



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 26 November 2024

Subject: City Plan Amendment – Regional Alignment

Directorate: Strategic Growth and Investment

Issue:

The Community Infrastructure and Strategic Growth Standing Committee is being asked to recommend that Council approve Bylaw No. B-34/2024, being a bylaw to amend Municipal Development Plan Bylaw No. B-17/2014 to align it with the Calgary Metropolitan Region Board Growth and Servicing Plans.

Policy / Council Direction:

Through its role as a municipal partner on the Calgary Metropolitan Region Board (CMRB), the City of Airdrie is committed to aligning its growth and development goals with the requirements of the Regional Growth and Servicing Plans passed by the Province on August 15, 2022. The CMRB Growth Plan is guided and regulated by the *Municipal Government Act* and the Calgary Metropolitan Region Board Regulation (Alberta Regulation 190/2017 of the *Municipal Government Act*). Section 3.1.11 of the Growth Plan governs Municipal Development Plan Updates. Policies require that all member municipalities update their Municipal Development Plan to be consistent with the Growth Plan on or before August 15, 2025. The Growth Plan also outlines requirements for such updates.

Airdrie's current Municipal Development Plan (City Plan) was adopted in 2014 and provides policy direction to guide the city's growth. Policy areas include growth management, environmental sustainability, fiscal sustainability, economic prosperity, community design and development, sustainable transportation, parks, pathways and municipal reserve, educational facilities, infrastructure services, community and recreation facilities and implementation.

Background:

The CMRB Growth Plan requires updates to the City Plan so that it is consistent with the Growth Plan. It also specifically requires an alignment table or overlay map to show the

alignment between regional ‘Placetypes’ defined in the Regional Growth Plan and land use designations or ‘typologies’ in the City Plan.

Accordingly, Administration prepared an updated Chapter on Regional Alignment which recognizes the Calgary Metropolitan Region Board’s Regional Growth Plan and Regional Servicing Plan and provides policy direction. The chapter addresses regional compatibility and coordination, alignment of mapping between land use designations and regional Placetypes, specific alignment of the City Plan and new development areas with regional density requirements, details on how infill and redevelopment will be managed, and how new Area Structure Plans and amendments to existing statutory plans will be managed and where referrals to the CMRB are required.

In addition to the updated Regional Alignment chapter, Administration reviewed the rest of the City Plan and identified additional amendments to confirm Airdrie’s alignment with the CMRB Growth and Servicing Plan on policies regarding Growth Management, Sustainable Transportation, and Infrastructure Services where specific updates to policies and references to the Regional Growth and Servicing Plans were required.

Lastly, concurrent with the updates to formally align with the Growth and Servicing Plans, Administration has prepared amendments to update sections of Chapter 1 (Population Projections and Land Requirements) and Chapter 2 (Growth Management). These updates recognize how the city’s context has changed since the City Plan was adopted in 2014. They also cross-reference new guiding documents that have been updated or adopted since 2014. Additionally, the amendments acknowledge all adopted Community Area Structure Plans (CASP) and update the population horizon and land use concept of the City Plan accordingly. Including existing developed areas, growth capacity assigned to Downtown Airdrie and approved CASPs, growth aligned with the CMRB Growth Plan policies will accommodate a population horizon of 155,000.

Concurrent with these updates to the Municipal Development Plan, Administration continues to work with the CMRB and regional partners to share information, coordinate planning efforts, and collaborate on the Joint Planning Area 1 (JPA1), which includes parts of South Airdrie, Balzac in Rocky View County, and parts of North Calgary. Since many of these initiatives are ongoing, a comprehensive update to the Municipal Development Plan is premature. Therefore, Administration has prepared this update to align the City Plan (MDP) with the regional policy requirements to meet the legislative deadline of August 2025. This amendment will also be incorporated into the overall review of AirdrieONE and the City Plan, which is undergoing public and stakeholder consultation.

Administration Recommendation:

That CISG **passes the motion** provided by Administration to endorse Bylaw No. B-34/2024.

Alternatives/Implications:

In addition to the recommendation above, the Standing Committee has a further alternative with respect to the proposed Bylaw:

Alternative One: That CISG **passes the motion** provided by Administration to endorse Bylaw No. B-34/2024 **with additional considerations/amendments for Council.**

- This would allow the CISG standing committee to provide a motion of support to Council and also providing Council additional notes of consideration and/or recommendations of amendments from the Standing Committee.

Budget Implications:

Maintaining Airdrie's Municipal Development Plan, meeting and aligning with Regional policies, and allowing a consistent and coordinated approach to growth and development will benefit the city and leave fewer risks to its budget and financial sustainability. As a noted 'preferred growth area' in the region, Airdrie stands to benefit from the supports offered through regional planning but needs to ensure that Administration is supported in preparing and evaluating growth plans and ensuring Airdrie is meeting its growth and development goals.

Communications and Engagement:

Following the Standing Committee's recommendation and in keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw, Administration will provide notification of the Public Hearing via the "City Connection" section of the local newspaper for three consecutive weeks and the City's website 14 days prior to the public hearing.

Recommendation:

That the Community Infrastructure and Strategic Growth Standing Committee recommends that Council give three readings to Bylaw No. B-34/2024, being a bylaw to amend Municipal Development Plan Bylaw No. B-17/2014 to align it with the Calgary Metropolitan Region Board Growth and Servicing Plans, as presented.

Willow Czaban / Crystal Jeromski
Planner, Level 3 Planner Level 2

Staff Presenter:	Jordan Furness RPP MCIP, Team Leader, Policy Planning
External Presenter:	N/A
Department:	Policy Planning
Reviewed by:	Stephen Utz RPP MCIP, Director
Attachments:	#1: Draft Bylaw No. B-34/2024