



June 3, 2021

City File: RV21-06

County File: N/A

Department of Planning and Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

SUBJECT: Proposed Balzac East Area Structure Plan Amendments

Dear Jessica Anderson,

The City of Calgary has reviewed the above noted application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)* and other applicable policies. The City of Calgary provides the following requests and comments.

- Provide a TIA in support of proposed industrial densification in the area. The TIA should reflect buildout of the ASP amendment and all other nearby County development. The TIA should specifically identify any downstream transportation impacts on City and or Regional infrastructure (Highway 2, Stoney Trail and nearby connections and interchanges. Any impacts should be mitigated through specific funding for improvements required to support the plan.
- Increased densification should be supported by public transit as per guidance in the regional growth plan. How would the proposal tie into regional or other forms of transit?
- Policy to support transit is lacking in the amendment. There is policy contained within the ASP, however, it doesn't apply to the amendment area. This should be addressed.
- The City suggests that the road network in the entire plan area should allow bus service to connect the area to the future planned Country Hills and 128 Avenue Blue Line Stations and that bus zone locations can be determined at the Local Plan stage.
- Suggest adding ASP policies which reflect considerations in the proposed Transit Service Plan for how to serve the plan area with transit. For example, the Transit Service Plan should address potential transit corridors, connections to Calgary Transit's Blue Line LRT and MAX service, and options for the evolution of transit service. This information should be reflected in ASP policies and in ASP maps.
- The City does not support the use of irrigation as an interim stormwater management solution due to the environmental risks associated with this practice. If RVC insists on using this solution to manage stormwater The City would suggest an ongoing monitoring program that ensures water quality is maintained and that stormwater is treated to a suitable level prior to discharge through irrigation.
- The proposed lands fall within the Nose Creek Watershed and shall adhere to the requirements of the Nose Creek Watershed Water Management Plan as approved by RVC Council in 2019.

If you have any further questions, do not hesitate to contact myself.
Yours truly,



Matthew Atkinson

Planning and Policy Strategist | Strategic Initiatives

Calgary Growth Strategies

The City of Calgary

T 403-333-6994

PO Box 2100, Station M, Calgary, AB Canada T2P 2M5