

## **Background**

On 2019 July 29, Council held a Public Hearing and gave first reading to Bylaw 62P2019 for the proposed West View Area Structure Plan (The Plan). The Plan policies provide a vision and framework for the long-term future development of approximately 250 hectares (618 acres) of greenfield land in west Calgary. With an anticipated residential population in the range of 8,000 to 10,000 people and approximately 1,300 jobs, this will meet the Municipal Development Plan's (MDP) overall community intensity target of 60 people/jobs per gross developable hectare. Policies found in The Plan support sensitive planning, urban design best practices, and good planning principles to create two distinct neighbourhoods. Throughout the proposed neighbourhoods, public amenities are within comfortable walking distance through excellent pedestrian connections, while public transport and cycling facilities provide access to wider employment, retail and leisure and cultural destinations.

As a requirement under the Interim Regional Evaluation Framework (IREF), Council withheld second and third readings pending an application submission to the Calgary Metropolitan Region Board (CMRB) for approval of the proposed Plan.

The CMRB Administration issued an approval recommendation of The Plan on 2019 September 11. The IREF application 2019-04 was subject to a 28-day review period by member municipalities, which ended on 2019 October 09. A formal challenge was submitted to the CMRB by Rocky View County on 2019 October 08, citing concerns related to interface policies, transportation issues and stormwater management. City of Calgary Administration worked with Rocky View County Administration to prepare amendments to The Plan to address the County's concerns. Three policies further reinforcing the City of Calgary's commitment to working collaboratively with Rocky View County throughout all subsequent stages of planning and development were added to The Plan. As the CMRB does not have the authority to consider amendments to existing IREF applications, the IREF application 2019-04 had to be withdrawn by The City of Calgary and resubmitted, as amended, to receive formal approval from the CMRB.

On 2019 December 16, Council amended Bylaw 62P2019 to address Rocky View County's concerns and directed Administration to withdraw IREF application 2019-04 and resubmit the amended Plan to CMRB for review.

The CMRB Administration issued an approval recommendation of the amended Plan on 2019 December 20. The new IREF application 2019-07 was subject to a 28-day review period by member municipalities, which ended on 2020 February 04. No challenges were received by the CMRB, and the CMRB issued a formal approval letter on 2020 February 05.

Council direction following first reading has now been fulfilled, and The Plan may now proceed to Council for second and third readings.