

Regional Evaluation Framework (REF) CMRB Administration Recommendation	
Member Municipality	Town of Okotoks
Application Name	Trilogy Plains Area Structure Plan
REF Application Number	2023-04
Type of Application	Area Structure Plan
Municipal Bylaw #	Bylaw 08-23
Date Application Circulated	April 6, 2023
Date of CMRB Administration Recommendation	May 4, 2023
CMRB Recommendation	
That the Board APPROVE REF Application 2023-04, the Town of Okotoks Trilogy Plains Area Structure Plan	
<ul style="list-style-type: none"> REF Application 2023-04 is for the proposed Town of Okotoks Trilogy Plains Area Structure Plan (Trilogy Plains ASP), which proposes to build approximately 130 ha (320 ac) of future residential, commercial, institutional, and employment-related land uses. The projected growth within the plan area is approximately 4,080 people and 1,915 jobs. The Trilogy Plains ASP is comprised of the Masterplan Communities Placetype, a Preferred Placetype. The Growth Plan requires that the Masterplan Communities Placetype be located within a Preferred Growth Area. The Town of Okotoks is a Preferred Growth Area (Urban Municipality). The Trilogy Plains ASP includes policies to support the development of a complete community with compact development, including a minimum of 40% multi-residential housing, and including an interconnected grid transportation network, a commercial neighbourhood center and employment lands, a high school, open spaces, recreational opportunities, and interconnected regional pathways. The proposed ASP has a planned density of 29 units/gross developable hectare (12 dwelling units/gross developable acre), exceeding the minimum requirements of the Masterplan Community Placetype. The Trilogy Plains ASP includes delivery of full municipal services (water, sanitary, stormwater, utilities, and surface infrastructure) in accordance with Town of Okotoks design standards. There were no regionally significant ESAs within the plan area or within 100m of the plan area, as identified through the Town's Natural Asset Inventory & Ecosystem Service Assessment and a biophysical overview completed for the ASP. The third party consultant review, completed by V3 Companies of Canada Ltd., found the application to be generally consistent with the Growth Plan. CMRB Administration finds REF Application 2023-04 to be generally consistent with the principles and policies of the Growth Plan and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> Third-Party Consultant Review, V3 Companies of Canada Ltd. 	

1.0 Background

The Town of Okotoks has submitted a Regional Evaluation Framework (REF) application for a new Area Structure Plan, the Trilogy Plains Area Structure Plan (Trilogy Plains ASP), proposed Bylaw 08-23. The Trilogy Plains ASP was submitted to the CMRB through REF submission criteria 4.1 (c) which requires municipalities to refer all new Area Structure Plans and Area Redevelopment Plans to the Board. The Trilogy Plains ASP proposes to build approximately 130 ha (320 ac) of Masterplan Communities Placetype within a Preferred Growth Area (Urban Municipality), including future residential, commercial, institutional, and employment-related land uses.

CMRB Administration notified CMRB members of REF Application 2023-04 on April 6, 2023.

2.0 Consistency with the Growth Plan

2.1 *Third Party Review*

CMRB Administration retained V3 Companies of Canada Ltd. to evaluate the application with respect to the REF requirements. The third party evaluation (attached) reviewed the proposed Trilogy Plains ASP in relation to the goals, objectives, and policies of the Growth Plan. V3 Companies of Canada Ltd. found REF Application 2023-04 to be generally consistent with the Growth Plan.

2.2 *CMRB Administration Review*

As outlined in the Town of Okotoks submission and the third party review, and in consideration of its own review of REF Application 2023-04 materials, CMRB Administration finds REF Application 2023-04 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

3.0 REF 2023-04 Application Overview

The following provides an overview of the consistency of REF 2023-04 application with key areas of the Growth Plan applicable to this REF Application. See the attached third party review report for an overview of the consistency of REF Application 2023-04 with all Growth Plan policies.

3.1 *Placetype and Location*

REF Application 2023-04 proposes to develop the Masterplan Community Placetype, a Preferred Placetype that must be located within a Preferred Growth Area. The Town of Okotoks is a Preferred Growth Area (Urban Municipality) making REF Application 2023-04 consistent with Growth Plan Section 3.1.2 Preferred Placetypes.

The Town of Okotoks is denoted as an “Other Urban Municipality” in Growth Plan policy 3.1.2.2 b) which describes minimum densities for Masterplan Communities. The minimum required density for the Masterplan Community Placetype in an Other Urban

Municipality is 20 dwelling units/hectare (8 dwelling units/acre). The proposed ASP has a planned density of 29 units/gross developable hectare (12 dwelling units/acre), exceeding the minimum requirements of the Masterplan Community Placetype.

The Trilogy Plains ASP promotes a compact urban form and the concept of “complete community,” with an emphasis on compact development, including a minimum of 40% multi-residential housing, and including an interconnected grid transportation network, a commercial neighbourhood center and employment lands, a high school, open spaces, recreational opportunities, and interconnected regional pathways. This is consistent with Growth Plan policy 3.1.2.1. which requires Preferred Placetypes to be planned and developed as complete communities. The proposed development connects to a full range of community services and facilities in the Town of Okotoks via multi-modal connections.

4.0 Recommendation

That the Board **APPROVE** REF Application 2023-04, the Town of Okotoks Trilogy Plains Area Structure Plan.



April 26, 2023

Calgary Metropolitan Region Board
Suite 305, 602 - 11th Avenue Southwest
Calgary, AB T2R 1J8

Attention: Jordon Copping, Chief Officer

Dear Jordon,

Reference: REF# 2023-04

Upon careful review of the contents in the Trilogy Plains Area Structure Plan submitted by the Town of Okotoks, it is our professional opinion that the submission is generally **consistent** with the Growth Plan.

Please find attached the review of REF# 2023-04 including the Evaluation Criteria and the Consistency Matrix to support our recommendation.

If you have any questions, please feel free to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Pryce', with a long horizontal flourish extending to the right.

Nick Pryce, RPP, MCIP

Vice President – Planning Group Leader,

V3 Companies of Canada



**REGIONAL EVALUATION FRAMEWORK (REF)
THIRD-PARTY REVIEW**

Member Municipality	Town of Okotoks
Application Name	Trilogy Plains Area Structure Plan
REF Number	2023-04
Type of Application	Area Structure Plan
Municipality Bylaw #	08-23
Date of Third-Party Review Report	April 26, 2023

Findings

That the Town of Okotoks Trilogy Plain Area Structure Plan is generally consistent with the goals, objectives and policies of the Growth plan, Schedule A to Ministerial Order MSD:064/22.

Summary of Review

- The Trilogy Plains Area Structure Plan covers approximately 129.4 hectares (320 acres) of land in the north east area of the Town of Okotoks as a contiguous phased urban development to the northern portion of Okotoks.
- The ASP is bound by 32 Street to the west, 48 Street to the east, 338 Avenue to the north, and the community of Crystal Green, the Crystal Green Golf Course, the community of Air Ranch, and the Air Ranch Airport to the south.
- The Trilogy Plains Area Structure Plan proposes a mixed-use neighbourhood utilizing the Masterplan Community Placetype to promote an active community with a neighbourhood hub, new employment areas, and an employment flex area that aims to transition residential and commercial areas. The Plan Area consists of two communities, Community A and Community B, as shown in Figure 12: Neighbourhood Boundaries - Community A & Community B.
- The Plan provides direction for a range of diverse housing forms and densities to form a complete community that will consist of approx. 4,000 residents at full build-out.
- Mixed-use and commercial development is supported along appropriate road corridors and at significant locations including the Neighbourhood Hub.
- The Plan identifies the Neighbourhood Hub as a central node, and policies support higher activity levels at this location by supporting a range of uses, higher building scales, increased design requirements and public realm improvements.
- The review found that the Trilogy Plains Area Structure Plan is generally consistent with the goals, objectives, and policies of the Growth Plan.

Review Prepared by

Peter Vana, RPP, MCIP
Senior Planner
V3 Companies of Canada



Part A: REF Review

The purpose of the REF review process is to confirm the alignment of statutory plans or statutory plan amendments with the goals, objectives, and policies of the Growth Plan. The following tables provide a summary of the third-party review findings. Growth Plan policy areas that are “not applicable” to this REF application have been marked as such.

3.1 Blueprint for Growth

<p>3.1.1 Region-Wide Policies</p>	<ul style="list-style-type: none"> • While the ASP boundaries are not adjacent to or abutting a neighbouring municipality, nor do they fall within the Intermunicipal Referral Area identified in the current Intermunicipal Development Plan (IDP) between Foothills County and the Town of Okotoks, the ASP is in alignment with the Town of Okotoks MDP, of which Foothills County was a stakeholder. • The ASP covers land that is currently agricultural in use, and will transition this over time to other land uses. While there will be impacts of future development within the ASP boundaries, this area is within a priority growth area, and the development will be phased over time to minimize the impacts on existing and adjacent agricultural land. • Future residents within the ASP could use local institutional and recreational services and/or regional facilities through the roadway connections proposed and existing. • The ASP aims to leverage the future provincial interchange off HWY 2 onto 338 Avenue which connects economic development for the region with commercial development and in turn employment lands located strategically near this interchange. • The ASP aims to provide a land mix that will include residential, commercial, and light industrial uses. This is proposed to be under three types of neighbourhoods within the ASP: Neighbourhood Hub; Employment Area; and Employment Flex Area. Serviced land in this mix is planned to be approximately 160 acres of employment lands and 160 acres of residential/commercial lands and approximately 11 acres of commercial land. • The Plan aligns with the policies of 3.1.1.
<p>3.1.2 Preferred Placetypes</p>	<ul style="list-style-type: none"> • The ASP proposes a Masterplan Community Placetype, that provides a contiguous development that extends the north portion of the Town of Okotoks which is already developed. • The ASP promotes the efficient use of infrastructure and services through connectivity to existing infrastructure and upgrades to existing infrastructure that is already planned, such as the provincial interchange off HWY 2 onto 338 Avenue. • The proposed residential development is a mixed housing typology and is connected to the employment areas to the rest of Okotoks through roadways and pathways that promote easy access.



	<ul style="list-style-type: none"> • The anticipated population projection for this ASP is 29 dwelling units/hectare. • Future parks and open spaces are not detailed at the ASP level and cannot be evaluated. The Plan proposes this level of detail to be analyzed at the Neighbourhood Area Structure Plan stage. • The Plan aligns with the policies of 3.1.2.
<p>3.1.3 Preferred Growth Areas</p>	<ul style="list-style-type: none"> • The ASP proposes an efficient and cost-effective use of planned infrastructure by tying into the servicing already provided in Zone 3N and 4N, while utilizing planned infrastructure according to the Okotoks Master Servicing Plan. • The Water Servicing Concept and the Sanitary Servicing Concept provide connections to existing infrastructure and utilize planned extensions of servicing in alignment with the Town of Okotoks Municipal Development Plan. • The ASP proposes connectivity to existing community services and facilities that are in close proximity through multi-modal connections. • The ASP proposes the Employment Areas be concentrated to the east portion of the site, which would otherwise be unsuitable for residential development due to the Noise Exposure Forecast contours from the Air Ranch Airport to the southeast of the area. • The location and connectivity proposed by the ASP to the residential neighbourhood to the west area on the Plan and to the existing neighbourhoods to the south of the area provide for an opportunity for short commutes and efficient movement of goods. • The Plan aligns with the policies of 3.1.3.
<p>3.1.4 Placetype Targets for Population Growth</p>	<ul style="list-style-type: none"> • The ASP proposes the use of the Masterplan Community Placetype, which is a Preferred Placetype and will contribute to the Town continuing to exceed the minimum requirement of 75% of new dwelling units to be in a Preferred Placetype. • This aligns with their Municipal Development Plan as the area is noted as future development for both residential and employment areas. • The Plan aligns with the policies of 3.1.4.
<p>3.1.5 Rural And Country Cluster Placetype</p>	<p><i>Not applicable</i></p>
<p>3.1.6 Rural Employment Area</p>	<p><i>Not applicable</i></p>
<p>3.1.7 Locational Criteria for Placetypes</p>	<ul style="list-style-type: none"> • The ASP is within a Preferred Growth Area and complies with Employment Area targets and policies. • The Plan aligns with the policies of 3.1.7.
<p>3.1.8</p>	<p><i>Not applicable</i></p>



Hamlet Growth Areas	
3.1.9 Joint Planning Areas	<i>Not applicable</i>
3.1.10 Existing Area Structure Plans and Area Redevelopment Plans	<i>Not applicable</i>
3.1.11 Municipal Development Plan Updates	<i>Not applicable</i>
3.1.12 Exceptions to the Policy	<i>Not applicable</i>

3.2 Economic Wellbeing

3.2.1 Municipal Development Plans	<ul style="list-style-type: none">• The ASP proposes multiple modes of transportation including walking trails, future recommendations for cycling and transit routes/stops for an urban municipality. The Plan includes the northeast portion of the area to be an employment area with the middle portion an employment flex area, which is to be connected by roads and pathways to both the residential area to the west side of the area, as well as to the existing neighbourhood to the south (outside of the ASP boundary).• The ASP's proposed land use concept provides for strategic location of industrial uses and includes a buffer area and transition to other uses that help to mitigate potential land use conflicts. While these buffers are proposed to minimize impacts, the proximity and connectivity to neighbouring residential areas existing and planned are complimentary to supporting the workforce needed for the employment areas.• The Plan aligns with the policies of 3.2.1.
3.2.2 Regional Transportation	<i>Not applicable</i>
3.2.3 Agricultural Economy	<i>Not applicable</i>



3.3 Environmentally Responsible Land Use	
3.3.1 Flood Prone Areas	<i>Not applicable</i>
3.3.2 Environmentally Sensitive Areas	<ul style="list-style-type: none"> • The ASP addresses Environmentally Sensitive Areas by completing a variety of studies to support the Plan. • This included a Biophysical Overview and an Environmentally Sensitive Area Phase I study which indicated no ESA's nor any significant landforms in the Plan area or within 100 metres of the Plan boundary, nor any presence of undisturbed, native plant communities. • One potential wetland was identified, which is noted in the Plan as an area for potential future Environmental Reserve. • The Plan aligns with the policies of 3.3.2.
3.3.3 Climate Change	<i>Not applicable to individual statutory plans for the purposes of REF</i>

3.4 Water Stewardship	
3.4.1 Watershed Protection	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.2 Stormwater Management	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.3 Water Efficiency	<i>This is not applicable to an ASP-level plan. It is anticipated by the applicant that this level of detail would be developed at the time of the Neighbourhood Area Structure Plan stage.</i>
3.4.3 Climate Change	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.4 Collaboration and Governance	<i>This is not applicable to an ASP-level plan. It is anticipated by the applicant that this level of detail would be developed at the time of the Neighbourhood Area Structure Plan stage.</i>

3.5 Shared Services Optimization	
3.5.1 Transportation & Transit Corridors	<ul style="list-style-type: none"> • The ASP boundaries are within 1.6 km of an identified Transportation and Transit Corridor, and this is reflected in mapping throughout the ASP. The plan demonstrates its utilization of its proximity to the corridor and the ability to capitalize on the connectivity for the proposed employment areas. • In relation to CMRB Policy 3.5.1.1.(c), while the ASP level is not directly addressing the potential impacts on HWY 2, there



	<p>is policy that directs this at the NASP level, along with alignment to the Master Transportation Plan.</p> <ul style="list-style-type: none">• The ASP proposes future transit routes and stops to improve connectivity to the neighbourhood.• The ASP proposes connections to existing active transportation and recreation corridors that supports mobility options in the area. <p>• The Plan aligns with the policies of 3.5.1.</p>
3.5.2 Energy & Utility Corridors	<p><i>The ASP boundaries do not include any Regionally Significant corridors within the area. The applicant does note that "Schedule 5 of the CMRB mapping identifies regional utility corridors that run through the plan area, these are outdated and require updating to align with the correct alignment of the regional waterline".</i></p>
3.5.3 Climate Change	<p><i>The ASP boundaries do not include any Regionally Significant corridors within the area. The applicant does note that "The regional corridors for a waterline in the CMRB Mapping – Schedule 5 for the Town of Okotoks has changed and is not within the proposed plan area."</i></p>
3.5.4 Recreation	<ul style="list-style-type: none">• The ASP proposes an increase of recreational opportunities including the addition of a pathway system, and potential for an Environmental Reserve around an existing watercourse and natural area to include pathways for enjoyment accessible to residents of the CMRB region.• Future parks and linear open spaces are not detailed at the ASP level and cannot be evaluated. The Plan proposes this level of detail to be analyzed at the Neighbourhood Area Structure Plan stage. <p>• The Plan aligns with the policies of 3.5.4.</p>

Part B: Consistency with applicable Context Study

As per Growth Plan policy 4.1.1.3, "prior to the incorporation of outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved context Studies in its decision-making."

1. Is any portion of the plan area of the statutory plan or plan amendment within a Joint Planning Area?

Yes No

2. If yes, has a Context Study been approved by the Board for this Joint Planning Area?

Yes No

3. If yes, please complete the appropriate Context Study review template and attach to this third-party review.