

Planning & Development Report to  
Combined Meeting of Council  
2019 December 16

ISC: UNRESTRICTED  
C2019-1455

## **Policy Amendment: West View Area Structure Plan, POL2018-0001 (Ward 01)**

### **EXECUTIVE SUMMARY**

The purpose of this report is to seek Council direction to make minor amendments to the West View Area Structure Plan (The Plan); to withdraw *Interim Regional Evaluation Framework* (IREF) Application 2019-04 in order to address Rocky View County concerns; and to resubmit The Plan, as amended, to the Calgary Metropolitan Region Growth Board (CMRB) for review.

The Plan provides a vision and framework for the long-term future development of approximately 250 hectares (618 acres) of greenfield land in west Calgary. As a new statutory policy plan, The Plan was submitted to the CMRB as IREF Application 2019-04 for approval following first reading from Council on 2019 July 29.

On 2019 September 11, CMRB Administration recommended approval of The Plan, citing compliance with the policies set forth in the *Interim Growth Plan* (IGP) and IREF. The approval recommendation and IREF Application 2019-04 were then circulated to the ten member municipalities for a 28-day review period. On 2019 September 24, Rocky View County Council directed County Administration to challenge the CMRB Administration's recommendation of approval of IREF 2019-04, citing concerns related to interface policies, transportation issues and stormwater management. The County formally challenged the CMRB Administration's recommendation of approval on 2019 October 08. Following the CMRB's decision on 2019 October 18 to defer consideration of IREF 2019-04, City Administration worked with County Administration to prepare amendments to The Plan to address the County's concerns. As the CMRB cannot consider amendments to existing IREF applications, the application must be withdrawn by The City and resubmitted, as amended, to receive formal approval from the CMRB. Rocky View County is supportive of the proposed amendments and has indicated in writing that if Council approves the changes, they do not anticipate any reason to challenge The Plan upon its return to the CMRB for review and approval.

#### **ADMINISTRATION RECOMMENDATION:**

That with respect to Report C2019-1455, the following be adopted:

That Council:

1. Amend Proposed Bylaw 62P2019, the proposed West View Area Structure Plan (Attachment 1);
2. WITHHOLD second and third readings of the proposed bylaw until West View Area Structure Plan, as amended, has been approved by the Calgary Metropolitan Region Growth Board, then return to Council for second and third reading;
3. Direct Administration to withdraw Interim Regional Evaluation Framework Application 2019-04; and
4. Submit the proposed West View Area Structure Plan, as amended, to the Calgary Metropolitan Region Growth Board for review.

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### **PREVIOUS COUNCIL DIRECTION**

On 2019 July 29, Councillor Sutherland's was seconded by Councillor Davison that stated: "That with respect to Report PUD2019-0548, the following be adopted: That Council:

1. Give first reading to the Proposed Bylaw 62P2019, the proposed West View Area Structure Plan;
2. WITHHOLD second and third readings of the proposed bylaw until West View Area Structure Plan has been approved by the Calgary Metropolitan Region Growth Board, then return to Council for second and third reading; and
3. Direct Administration to submit the proposed West View Area Structure Plan to the Calgary Metropolitan Region Growth Board for review."

In the same Council meeting on 2019 July 29, Councillor Gondek's motion was seconded by Councillor Sutherland that stated: "That Bylaw 62P2019 be amended in Scheduled A, as follows:

- On page 20 of Schedule "A"/ West View Area Structure Plan, section 3.5, by adding a new subsection as follows: "2. Land use compatibility and interface considerations should be addressed at all subsequent land use amendment, outline plan, subdivision and development permit stages for lands in The Plan Area immediately adjoining Rocky View County."
- Replacing the following maps in Schedule "A"/ West View Area Structure Plan with the distributed Revised Maps: Maps 2 (page 13), 3 (page 16), 4 (page 35), 5 page 37), 6 (page 41), 7 (page 43), 8 (page 45), 9 (page 49), A1 (page 57), A2 (page 58), A3 (page 59), C1 (page 61), and D1 (page 62) with revised Maps 2-9, A1-A3, C1 and D1. Adding a new section 10.5, Appendix E: Regional Corridors and Context, as shown on page 11, of the distributed map."

The West View Area Structure Plan was included in both the 2018 and 2019 policy workplans approved by Council. The Planning & Development Policy Prioritization Strategy 2018 (PUD2018-0011) was received for information by Council at the 2018 January 15 meeting, and City Planning and Policy Priorities 2019 (PUD2019-0145) was received for information by Council at the 2019 February 06 meeting. These reports set out the framework for the 2018 and 2019 policy workplans, and were included as attachments to both the PUD2018-0011 and PUD2019-0145 reports.

On 2012 April 12, Alderman McIver's Motion Arising was seconded by Alderman Chabot that stated: "That, with respect to the Proposed West Regional Context Study, Be It Resolved that Council direct the Administration to bring forward the Area Structure Plans for Cell A and Cell B (north and south of the river) separately."

### **BACKGROUND**

On 2019 July 29, The Plan was given first reading by Council, with minor amendments. Following the first reading by Council, Administration submitted The Plan to the CMRB for review.

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### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

#### **Calgary Metropolitan Region Board Review**

Rocky View County formally challenged the CMRB Administration's recommendation of approval of The Plan on 2019 October 08. The challenge was scheduled for the CMRB meeting that was held on 2019 October 18. At that meeting, Rocky View County highlighted a small discrepancy in the policy language for one paragraph on page 20, between The Plan that received first reading at Council on 2019 July 29, and the version of The Plan that was submitted to CMRB for approval. This minor discrepancy was attributed to a clerical error and did not materially affect the spirit or intent of The Plan. As the document that CMRB reviewed was not the exact same as the document that went to Council, the Board deferred the hearing of the challenge until the next CMRB meeting on 2019 November 22. At the 2019 November 22 CMRB meeting, the application was then tabled again to the next meeting in 2020 January to allow City Administration time seek City Council direction on the proposed amendments. As the CMRB cannot consider amendments to existing IREF applications, the application must be withdrawn by The City and resubmitted, as amended, to receive formal approval from the CMRB.

#### **Stakeholder Engagement, Research and Communication**

Following the CMRB's decision on 2019 October 18 to defer consideration of IREF 2019-04, City Administration worked with County Administration to prepare amendments to The Plan to address the County's concerns on intermunicipal collaboration at future planning stages related interface policies, transportation issues and stormwater management. These proposed amendments to The Plan, which resolve the minor clerical error in Section 3.5, Policy 2 and also address Rocky View County's concerns are included in Attachment 1 of this report. The three proposed policy amendments further reinforce the City's commitment to working collaboratively with the County throughout all subsequent stages of planning and development, as indicated in the existing Rocky View County/City of Calgary IDP. Rocky View County has also provided a letter (Attachment 2) indicating that subject to City Council approval of the proposed amendments, the County does not anticipate any reason to challenge The Plan upon its return to the CMRB for review and approval.

#### **Strategic Alignment**

##### ***Interim Growth Plan (2018)***

The IGP provides planning direction and guidance on certain areas of regional significance related to population and employment growth, land use, infrastructure and services in the Calgary Region. The recommendation aligns with the policy direction of the IGP. The Plan builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

The IREF provides member municipalities with criteria to determine when new municipal statutory plans and amendments to existing statutory plans shall be submitted to the CMRB for approval. As a new statutory policy plan, The Plan, as amended by Council, must be circulated

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to the CMRB. Following CMRB's approval, The Plan will return to Council for second and third readings.

**Social, Environmental, Economic (External)**

**Social**

The proposed amendments to The Plan are in alignment with the aim to create a diverse, inclusive, and comprehensively designed community with opportunities for all people to live, work and recreate.

**Economic**

The proposed amendments to The Plan are in alignment with The City's New Community Growth Strategy, which seeks to enable strategic growth in new community areas by aligning planning policy, market demand, infrastructure and servicing needs, and City capital and operating budgets.

**Environmental**

There are no significant environmental issues have been identified as part of the proposed amendments to The Plan.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no impacts to the current and future operating budget as a result of the proposed amendments.

***Current and Future Capital Budget:***

There are no impacts to the current and future operating budget as a result of the proposed amendments.

**Risk Assessment**

There are no known risks associated with the proposed amendments of The Plan as recommended. Rocky View County is supportive of the proposed amendments in Attachment 1 and has indicated in writing that should Council accept the changes, they have no reason to challenge The Plan, as amended, during the next review by CMRB.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed amendments are consistent with the existing statutory policies of the Rocky View County/City of Calgary Intermunicipal Development Plan, further reinforcing The City's commitment to working collaboratively with the County throughout all subsequent stages of planning and development.

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**ATTACHMENT(S)**

1. Proposed Amendments to Bylaw 62P2019
2. Letter from Rocky View County

### **Proposed Amendments to Bylaw 62P2019**

That Proposed Bylaw 62P2019, the proposed West View Area Structure Plan in Schedule “A”, be amended as follows:

1. On page 20 of Schedule “A”/West view Area Structure Plan, Section 3.5, Policy 2, by deleting and replacing with:

“2. Prior to approval of any land use amendment or outline plan application, collaboration shall be undertaken with Rocky View County to establish appropriate land use compatibility and interface measures for land adjoining the County within The Plan Area, in alignment with Section 6.0 of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Agreed upon measures shall be included within approved outline plans and adhered to in subsequent subdivision and development permit approvals within The Plan Area.”
2. On page 36 of Schedule “A”/West view Area Structure Plan, Section 6.3, by adding a new subsection as follows:

“5. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any transportation impacts on the County.”
3. On page 44 of Schedule “A”/West view Area Structure Plan, Section 7.3, by adding a new subsection as follows:

“9. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Master Drainage Plan, Staged-Master Drainage Plan and/or Pond Report), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any stormwater impacts on the County.”

## Letter from Rocky View County



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Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
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November 7, 2019

Morgan Huber  
City of Calgary  
Community Planning | Planning & Development  
The City of Calgary | Mail Code #8075  
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5

Via email: [morgan.huber@calgary.ca](mailto:morgan.huber@calgary.ca)

Dear Mr. Huber,

**RE: West View Area Structure Plan (ASP) Amendments**

Following the Calgary Metropolitan Region Board's decision on October 18, 2019 to defer consideration of the West View Area Structure Plan (ASP), the County is pleased to have the opportunity to agree on amendments to the draft ASP that would address its previously raised concerns.

The County is committed to a collaborative relationship with the City and would hope that City Council accepts the below amendments; these revisions, which have been agreed in principle with City Administration, would allow for effective coordination of land use and technical matters affecting the County when determining any future planning and development applications in the ASP area.

**Amendment 1**

**Interface with Rocky View County (Section 3.5)**

*Replace Policy 2 with:*

2. Prior to approval of any land use amendment or outline plan application, collaboration shall be undertaken with Rocky View County to establish appropriate land use compatibility and interface measures for land adjoining the County within The Plan Area, in alignment with Section 6.0 of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Agreed upon measures shall be included within approved outline plans and adhered to in subsequent subdivision and development permit approvals within The Plan Area.

**Amendment 2**

**Street Network (Section 6.3)**

*Add new policy (Policy 5):*

5. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin

at an early stage to allow sufficient time to identify and address any transportation impacts on the County.

**Amendment 3**

**Stormwater Management (Section 7.3)**

*Add new policy (Policy 9):*

9. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Master Drainage Plan, Staged-Master Drainage Plan and/or Pond Report), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any stormwater impacts on the County.

Subject to City Council approving these amendments, the County does not anticipate any reason to oppose the West View ASP upon its return to the Board for its consideration. If City Council has any concerns with the proposed revisions, the County would be open to further discussion to find agreeable alternatives.

Regards,  
ROCKY VIEW COUNTY



Theresa Cochran  
Executive Director, Community Development Services

Enc. Rocky View County initial circulation comments (July 2, 2019).

CC: Amy Zaluski, Manager, Intergovernmental Affairs, Rocky View County  
Matthew Wilson, Manager, Planning & Development Services, Rocky View County  
Dominic Kazmierczak, Planning Supervisor, Rocky View County  
Neil Younger, Intergovernmental & Corporate Strategy, City of Calgary