



PLANNING POLICY

TO: Council
DATE: May 25, 2021
FILE: 04736002/6011
SUBJECT: Amending Bylaw – Highway 1 / Old Banff Coach Road Proposal

DIVISION: 3
APPLICATION: PL20200083

APPLICATION: To adopt the Highway 1 / Old Banff Coach Road Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-36-24-03-W05M.

GENERAL LOCATION: Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the city of Calgary.

LAND USE DESIGNATION: Residential, Mid-Density Urban District and Direct Control District

EXECUTIVE SUMMARY: On April 13, 2021, Council held a Public Hearing to consider the Highway 1/ Old Banff Coach Road proposal. Second reading was granted and Administration was directed to refer the applications to the Calgary Metropolitan Region Board (CMRB). During the hearing, Administration had included a proposed motion to address concerns raised by the City of Calgary about the application; however, Council opted not to pass the motion at that time. Since then, Qualico Communities has formally requested that Council reconsider making this amendment to the Conceptual Scheme to strengthen their application as it moves through the CMRB approval process.

The motion is suggested as follows:

THAT a new policy 8.1.5 be added to the Hwy 1 / OBCR Conceptual Scheme (Bylaw C-8121-2020) that reads:

Prior to subdivision approval, Rocky View County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, prior to subdivision a cost sharing agreement or alternative appropriate mechanisms shall be in place to mitigate those impacts.

Administration continues to support the proposed motion for several reasons:

- It demonstrates collaboration and an attempt to resolve the concerns of the City;
- The City has indicated that this policy may resolve their outstanding concerns (in conjunction with information sharing and on-going collaboration efforts of Staff);
- It allows for further consideration of possible impacts, and agreements to manage those impacts at the appropriate stage of development; and,

Therefore, Administration recommends that Council amend the Hwy 1 / OBCR Conceptual Scheme prior to referral to the CMRB in accordance with Option #1.

Administration Resources

Jessica Anderson, Planning Policy



OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8121-2020 (Highway 1 / Old Banff Coach Road Conceptual Scheme) be amended to insert a new policy (Policy 8.1.5) that reads:

Prior to subdivision approval, Rocky View County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, prior to subdivision a cost sharing agreement or alternative appropriate mechanisms shall be in place to mitigate those impacts.

 Motion #2 THAT Bylaw C-8121-2020 be referred to the Calgary Metropolitan Region Board, as amended.

Option #2: THAT Bylaw C-8121-2020 be referred to the Calgary Metropolitan Region Board as approved April 13, 2021.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/sl

ATTACHMENTS:

ATTACHMENT 'A': Amendment to Bylaw C-8121-2020 & Schedule A

ATTACHMENT 'B': Applicant's Request Letter