

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation

Member Municipality	Rocky View County
Application Name	Bearspaw Area Structure Plan Amendment to provide for the Ascension Conceptual Scheme
IREF Application Number	2021-18
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	C-7991-2020
Date of Complete Application	September 15, 2021
Date Application Circulated	September 15, 2021
Date of CMRB Administration Recommendation	September 16, 2021

CMRB Recommendation

That the Board **APPROVE** IREF Application 2021-18, the Rocky View County Bearspaw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme, with an advisement.

- IREF Application 2021-18 is a proposed amendment to the Bearspaw Area Structure Plan to provide for the Ascension Conceptual Scheme. The plan area contains approximately 113 ha (278 ac) of land.
- The Ascension Conceptual Scheme provides a framework for the development of predominately single-detached residential units with multi-residential units located within walking distance of a larger retail/commercial area (the "Market Place").
- An ASP amendment for the Ascension Conceptual Scheme was previously submitted as IREF application 2021-13. IREF Application 2021-13 was recommended for approval by CMRB Administration and that recommendation was challenged by the City of Calgary during the Board review process.
- Following discussions between Rocky View County, the City of Calgary, and the developer proponent, Rocky View County Council approved changes to the Conceptual Scheme intended to address the concerns raised by the City of Calgary. As such, Rocky View County has withdrawn IREF Application 2021-13 and submitted IREF Application 2021-18 in its place.
- Changes to the Conceptual Scheme include additional policies for transportation, stormwater, recreation and community services, and transit (see further details below). A redline version of the Conceptual Scheme was provided as part of the IREF application.
- CMRB Administration has reviewed the changes to the proposed Ascension Conceptual Scheme for consistency with the Interim Growth Plan. Given the timing of the municipal election, and the fact that 2021-13 had a third party review, CMRB Administration has not requested a third party review.
- CMRB Administration finds IREF Application 2021-18 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval.

Attachment

- [IREF Application 2021-18 materials](#)
- [IREF Application 2021-13 materials](#)

1.0 Background

Rocky View County has submitted an Interim Regional Evaluation Framework (IREF) application for an amendment to the Bearspaw Area Structure Plan. The purpose of the amendments is to provide for the Ascension Conceptual Scheme (the Conceptual Scheme), Rocky View County Bylaw C-7991-2020, which is being appended into the existing Bearspaw Area Structure Plan.

The Bearspaw ASP amendment (Ascension Conceptual Scheme) was submitted to the CMRB through IREF under Section 4.1(c) which requires municipalities to refer “All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board. The Conceptual Scheme is a framework for the development of approximately 883 residential dwelling units and a retail/commercial area that is approximately 19 hectares (48 acres) in size.

The Ascension Conceptual Scheme was previously submitted as IREF Application 2021-13. CMRB Administration recommended approval of IREF Application 2021-13 on July 29, 2021. A challenge to Administration’s recommendation was submitted by the City of Calgary. The matter was brought to the Board for discussion on September 10, 2021. The Board tabled IREF Application 2021-13 to provide Rocky View County, the City of Calgary, and the developer proponent further opportunity to resolve the concerns raised as part of the IREF challenge. On September 14, 2021, Rocky View County Council approved additional Conceptual Scheme policies that reflect the outcomes of the collaboration. IREF Application 2021-13 was subsequently withdrawn by Rocky View County and IREF Application 2021-18 was submitted in its place.

Given the timing of the upcoming municipal election and given the CMRB Administration and third party review recommendation of approval for IREF Application 2021-13, CMRB Administration did not request additional third party review of the proposed Conceptual Scheme. The full CMRB Administration recommendation and the third party review for IREF Application 2021-13 can be found at www.calgarymetroregion.ca/2021-13.

CMRB Administration notified CMRB members of IREF Application 2021-18 on September 15, 2021.

2.0 CMRB Administration Comments

2.1 Consistency with the IGP and IREF

This IREF review focuses on the additional policies added to the Conceptual Scheme and their consistency with the IGP. As IREF Application 2021-18 is generally the same policy document as was submitted under IREF Application 2021-13, the comments provided by CMRB Administration as part of IREF Application 2021-13 continue to apply. The full recommendation provided by CMRB Administration and the third

party report for IREF Application 2021-13 can be found at www.calgarymetroregion.ca/2021-13.

Upon review of the materials submitted for IREF Application 2021-18, CMRB Administration finds IREF Application 2021-18 to be generally consistent with the objectives of the IGP and IREF. The additional policies included as part of IREF Application 2021-18 add further detail and clarity about how the goals, objectives, and policies of the IGP policies will be addressed at future land use and subdivision approval stages.

Proposed Additional Policies

The following list provides an overview of the substantive policy changes made to the Ascension Conceptual Scheme. For further information and rationale, see the Rocky View County Council Report provided as part of IREF Application 2021-18 (pages 2-4). A redline version of the Conceptual Scheme was also provided as part of the IREF application package.

1. Transportation Policies (Section 7 of the Conceptual Scheme)

- a. Added Policy 7.1.4: "The applicant shall construct the Highway 1A (Crowchild Trail)/12 Mile Coulee Road intersection and 12 Mile Coulee Road/Tusslewood Drive roundabout in alignment with the upgrade recommendations of the Bunt Traffic Impact Assessment (August 2020). These upgrades shall be designed and completed as approved by Rocky View County, Alberta Transportation and the City of Calgary."
- b. Added Policy 7.1.5: "Prior to subdivision, Rocky View County and The City of Calgary shall mutually determine the development's impacts on 12 Mile Coulee Road through further collaboration and traffic impact assessments, and the developer shall be required to construct identified improvements and/or contribute to such upgrades, as required by the City of Calgary."
- c. Added Policy 7.1.6: "Although the applicant will be eligible for cost recovery from new developments benefitting from the required transportation infrastructure upgrades, all developments in Rocky View County and the City of Calgary that have existing Local Plan or Outline Plan approvals shall be exempt from any cost recovery agreement."

2. Stormwater Management (Section 8 of the Conceptual Scheme)

- a. Added Policy 8.1.11: "Notwithstanding the stormwater concept identified in Figures 18 and 19 of this Conceptual Scheme, the applicant, in collaboration with Rocky View County and the City of Calgary, and prior to land use amendment and subdivision, shall explore alternative stormwater infrastructure routing that discharges to the Bow River, downstream of the Bearspaw Reservoir and Water Treatment Plant. The applicant shall specifically investigate the utilization of available capacity within the stormwater infrastructure of the Watermark development as the preferred stormwater solution for the Ascension development. To achieve a stormwater management solution that is acceptable

to both Rocky View County and the City of Calgary, mechanisms such as agreements on monitoring and infrastructure improvements may be necessary.”

3. Development Policies - Recreation and Community Services (Section 12 of the Conceptual Scheme)

- a. Added Policy 12.1.3: “Prior to subdivision, Rocky View County, in collaboration with the City of Calgary, shall review the impacts to The City of Calgary’s recreation and community services to the satisfaction of both parties. If demonstrable impacts are found, the applicant shall enter into a cost contribution agreement with Rocky View County in coordination with the City of Calgary, providing a financial contribution to offset the development’s impacts. This contribution shall be in addition to any recreation and/or community services levy imposed by Rocky View County.”

4. Development Policies - Transit (Section 12 of the Conceptual Scheme)

- a. Added Policy 12.1.4: “Prior to subdivision, the applicant, Rocky View County, and The City of Calgary shall review options to provide full service transit to the Ascension development area and, if the parties agree to proceed, shall utilize appropriate mechanisms such as cost recovery agreements to contribute to the implementation and maintenance of this service. Rocky View County and The City of Calgary shall also review demonstrable impacts upon existing City of Calgary transit services, and Applicant shall enter into a cost contribution agreement with Rocky View County to cover any such impacts found.”

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-18, the Rocky View County Bearspaw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme, with the following advisement:

1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, “Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board.”
2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, “If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework.”

This IREF approval recommendation for 2021-18 does not remove or supersede the requirement for the Rocky View County Bearspaw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.