



April 07, 2021

City File: RC20-10

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

SUBJECT: Revised Highway 1 / Old Banff Coach Road Conceptual Scheme received April 6, 2021

Previously identified as PL20200087, PL20200083, PL20200084 - To amend the Central Springbank Area Structure Plan, adopt the Highway 1 / Old Banff Coach Road Conceptual scheme and redesignate the subject lands

The City of Calgary Response #3

Dear Jessica Anderson,

On April 6, 2021, The City of Calgary received an updated version of the Highway 1 / Old Banff Coach Road Conceptual Scheme. We were surprised to learn that the item is proceeding to public hearing on April 13, 2021, as this leaves little time for City Administration to review the updated proposal and no ability for our municipalities to collaborate on outstanding issues within the conceptual scheme.

A number of outstanding issues were identified in our previous circulation response letters dated September 21, 2020 and February 5, 2021 (attached). Calgary remains concerned that there are outstanding issues in the proposal that, if left unresolved, could cause detrimental impact to The City infrastructure, services and facilities. Calgary **does not support** the proposal at this time.

Collaboration

Rocky View County (the County), the applicant and City staff met on March 11, 2021 to discuss concerns raised in our response letter. One of the outcomes of the joint meeting was for The County/applicant to work directly with our Transportation department and provide policy language for review and consideration. At this point, there has been no follow up by the County or consultants

with City Administration since that meeting. The City has not been provided with sufficient time to review the revised Conceptual Scheme due to the late circulation.

The Calgary Metropolitan Region Board Interim Growth Plan policy 3.2.2 states that “Municipalities should collaborate to coordinate planning for land use, infrastructure and service provision...” and that this be demonstrated. Calgary Administration asks that...

1. The proposed HWY 1 / Old Banff Coach Road Conceptual Scheme be included as an agenda item at the April 14, 2021 Intermunicipal Committee meeting between our municipalities, and that,
2. Rocky View County not give this proposal 2nd reading, but instead send it back to Administration for further collaboration and coordination.

Evaluation of cost-sharing

At the March 11, 2021 meeting, the County agreed to provide Calgary with policy language to be included in the conceptual scheme on how to analyze impacts, and if required, perform cost-sharing. The policy language intended to be included in the revised Conceptual Scheme was not shared in advance. The proposal does not provide sufficient detail and direction on analyzing impacts and cost-sharing. For example, the proposed policies in Section 8 do not connect a timeframe for the implementation of the Conceptual Scheme outside of servicing.

The City would like to see policy language to the effect of...

prior to subdivision approval, Rocky View County, in coordination with The City of Calgary, shall review the impacts to The City of Calgary’s water, waste water, source water, transportation, transit, fire, community and recreation services. If impacts are found, prior to subdivision an agreement shall be in place for cost-sharing relating to the impacts.

This type of language would require the study to take place and provide certainty in terms of the review. If the study finds that there are no impacts, then there would be no requirement for a cost-sharing agreement.

In conclusion

The HWY 1 / Old Banff Coach Road Conceptual Scheme is proposing 328 dwelling units and an employment area of 58-acres of Regional Commercial development, which is comparable to the existing Chinook Mall in Calgary. The Conceptual Scheme and its associated amendment to the Central Springbank Area Structure Plan is a significant proposal in our region that requires careful coordination to prevent unintended detrimental impacts to The City of Calgary with regards to unresolved transportation impacts, stormwater management and source water protection issues.

Our administrations identified the need to evaluate potential cost-sharing agreements between Rocky View and Calgary, and agreed to collaborate on this. At this time, The City of Calgary **does not**

support the proposed application because it may have detrimental impact on infrastructure, services and facilities in Calgary.

Should Rocky View County give second reading to the proposed bylaw, The City of Calgary would request that Rocky View County confirm willingness to enter to mediation to resolve the outstanding concerns.

If you have any further questions, do not hesitate to contact me or Neil Younger, Senior Strategist, Intergovernmental & Corporate Strategy at: neil.younger@calgary.ca or 403.828.1647.

Sincerely,

Natalia Zoldak

Planner 2

Intergovernmental & Corporate Strategy

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The City of Calgary

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cc: Kelly Cote, Manager, Intergovernmental & Corporate Strategy

Attachments: two (2) circulation response letters dated September 21, 2020 and February 5, 2021