeff Hanson, BA, MCP
Urban Planner
Stantec Consulting Ltd.

3.2 Region-wide Policies

3.2.1

Principles, Objectives,
and Policies

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

The only regional infrastructure components that directly intersect with the Plan area are the regional Great Trail pathway system and intermunicipal transit (Intercity Express) route 902. There is an existing connection to regional energy transmission corridors at the north end of the Plan area. Within a 1.6km buffer there are major transportation corridors, and connections to intermunicipal water/wastewater transmission lines. The Plan notes that Airdrie is fully integrated with City of Calgary water/wastewater distribution system.

Existing built form within the Plan area is well below the land use bylaw (LUB) maximum height and density allocations. The Plan shows a methodical intensification plan to support increased building heights throughout the plan. Eight storey buildings proposed along Main Street and 1 Avenue NW, and primarily 4 to 6 storey buildings in the remainder of the Plan area. Land use in the plan is predominantly mixed-use, with a few residential and institutional areas identified in the south half of the Plan area.

The Plan denotes that the existing water and wastewater capacity can support an additional 2,650 residents and 4,400 jobs. These numbers do not account for regional lift stations, regional water supply, or limitations of the Master Servicing Agreement (MSA). The objective of the Plan is to achieve the desired growth while staying within the limits of the existing infrastructure.

The intended growth of the Plan will support the growth and sustainability of the regional transit system as a higher density of residents and activity provide a higher potential quantity of transit-users travelling to/from across the Calgary region. Additionally, use of the regional pathway system for both leisure and commuting would likely increase for these same

	<p>reasons.</p> <p>Principle 2: Protect Water Quality and Promote Water Conservation As noted above, the intention of the Plan is to utilize existing capacity of current water/wastewater system without requiring additional infrastructure or water sources.</p> <p>Policies in Section 2.03 encourage applicants to incorporate servicing tools to reduce required servicing for redevelopment and note that the Development Authority is supportive of innovative approaches to creating more efficient water/wastewater systems. To mitigate potential risks to the water/wastewater network capacity, the Plan includes a Municipal Action for Administration to engage with Council once 75% of the capacity for the Plan area has been granted development permits to prepare for future infrastructure upgrades.</p> <p>As Nose Creek runs through the west side of the Plan area, policies in Section 2.09 and 2.10 address the waterway interface, importance of the ecological system, and the floodway. Policy 2.09.7 states that development within the floodway shall be designed to address floodway and flood fringe regulations within the LUB. Section 7.5 of the LUB indicates that no development is permitted within the floodway except for several specific permissions. Section 7.6 of the LUB provides conditions to development in the flood fringe. There are several mixed use, residential, and institutional areas that are within the flood fringe and will need to consider the LUB regulations. A portion of two mixed use areas in the plan overlap with the floodway area.</p> <p>The Plan notes that development within the Nose Creek Boundary condition shall consider best practices for stormwater and watershed management including applicable policies in the Nose Creek Watershed Management Plan (NCWMP). The NCWMP is also referenced to mitigate development within the Naturalized Area.</p> <p>Principle 3: Encourage Efficient Growth and Strong Sustainable Communities. As noted under Principle 1, the Plan proposes significant intensification within the Plan area while maximizing existing infrastructure capacity. Most of the Plan area is identified for</p>
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	<p>mixed use development which aims to create a complete community where residents can live, work, and play. Notable amenities within the Plan area include a grocery store, library, urban and natural open spaces, and “flex” spaces intended for temporary activation and interventions.</p> <p>Section 3 of the Plan provides policies and actions that support the health and well-being of the community by directing the development of affordable housing, multi-modal transportation, local character and placemaking, and events and programming. The Plan provides policies to reduce barriers to public services, institutions, and agencies for vulnerable persons.</p> <p>The Downtown Core is identified as a community node intended to act as a central hub of activity. The redevelopment of Main Street as a “complete street” is intended as a catalyst to accelerate economic and social investment within the Plan area. The Plan also identifies existing underutilized parking lots as ideal locations for infill development.</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p>Not applicable. The entire 1.6km buffer area remains wholly within the municipal boundaries of the City of Airdrie.</p>
<p>3.2.3 Water, wetlands and stormwater</p>	<p>As noted above, Sections 2.09 and 2.10 address water, wetlands, and stormwater. Specifically, policies 2.09.7 to 2.09.9 address development in the Nose Creek boundary condition area. Municipal action 1 of Section 2.09 states that Council shall amend the LUB, concurrent with the adoption of this Plan, to prohibit walls, fences, and berms in the Nose Creek boundary condition area. Section 2.10 states that the LUB restricts development in the floodway and flood fringe, and development within the Naturalized Area shall adhere to the NCWMP.</p>
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<p>As noted above, the Plan directs to the policies of the LUB (Section 7.5) which do not permit development within floodways, with a few special condition exceptions.</p>

<p>3.3.2 Flood protection in flood fringe areas</p>	<p>As noted above, the Plan directs to the policies of the LUB (Section 7.6) which restrict development in flood fringe areas.</p>
<p>3.4 Development Types</p>	
<p>3.4.1 Intensification and Infill Development</p>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<p>The proposed Plan intensifies the previous Plan and increases the efficiency and mixture of land uses, higher building heights (between 4 and 8 storeys) and encourages development to focus on street-level activation. These measures aim to promote the area as a complete community.</p> <p>The Plan focuses higher intensity development along the main corridors of Main Street N and 1 Avenue NE. The majority of the Plan area is identified as Mixed Use with a few residential and institutional parcels. Within the mixed-use land use (M3 - Downtown Core Mixed Use District) there are a wide range of permitted and discretionary uses including: Live-Work units, Mixed Use Apartments, Retail Services, Offices, Public Assemblies, Restaurants, and Health and Supportive Services.</p> <p>The intention of the plan is to achieve intensification within the current capacity of the water/wastewater infrastructure networks.</p>
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p>N/A</p>

3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	N/A
3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units	N/A
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	N/A

3.4.3 New Freestanding Settlement Areas	
3.4.3.1 New freestanding settlement areas	N/A
3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	N/A



<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>	<p>N/A</p>
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<p>N/A</p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1 New employment areas</p>	<p>The City has proposed several growth scenarios and targets within the Plan based on a Financial Impact Assessment conducted earlier in 2022. The population and employment target for the Plan area is a minimum of 4,000 new residents and jobs.</p> <p>There are policies included that suggest building design, land use, site improvement, and programming elements that aim to promote street activation to attract people and activity to the Plan area.</p> <p>Two key sites are identified in the Plan and have specific policies to guide future development. Airdrie Mainstreet Square Complex (2.12) focuses on enhancing institutional development in the Plan area. The aspirations of the Towerlane Centre Development Area (2.13) focus on commercial development, integration with the rest of downtown, connection to Main Street and Nose Creek, and emphasizing pedestrian spaces.</p>
<p>3.4.5.2 Connections to transit stations and corridors</p>	<p>Section 3.04 of the Plan covers multimodal transportation and primarily focuses on active transportation. This section notes that Airdrie Transit supports two transit corridors along Main Street N and 1 Avenue NE.</p> <p>Municipal Action 2 states that Council shall direct Administration to prepare a transit strategy for downtown.</p>

3.5 Regional Corridors	
<p>3.5.1.1 Mobility Corridors</p>	<p>Schedule 3 identifies Highway 567 as a major east-west corridor (north of the Plan area) and Highway 2 as a major north-south corridor (east of the Plan area) within the 1.6km buffer.</p> <p>Schedule 4 shows that the Plan area is currently serviced by intermunicipal transit and active transportation trail systems. A potential Higher Order Transit corridor is identified within the 1.6km buffer.</p> <p>The planned intensification of the Plan area optimizes the proximity to the adjacent regionally significant mobility corridors referenced above. The associated Background Report (June 2022) states the Transportation Masterplan (2020) promotes non-private vehicle modes of transportation, primarily pedestrian connectivity, and indicates that the projected 12,000 trips per day for Main Street would be supported. The report also projects that other north-south arterial roads outside the Plan area would balance the daily traffic load across the city.</p>
<p>3.5.2.1 Transmission Corridors</p>	<p>As illustrated in Schedule 5 and referenced in the response to 3.2.1 there are existing connections to intermunicipal water/wastewater systems within the 1.6km buffer. The Plan indicates that Airdrie is also fully integrated with the City of Calgary water/wastewater distribution system. However, the Plan does rely on existing capacity within the current water/wastewater systems. Council and Administration will re-evaluate the capacity situation once 75% of the Plan area has been granted development permits.</p> <p>Schedule 6 identifies a connection to energy transmission corridors at the north end of the Plan area. While not referenced in the Plan or Background Report, the City IREF alignment statement notes that the corridors are within the established Right of Ways and would be maintained and addressed for individual development applications.</p> <p>The only related policy on energy within the plan is policy 6 in section 3.02 which encourages developers of projects containing affordable housing to utilize low energy demand measures to reduce long-term costs for future tenants. This may reduce the overall stress on the energy transmission system.</p>