



December 17, 2019

Calgary Metropolitan Region Board (CMRB)

Suite 305, 602 - 11 Ave SW

Calgary, AB T2R 1J8

Attention: Liisa Tipman

M.O. No: MSL: 091/18

**RE: West View Area Structure Plan Withdrawal of IREF Application 2019-04 and Resubmission to the CMRB**

The City of Calgary is withdrawing Interim Regional Evaluation Framework (IREF) application 2019-04 and will be resubmitting the West View Area Structure Plan as amended by City Council. Please find enclosed an application to the CMRB for review of the proposed West View Area Structure Plan (ASP) as amended by City Council. The City of Calgary (The City) requests the CMRB's approval of the proposed bylaw 62P2019, as amended on December 16, 2019, in order to further advance the goals and objectives of The City and the region. The City requests that an expedited CMRB review can occur due to the understanding that the West View Area Structure Plan has previously been submitted and reviewed, and that this submission includes only minor amendments in the form of three new policies that respond to bilateral concerns from Rocky View County and address the previous clerical error in Section 3.5 of The Plan.

On 2019 July 30, The City submitted The West View Area Structure Plan (2019-04) for review to the CMRB. The application was given a recommendation of approval by CMRB Administration on 2019 September 11. However, the application was challenged by Rocky View County on 2019 October 08, citing bilateral concerns related to interface policies, transportation issues and stormwater management; and flagged a minor administrative error contained in the document. Subsequently, The City worked collaboratively with Rocky View County on potential amendments to the ASP to address the concerns raised. On December 17, 2019 City Council approved minor amendments to the West View ASP that responded to Rocky View County's concerns and resolved the minor clerical error and voted in favour of directing Administration to withdraw IREF application 2019-04. The policy amendments ensure coordination between The City and Rocky View County moving forward, further reinforcing The City's commitment to working collaboratively with Rocky View County throughout all subsequent stages of planning and development in The Plan Area and are detailed in Attachment 1. Rocky View County has submitted a letter supporting the amendments that were approved by City Council.



The West View ASP will guide future development for a new planned community at the western edge of the city; providing a vision and framework for the long-term future development of approximately 250 hectares (618 acres) of greenfield land with an anticipated residential population in the range of 8,000 to 10,000 people and approximately 1,300 jobs.

This is a City-led policy project, initiated and funded by the landowner group comprising of Melcor Developments and Qualico Communities. Brown & Associates has been hired as the consultant representing the landowner group for planning services. The ASP has been informed by engineering, transportation, and ecological studies that have analyzed and evaluated the attributes and constraints of the plan area. The detailed policies and guidelines found in the proposed ASP were developed through consultation with landowners, the public, City Administration, the province, regional partners, school boards and other stakeholders.

Morgan Huber is The City of Calgary's project manager for this application and can answer clarification questions on the application at [Morgan.Huber@calgary.ca](mailto:Morgan.Huber@calgary.ca) or (403) 268-3536. For all other questions, please contact myself at [Matthew.Atkinson@calgary.ca](mailto:Matthew.Atkinson@calgary.ca) or (403) 268-5217.

Thank you for your review,

A handwritten signature in blue ink, appearing to read "Matthew Atkinson".

Matthew Atkinson

Attachments:

1. Amendments to Bylaw 62P2019 (West View ASP)
2. Bylaw 62P2019, as amended (West View ASP)
3. Council Report – 2019 December 16
4. Interim Growth Plan Alignment Statement
5. Council Report – 2019 July 3