

<b>Regional Evaluation Framework (REF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>City of Airdrie</b>
<b>Application Name</b>	<b>West Hills Community Area Structure Plan (Amendment)</b>
<b>REF Application Number</b>	<b>2024-04</b>
<b>Type of Application</b>	<b>Area Structure Plan</b>
<b>Municipal Bylaw #</b>	<b>B-47/2023</b>
<b>Date Application Circulated</b>	<b>April 30, 2024</b>
<b>Date of CMRB Administration Recommendation</b>	<b>May 16, 2024</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> REF Application 2024-04, the City of Airdrie West Hills Community Area Structure Plan (Amendment)	
<ul style="list-style-type: none"> <li>REF Application 2024-04 is a proposed amendment to the City of Airdrie West Hills Community Area Structure Plan (West Hills CASP). The proposed amendment would add an additional approximately 233 hectares (576 acres) of Residential Community Placetype to the existing West Hills CASP. The total proposed West Hills CASP plan area is approximately 468 hectares (1157 acres).</li> <li>The proposed West Hills CASP amendment includes policies to accommodate an extension of planned residential neighbourhood uses within the existing West Hills CASP adding an additional 4,568 new residential units to the CASP plan area.</li> <li>The West Hills CASP is located within the City of Airdrie, which is a Preferred Growth Area (Urban Municipality). The Residential Community Placetype must be located within a Preferred Growth Area.</li> <li>The Growth Plan requires that the Residential Community Placetype cannot form more than 25% of the dwelling units for new planned residential development in Urban Municipalities outside of Calgary. The allocation and proportion of placetypes will be confirmed within the City of Airdrie’s Municipal Development Plan update, which is required to be complete by August 2025.</li> <li>The proposed West Hills CASP amendment has an average density of 23 units/hectare (9 units/acre) exceeding the minimum density requirements for the Residential Community Placetype of 12 dwelling units/hectare (5 dwelling units/acre).</li> <li>West Hills CASP includes delivery of full municipal services in accordance with City of Airdrie design standards. There are connected parks and greens spaces throughout the plan area.</li> <li>The third-party consultant review, completed by V3 Companies of Canada Ltd., found the application to be generally consistent with the Growth Plan.</li> </ul>	

- CMRB Administration finds REF Application 2024-04 to be generally consistent with the principles and policies of the Growth Plan and recommends the application for approval.

Attachment

Third-Party Consultant Review, V3 Companies of Canada Ltd.

## **1.0 Background**

The City of Airdrie has submitted a Regional Evaluation Framework (REF) application for an amendment to the West Hills Community Area Structure Plan (West Hills CASP), proposed bylaw B-47/2023. The West Hills CASP was submitted to the CMRB through REF submission criteria 4.1 (d) which requires municipalities to submit all new amendments to Area Structure Plans and Area Redevelopment Plans. The proposed West Hills CASP amendment would add approximately 233 hectares (576 acres) of Residential Community Placetype to the West Hills CASP plan area. The West Hills CASP is located within a Preferred Growth Area (Urban Municipality).

REF Application 2024-04 was previously submitted as REF Application 2024-01, which was withdrawn by the applicant. The applicant's Growth Plan Alignment Statement was amended to change the proposed placetype of the amendment area from Masterplan Community to Residential Community. The amendment was then resubmitted as REF Application 2024-04. The proposed statutory plan amendment was not changed or modified as part of its resubmission. Modifications to the Growth Plan Alignment Statement are identified in red.

CMRB Administration notified CMRB members of REF Application 2024-04 on April 30, 2024.

## **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 West Hills CASP in relation to the goals, objectives, and policies of the Growth Plan. V3 Companies of Canada Ltd. found REF Application 2024-04 to be generally consistent with the Growth Plan.

### **2.2 CMRB Administration Review**

In consideration of the City of Airdrie REF submission and the third-party review, and in consideration of its own review of REF Application 2024-04 materials, CMRB Administration finds REF Application 2024-04 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

### 3.0 REF 2024-04 Application Overview

The following provides an overview of the consistency of REF 2024-04 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 2024-04 with all Growth Plan policies.

#### 3.1 Placetype and Location

The proposed West Hills CASP amendment would add an additional approximately 233 hectares (576 acres) of Residential Community Placetype to the existing and approved West Hills CASP. The total proposed area of the West Hill CASP, including the amendment area, would be approximately 428 hectares (1,058 acres). The West Hills CASP is located within the City of Airdrie, which is a Preferred Growth Area (Urban Municipality). West Hill CASP *Table 3: CASP Population Projections* shows the ultimate projected population of the West Hills CASP to be 21,513 people in 7,968 units.

The West Hills CASP amendment was previously submitted as REF Application 2024-01. REF Application 2024-01 identified the amendment area as the Masterplan Community Placetype. The Masterplan Community Placetype is “a Greenfield Development characterized by its comprehensive and integrated approach to land use. It will typically include a mix of housing types and land uses, including retail, commercial, civic, and recreational amenities located within walking distance to residences. This Placetype includes community or neighbourhood commercial centres...” (Growth Plan Glossary, page 97). Upon review, the proposed West Hills CASP policy 4.2.1 states that “Community Nodes to be identified for SW 1/4 Sec 10-27-1-W5M, NW 1/4 Sec 3-27-1-W5M, and SW 1/4 Sec 3-27-1-W5M at the NSP stage based on commercial feasibility evaluation.” This provides no “shall” requirement that community nodes or mixed-use development be integrated into the residential areas. As noted in the third party review, “The ASP contains policies that support the inclusion of Employment areas by potentially developing neighbourhood commercial hubs. However, the policy within the ASP offers no certainty, as it uses the word “may” to suggest that such developments could occur based on the validation of accommodating commercial development...” (Third Party Review, page 4). For this reason, REF Application 2024-01 was withdrawn and resubmitted as REF 2024-04 which identified the amendment area as the Residential Community Placetype.

The development proposed within REF Application 2024-04 is consistent with the Growth Plan policies for the Residential Community Placetype. As described in the Growth Plan Glossary, Residential Community is “Greenfield Development that is predominantly residential. Single detached homes are the dominant housing type with other housing types possibly included...” The density proposed within the West Hills CASP amendment is an average planned density of 23 units per hectare (9 units per acre) exceeding the minimum density requirements for the Residential Community Placetype of 12 dwelling units/hectare (5 dwelling units/acre).

Identifying the proposed REF Application 2024-04 amendment area as the Residential Community Placetype is consistent with the policies of the Growth Plan related to the location and proportion of placetypes within Preferred Growth Areas. Growth Plan policy 3.1.4.1 requires that “municipalities should achieve the minimum proportions of dwelling units in Preferred Placetypes,” which is a minimum of 75% Preferred Placetypes within “other Urban Municipality.” Growth Plan policy 3.1.4.3 further requires that “the proportion of dwelling units not allocated to Preferred Placetypes as required in policy 3.1.4.1 may be either in Preferred Placetypes or in the Residential Community Placetype.” REF Application 2024-04 states that identifying the proposed amendment area as Residential Community will not impede the City of Airdrie’s ability to provide a minimum of 75% of new planned residential development as Preferred Placetypes. In the Growth Plan Alignment Statement submitted for REF Application 2024-04, the City of Airdrie notes that the proposed development is a small portion of the development within Airdrie and that “the remainder of the land within the City of Airdrie would constitute a mix of Preferred Placetypes” (see REF 2024-04 Growth Plan Alignment Statement, page 2). As per the Growth Plan, the proportions of placetypes are “calculated across the municipality as individual developments may vary significantly in their proportion of Preferred Placetypes” (Growth Plan policy 3.1.4.2.b), making REF Application 2024-04 consistent with the policies of the Growth Plan.

### **3.2 Preferred Growth Areas and Efficient Use of Infrastructure**

The proposed West Hills CASP amendment is consistent with the policies of the Growth Plan for Preferred Growth Areas related to water and wastewater servicing. Growth Plan policy 3.1.3.1 requires that “New development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure...” The proposed West Hills CASP amendment considers the efficient and cost-effective use of planned infrastructure by tying into the existing water and wastewater services provided along 24th Street. As noted in the CASP, “servicing capacity for the West Hills CASP requires Phase 1 and Phase 2 upgrades as identified in the 2016 Utility Master Plan (UMP) to accommodate the maximum possible development” (West Hills CASP Section 6.5).

### **3.3 Environmentally Sensitive Areas**

Consistent with Growth Plan policy 3.3.2.1, an Environmental Site Assessment Phase 1 was completed for the West Hills CASP plan area. The Phase 1 Site Assessment identified some Environmentally Sensitive Areas with the amendment area (see West Hill CASP *Section 3.6 Phase One Environmental Site Assessment*). The CASP requires more detailed investigations into Environmentally Sensitive Areas as part of the Neighbourhood Area Structure Plan and Special Study Area planning processes.

## **4.0 Recommendation**

That the Board **APPROVE** REF Application 2024-04, the City of Airdrie West Hills Community Area Structure Plan (Amendment).



May 10, 2024

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

Attention: Jordon Copping, Chief Officer

Dear Jordon,

**Reference: REF Application 2024-04**

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Upon careful review of the contents of the West Hills Community Area Structure Plan submitted by the City of Airdrie, it is our professional opinion that the submission is generally consistent with the Growth Plan.

Please find attached the review of REF Application 2024-04 including the Evaluation Criteria and the Consistency Matrix to support our opinion.

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

Sincerely,

A handwritten signature in black ink that reads "Nick Pryce".

**Nick Pryce, RPP, MCIP**

Vice President – Planning Group Leader,

V3 Companies of Canada



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

<b>Member Municipality</b>	<b>City of Airdrie</b>
<b>Application Name</b>	<b>West Hills Community Plan Area Structure Plan</b>
<b>REF Number</b>	<b>2024-04</b>
<b>Type of Application</b>	<b>Area Structure Plan Amendment</b>
<b>Municipality Bylaw #</b>	<b>B47/2023</b>
<b>Date of Third-Party Review Report</b>	<b>May 6<sup>th</sup>, 2024</b>

**Findings**

That the City of Airdrie West Hills Community 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 West Hills Community Area Structure Plan amendment (the ASP) adds approximately 273 hectares (674.6 acres) of land to the west of the existing Area Structure Plan, which originally contained 195 hectares (482 acres). The total area of the West Hills Community Area Structure Plan is now 468 hectares (1157 acres).
- The lands being added to the existing West Hill Community Area Structure Plan are lands that were part of an annexation from Rocky View County. The City's Municipal Development Plan has not been amended to reflect the designated lands as residential for the portion of lands being included in the amendment to the ASP. Currently they are designated as agricultural, creating inconsistency between the statutory documents.
- The ASP is bound by Range Road 13 to the west, Yankee Valley Boulevard to the south, 24 Street to the east and a portion of the lands extending through to Veterans Boulevard to the north.
- The ASP provides opportunities for a range of diverse housing forms and densities with a projected population of approx. 21,513 residents at full build-out.
- The review found that the West Hills Community Area Structure Plan amendment is generally consistent with the goals, objectives, and policies of the Growth Plan because it generally aligns with the new planned Placetype for purely residential development that is more auto-oriented than the Preferred Placetypes. The key to this residential Placetype planned development is that it does not exceed 25% of new planned resident development in the City of Airdrie. It should be noted that the City's MDP is in the process of being updated to be consistent with the CMRGP and should reflect the locations and ratio of percentage of Placetypes in accordance with the REF Interpretation Guide Appendix 4.

**Review Prepared by**

Nick Pryce, RPP, MCIP  
VP – Planning Lead



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><b>3.1.1</b> Region-Wide Policies</p>	<ul style="list-style-type: none"> <li>• The City of Airdrie is designated as a preferred growth area and the lands fall within the urban municipality boundary.</li> <li>• The ASP boundaries are adjacent to and abutting Rocky View County to the west. Consultation/referrals of the ASP have occurred with the County.</li> <li>• The ASP covers land that is currently being used for agricultural purposes 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.</li> <li>• Future residents within the ASP could use local institutional and recreational services and/or regional facilities by way of the proposed transportation network that is intended to connect into the City of Airdrie transportation network and beyond.</li> <li>• The ASP aims to leverage the existing collector and arterial road network that adjoins the lands and connects directly into the City of Airdrie where there are employment lands located along with connection to the wider region.</li> <li>• <b>The Plan does generally align with the policies of 3.1.1.</b></li> </ul>
<p><b>3.1.2</b> Preferred Placetypes</p>	<ul style="list-style-type: none"> <li>• <i>Not Applicable</i> – this application does not fit the preferred Placetypes under section 3.1.2 because there is no certainty within the ASP policies that the future build-out will provide a complete community that accommodates commercial and/or mixed-use development. The applicant has therefore submitted the application that falls under the residential Placetype, which is not a preferred Placetype, which in turn does not get assessed under this policy criteria. Residential Placetypes are assessed in context to 3.1.4 Placetype Targets for Population Growth.</li> </ul>
<p><b>3.1.3</b> Preferred Growth Areas</p>	<ul style="list-style-type: none"> <li>• The ASP proposes an efficient and cost-effective use of planned infrastructure by tying into the servicing already provided along 24<sup>th</sup> Street and aligning with the City’s Utility Master Plan that outlines the upgrades that will be required for development to proceed that is built into the ASP, with further requirements upon submission of the Neighbourhood Area Structure Plan.</li> </ul>



	<ul style="list-style-type: none"> <li>• The ASP proposes connectivity to existing community services and facilities that are in close proximity through multi-modal connections. This includes the allocation of lands for future schools within the ASP.</li> <li>• The ASP contains policies that support the inclusion of Employment areas by potentially developing neighbourhood commercial hubs. However, the policy within the ASP offers no certainty, as it uses the word "may" to suggest that such developments could occur based on the validation of accommodating commercial development versus a shall, which would indicate that the action is mandatory and therefore does not meet a complete community Placetype. Further to this, the policy directive indicates that if Employment areas were to be identified, this would be through future Neighbourhood Area Structure Plans, which the CMRB does not review. With that being said, the potential development of elementary, middle, and high schools will also generate employment opportunities within the ASP area.</li> <li>• The location and connectivity proposed by the ASP to the residential neighbourhood to the east of the ASP area provides an opportunity for short commutes and efficient movement of goods. The ASP also speaks to the opportunity for public transit to be located within the ASP area and includes policy to develop key collector roads to accommodate future public transit (policy 4.5.2)</li> <li>• <b>The ASP aligns with the policies of 3.1.3.</b></li> </ul>
<p><b>3.1.4</b> Placetype Targets for Population Growth</p>	<ul style="list-style-type: none"> <li>• The ASP proposes the use of the Residential Community Placetype. Policy 3.1.4 encourages 75% of new residential development to be a Preferred Placetype (policy 3.1.2) with the remaining 25% possibly being a non-preferred Placetype in the growth areas. While the ratio of new residential development has yet to be established in the City's MDP that is currently going through an update, the City has indicated that the West Hills Community Area Structure Plan will only constitute approximately 3% of the total land area within the City.</li> <li>• <b>The ASP generally aligns with the policies of 3.1.4.</b></li> </ul>
<p><b>3.1.5</b> Rural And Country Cluster Placetype</p>	<ul style="list-style-type: none"> <li>• <i>Not applicable because the ASP is not a rural or country cluster Placetype.</i></li> </ul>
<p><b>3.1.6</b> Rural Employment Area</p>	<ul style="list-style-type: none"> <li>• <i>Not applicable because the ASP is not located within a Rural Employment Area.</i></li> </ul>
<p><b>3.1.7</b> Locational Criteria for Placetypes</p>	<ul style="list-style-type: none"> <li>• The ASP is within a Preferred Growth Area.</li> <li>• <b>The ASP aligns with the policies of 3.1.7.</b></li> </ul>
<p><b>3.1.8</b></p>	<ul style="list-style-type: none"> <li>• <i>Not applicable because the ASP is not located within a Hamlet Growth area.</i></li> </ul>





Hamlet Growth Areas	
<b>3.1.9</b> Joint Planning Areas	<ul style="list-style-type: none"> <li>• <i>Not applicable because the ASP is not located within a Joint Planning Area.</i></li> </ul>
<b>3.1.10</b> Existing Area Structure Plans and Area Redevelopment Plans	<ul style="list-style-type: none"> <li>• The West Hills Community Plan Area Structure Plan was adopted prior to the date of this Growth Plan, however, the amendment being carried out does comply with the density targets set for priority growth areas. Based on the information provided by the City, it will not reduce the ratio of Preferred Place types as referred to in policy 3.1.4.</li> <li>• <b>The ASP aligns with the policies of 3.1.10.</b></li> </ul>
<b>3.1.11</b> Municipal Development Plan Updates	<ul style="list-style-type: none"> <li>• <i>Not applicable as no Municipal Development Plan updates are being carried out as part of this application.</i></li> </ul>
<b>3.1.12</b> Exceptions to the Policy	<ul style="list-style-type: none"> <li>• <i>Not applicable as the proposal complies with the applicable policies of the Growth Plan.</i></li> </ul>

### 3.2 Economic Wellbeing

<b>3.2.1</b> Municipal Development Plans	<ul style="list-style-type: none"> <li>• The proposed additional lands are not shown in the City's existing Municipal Development Plan (MDP) as future growth areas and are currently designated agriculture and rural which does not align with the ASP amendments. A concurrent Municipal Development Plan amendment is required to accommodate the policy directives within this ASP.</li> </ul>
<b>3.2.2</b> Regional Transportation	<ul style="list-style-type: none"> <li>• <i>Not applicable because this application does not apply to regional transportation planning policies.</i></li> </ul>
<b>3.2.3</b> Agricultural Economy	<ul style="list-style-type: none"> <li>• <i>Not applicable because the application does not relate to changes to the Municipal Development Plan or regional economic development initiatives.</i></li> </ul>

### 3.3 Environmentally Responsible Land Use

<b>3.3.1</b> Flood Prone Areas	<ul style="list-style-type: none"> <li>• <i>Not applicable because the ASP does not fall within areas identified at a regional level as being flood prone.</i></li> </ul>
<b>3.3.2</b>	<ul style="list-style-type: none"> <li>• The ASP addresses Environmentally Sensitive Areas by completing a variety of studies to support the ASP and</li> </ul>



<p>Environmentally Sensitive Areas</p>	<p>additional studies are likely to be required during the development of the Neighbourhood Area Structure Plans with specific focus on areas identified in the ASP as Special Study areas. These areas have been indicated within the mapping of the potentially environmentally significant areas.</p> <ul style="list-style-type: none"> <li>• Environmentally Site Assessment Phase 1 was also completed. The ASP recognizes the need to carry out more detailed investigations as they proceed with the development of Neighbourhood Area Structure Plans and further investigations into the identified Special Study areas.</li> <li>• <b>The ASP generally aligns with the policies of 3.3.2.</b></li> </ul>
<p><b>3.3.3</b> Climate Change</p>	<ul style="list-style-type: none"> <li>• <i>Not applicable to individual statutory plans for the purposes of REF</i></li> </ul>

### 3.4 Water Stewardship

<p><b>3.4.1</b> Watershed Protection</p>	<ul style="list-style-type: none"> <li>• <i>Not applicable to individual statutory plans for the purposes of REF</i></li> </ul>
<p><b>3.4.2</b> Stormwater Management</p>	<ul style="list-style-type: none"> <li>• <i>Not applicable to individual statutory plans for the purposes of REF</i></li> </ul>
<p><b>3.4.3</b> Water Efficiency</p>	<ul style="list-style-type: none"> <li>• <i>This is not applicable to an ASP-level plan.</i></li> </ul>
<p><b>3.4.4</b> Collaboration and Governance</p>	<ul style="list-style-type: none"> <li>• <i>This is not applicable to an ASP-level plan.</i></li> </ul>

### 3.5 Shared Services Optimization

<p><b>3.5.1</b> Transportation &amp; Transit Corridors</p>	<ul style="list-style-type: none"> <li>• The ASP boundaries are within 1.6 km of an identified Transportation and Transit Corridor, and this is reflected in mapping throughout the ASP and recognized in Section 2.6 of the document. Policy supporting the development of the road network and its integration with the public transit is covered under Sections 4.4 and 4.5 and recognizes the High Order Transit (Hot) along 24<sup>th</sup> Street.</li> <li>• <b>The ASP generally aligns with the policies of 3.5.1.</b></li> </ul>
<p><b>3.5.2</b> Energy &amp; Utility Corridors</p>	<ul style="list-style-type: none"> <li>• <i>The ASP boundaries do not include any Regionally Significant corridors within the area.</i></li> </ul>
<p><b>3.5.3</b></p>	<ul style="list-style-type: none"> <li>• The ASP recognizes the High Order Transit (HoT) along 24<sup>th</sup> Street and includes policy to protect its use through the allocation of required land for this corridor.</li> </ul>



Planning and Protection for Regional Corridors	<ul style="list-style-type: none"> <li>• <b>The ASP generally aligns with the policies of 3.5.3.</b></li> </ul>
3.5.4 Recreation	<ul style="list-style-type: none"> <li>• The ASP proposes an increase of recreational opportunities including the addition of a pathway system, and potential for an Environmental Reserve around an identified natural area to include pathways for enjoyment accessible to residents of the CMRB region.</li> <li>• The ASP proposes greater level of detail to be further analyzed at the Neighbourhood Area Structure Plan stage.</li> <li>• <b>The ASP generally aligns with the policies of 3.5.4.</b></li> </ul>

**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.