

# West View Area Structure Plan Interim Growth Plan Alignment Statement

Interim Growth Plan Policies	West View Area Structure Plan Response	City of Calgary Rationale
3.2 Region-Wide Policies		
<p><b>3.2.1</b> Principles, Objectives, and Policies</p>	<p>Does the proposed ASP address the Principles, Objectives, and Policies of the IGP?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p><b><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></b></p> <p>The West View Area Structure Plan (The ASP) aligns with the principles of the Interim Growth Plan as it optimizes the use of existing infrastructure and services and concentrates urban development in a built form that helps to optimize existing public investment, municipal infrastructure and facilities. More specifically, with the exception of the Trans Canada Highway, there are no other regionally significant transportation corridors present. The Plan identifies a proposed partial interchange, utilizing the existing highway to provide vehicular access to the Plan Area to accommodate future growth.</p> <p>A regional transmission corridor has been identified within the plan area on Map D1 Plan Area Constraints, and is noted as a physical feature that constrains development.</p> <p><b><i>Principle 2: Protect Water Quality and Promote Water Conservation</i></b></p> <p>The City recognizes its location within the regional watersheds and the decisions made in Calgary may have impacts on regional water quality. The ASP design seeks to retain greater amounts of undisturbed land in order to promote biodiversity and improve water quality, and protects riparian areas</p>

		<p>to meet habitat, water quality and public access through environmental reserve dedications and design alternatives.</p> <p>Policies 5.5 Environmental Open Space Study Area and 7.3 Stormwater Management provide direction to ensure implementation of a sustainable, resilient and efficient stormwater management system. Watershed features such as the existing topography, natural drainage channels and springs, floodplains, riparian areas, wetland and groundwater flow patterns will all be taken into account when designing and developing the stormwater infrastructure system in the area.</p> <p><b><i>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</i></b></p> <p>The ASP supports the development of complete communities to ensure a compact and well-designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.</p> <p>Chapter 2 Community Framework of the ASP outlines the framework for development of a comprehensively planned community in order to facilitate a diversity of land uses that meet the City's planning and growth objectives.</p> <p>Policies contained in Chapter 3 Neighbourhood Framework encourage the provision of a diversity of housing forms with higher density forms encouraged within proximity of community nodes and transit service.</p> <p>A range of mobility choices are encouraged, including transit, and provide for direct and convenient connections within the Plan Area and to adjacent communities, as provided for in Chapter 6 Mobility. Policy 6.2 Transit Service provides guidance and encourage higher densities and intensities of land use and provision of direct, convenient and efficient transit service.</p> <p>Policy 8.2 Strategic Growth provides direction to ensure that development proceeds in an efficient and cost-effective manner in coordination with the City's budgeting and strategic growth implementation processes.</p>
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<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<p>Did the City of Calgary collaborate to coordinate, in accordance with applicable criteria of 3.2.2?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>The City of Calgary circulated the proposed Area Structure Plan and held several meetings with Rocky View County, with whom Calgary shares a jurisdictional boundary. Planning and Engineering staff from Rocky View County also participated in a land use concept visioning session with City staff and the area developers in February 2018. Rocky View County Administration and Area Councillors were invited to the ASP public open houses in 2018 and final information session in 2019.</p> <p>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. Rocky View County is in support of the amendments that City Council approved on December 16, 2019. The amendments further coordination between The City and Rocky View County.</p> <p>Policy 8.5 Intermunicipal Coordination and Regional Review provides direction to ensure that The City and Rocky View County to work collaboratively to achieve cooperative and coordinated outcomes for areas of mutual interest. All proposed development applications are required to be circulated to Rocky View County in accordance with current IDP policy.</p>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<p>Does the proposed ASP address the components of 3.2.3 including protection of source water quality, identification of wetlands, Regional Corridor Policy, and mitigation? Does the plan address Regional Corridors</p>	<p>Section 7.3 Stormwater Management policies include direction to ensure implementation of a sustainable, resilient and efficient stormwater management system. Watershed features such as the existing topography, natural drainage channels and springs, floodplains, riparian areas, wetland and groundwater flow patterns will all be taken into account when design and developing the stormwater infrastructure system in the area.</p> <p>Policy 5.5 Environmental Open Space Study Area addresses the conservation, protection and risk mitigation of all natural areas and ecological services, including wetlands, riparian areas, flood hazard areas, escarpments, slopes, and environmentally significant areas.</p>

	<p>Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	
<b>3.3 Flood Prone Areas</b>		
<b>3.3.1</b> Development in the floodways	<p>Does the proposed ASP protect provincially identified floodways from development?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Small and isolated portions of the ASP plan area are within the floodway and are identified within environmental open space. Policies 5.5 Environmental Open Space Study Area and 7.3 Stormwater Management include direction to ensure implementation of a sustainable, resilient and efficient stormwater management system. Watershed features such as the existing topography, natural drainage channels and springs, floodplains, riparian areas, wetland and groundwater flow patterns will all be taken into account when design and developing the stormwater infrastructure system in the area.</p>
<b>3.3.2</b> Flood protection in flood fringe areas	<p>Does the proposed ASP apply to lands that will result in development in a provincially identified flood fringe area?</p> <ul style="list-style-type: none"> <li>• No</li> </ul>	N/A
<b>3.4.2 Expansion of Settlement Areas</b>		

<p><b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern</p>	<p>Does the proposed ASP apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the plan address Policies 3.4.2.1, if applicable?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Chapter 2 Community Framework of the ASP outlines the framework for development of a comprehensively planned community in order to facilitate diversity of land uses that meet the City's planning and growth objectives. ASP policies contained in Chapter 3 Neighbourhood Framework, Chapter 6 Mobility, and 8.2 Strategic Growth provide direction for the implementation of development that is aligned with and supports the Interim Growth Plan policies.</p> <p>A growth management overlay will be applied to the Plan Area to ensure development in the Plan area proceeds in an efficient and cost effective manner. A business case will be made by area developers to remove portions of the growth management overlay, and will be considered as part of the municipal budgeting and strategic growth implementation process.</p>
<p><b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>Does the proposed ASP apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the plan address Policies 3.4.2.2, if applicable?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Lands immediately east of the Plan Area are built-up, or are in final stages of buildout as per the approved local area plan in place.</p> <p>Chapter 2 Community Framework of the ASP outlines the framework for development of a comprehensively planned community in order to facilitate diversity of land uses that meet the City's planning and growth objectives. ASP policies contained in Chapter 3 Neighbourhood Framework, Chapter 6 Mobility, and 8.2 Strategic Growth provide direction for the implementation of development that is aligned with and supports the IGP policies.</p>
<p><b>3.4.2.3</b> Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<p>Does the proposed ASP align with the above policies? If not provide rationale why:</p> <ul style="list-style-type: none"> <li>• Aligns</li> </ul>	<p>N/A</p>
<p><b>3.4.5 Employment Areas</b></p>		

<p><b>3.4.5.1</b> New employment areas</p>	<p>Does the proposed ASP apply to lands that will result in development of a new employment area? If so, do the proposed policies: Make efficient and cost-effective use of existing and planned infrastructure and services?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Policies in Chapter 2 Community Framework and Chapter 3 Neighbourhood Framework address these issues. Two neighbourhood activity centres (NACs) are proposed within the ASP plan area. These are neighbourhood focal points that feature higher density multi-residential development, a central amenity area, a transit stop and non-residential land uses that support new employment opportunities.</p>
<p><b>3.4.5.2</b> Connections to transit stations and corridors</p>	<p>Does the proposed ASP plan for connections to existing and/or planned transit where appropriate?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Policy 6.2 Transit Network identifies transit as a high priority mode of transportation providing affordable and sustainability options for the community. Transit service will be provided throughout the plan area, and will connect to adjacent communities in west Calgary.</p>
<p><b>3.5 Regional Corridors</b></p>		
<p><b>3.5.1.1</b> Mobility Corridors</p>	<p>Is the proposed ASP for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, do the amendments meet the</p>	<p>The Plan Area is bisected by the Trans Canada Highway, which is identified as a Level 1 Highway on Schedule 3, and a Private Intermunicipal Transit Corridor on Schedule 4 of the IGP.</p> <p>A partial interchange is proposed in the Plan Area off of the Trans Canada Highway. A partial interchange is proposed to provide access to the Plan Area, while limiting disruption to the flow of traffic on the Trans Canada Highway.</p>

	<p>requirements of Policy 3.5.1.1?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Policy 4.2 Community Hub: Optimized Recreation Facility and Library Site proposed in the Plan Area utilizes access that is provided via the partial interchange and the Trans Canada Highway to support an appropriate service catchment area.</p> <p>Preliminary road networks were modeled by the City's Transportation Department based on the land use concept proposed for the plan area to ensure mobility requirements were met. Policy 6.3 Street Network indicates that the location and design of the proposed partial interchange shall be approved by the province and The City of Calgary prior to approval of subsequent applicable applications.</p>
<p><b>3.5.2.1</b> Transmission Corridors</p>	<p>Does the ASP include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the boundary? If so, does the plan meet the requirements of policy 3.5.2.1?</p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>	<p>Map D1 Plan Area Constraints identifies the transmission corridor right-of-way within the Plan Area, which is a physical feature noted as constraining development.</p> <p>Portions of the corridor are subject to the policies of 5.5 Environmental Open Space Study Area.</p>