

CITY OF CALGARY  
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DEC 15 2014

2014-01-13

# Keystone

(Borrowing Bylaws, ASP Amendment and Land Use Bylaw Amendment)

2014 December 15

Onward/ The City will serve citizens through engagement, transparency, resiliency and innovation.



## Previous Council Direction - Land Use Bylaw Amendment

2014 December 15

In October and November 2014 Council:

1. Gave first reading to the proposed Area Structure Plan amendment in regards to the Keystone Hills Growth Management Overlay removal - Bylaw 31P2014.
2. Gave first reading to the land use for the first outline plan area within Keystone East - Bylaw 112D2014
3. Gave first reading to the Borrowing Bylaws and approved budget appropriations for Keystone East and West – Bylaws 12B2014, 13B2014, 14B2014, 15B2014, 16B2014, and 17B2014.
4. Provided direction to withhold second and third reading on these bylaws until Construction Financing agreements have been executed.

## Previous Council Direction - Land Use Bylaw Amendment

2014 December 15

The Construction Financing Agreements have now been executed for the Keystone East sanitary and storm infrastructure and the water feeder main. All of the terms were agreed upon including the operating costs.

Administration is continuing to prepare the agreements for West Keystone.

## Administration Recommendations

2014 December 15

The purpose of today's report is to recommend the following in regards to Keystone East:

1. Give second and third reading to the Borrowing Bylaws – Bylaws 12B2014, 13B2014, 16B2014, 17B2015.
2. Amend, and give second and third reading to Area Structure Plan Amendment Bylaw 31P2014 to lift the Growth Management Overlay.
3. Give second and third reading to Land Use Bylaw Amendment 112D2014 for the first Outline Plan Area.
4. Give direction to Administration to prepare a new Bylaw for the lifting of the Growth Management Overlay Area for Keystone West.

# Administration Recommendations - Borrowing Bylaws

2014 December 15

## **ADMINISTRATION RECOMMENDATION(S)**

That Council:

1. Give second and third reading to Bylaw 12B2014, Bylaw 13B2014, Bylaw 16B2014 and Bylaw 17B2014.

These are the borrowing bylaws for interim and long term debt.

# Administration Recommendations - ASP Amendment

2014 December 15

## **ADMINISTRATION RECOMMENDATION(S)**

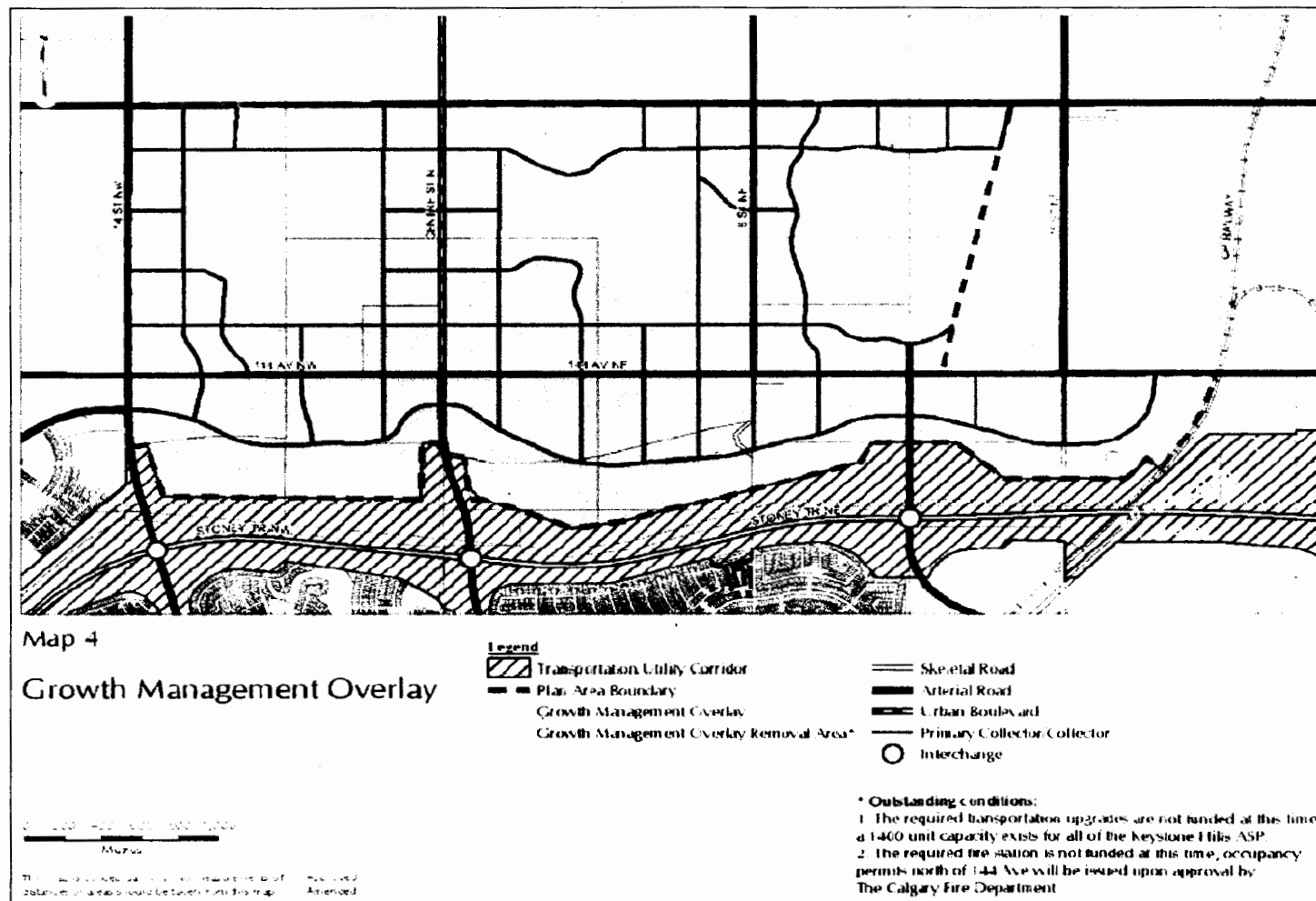
That Council:

2. Amend Bylaw 31P2014, by deleting Map 4, as amended, entitled “West Keystone Hills (Community A)” and by substituting with the map entitled “Growth Management Overlay”, as contained in Attachment 5.

This map amends the Bylaw that received first reading to lift the overlay for the East portion only and to change the text on the map to clarify the terminology in regards to the transportation cap, and that this area falls within the ten minute fire response zone.

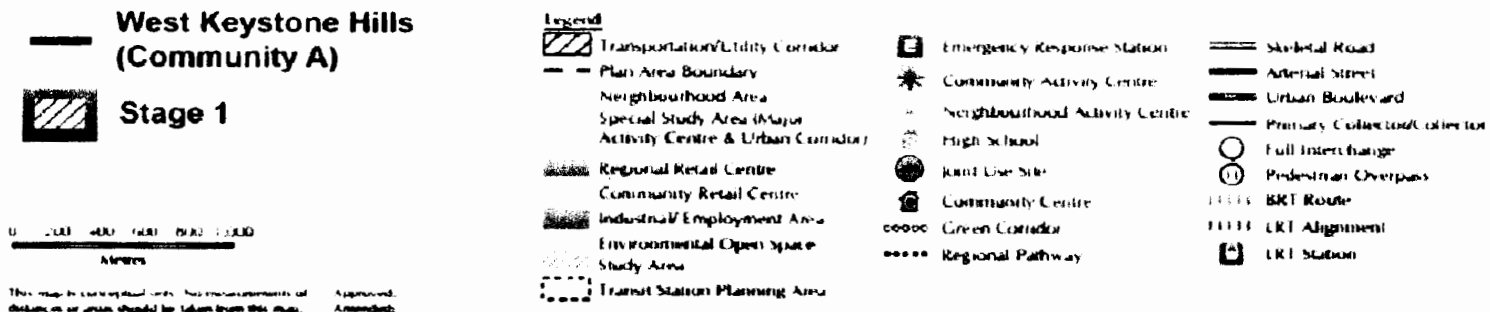
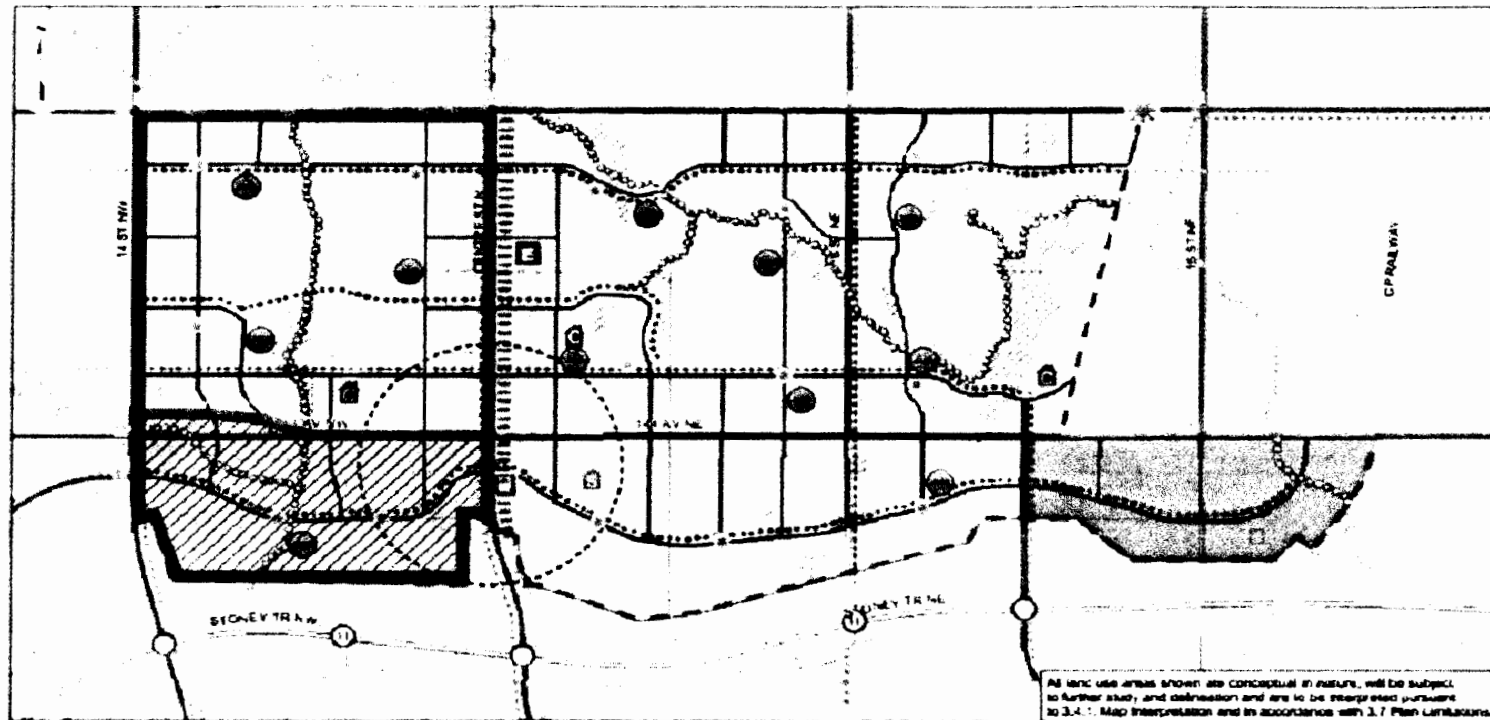
# Growth Management Overlay - ASP Amendment

2014 December 15



# Growth Management Overlay - ASP Amendment

2014 December 15

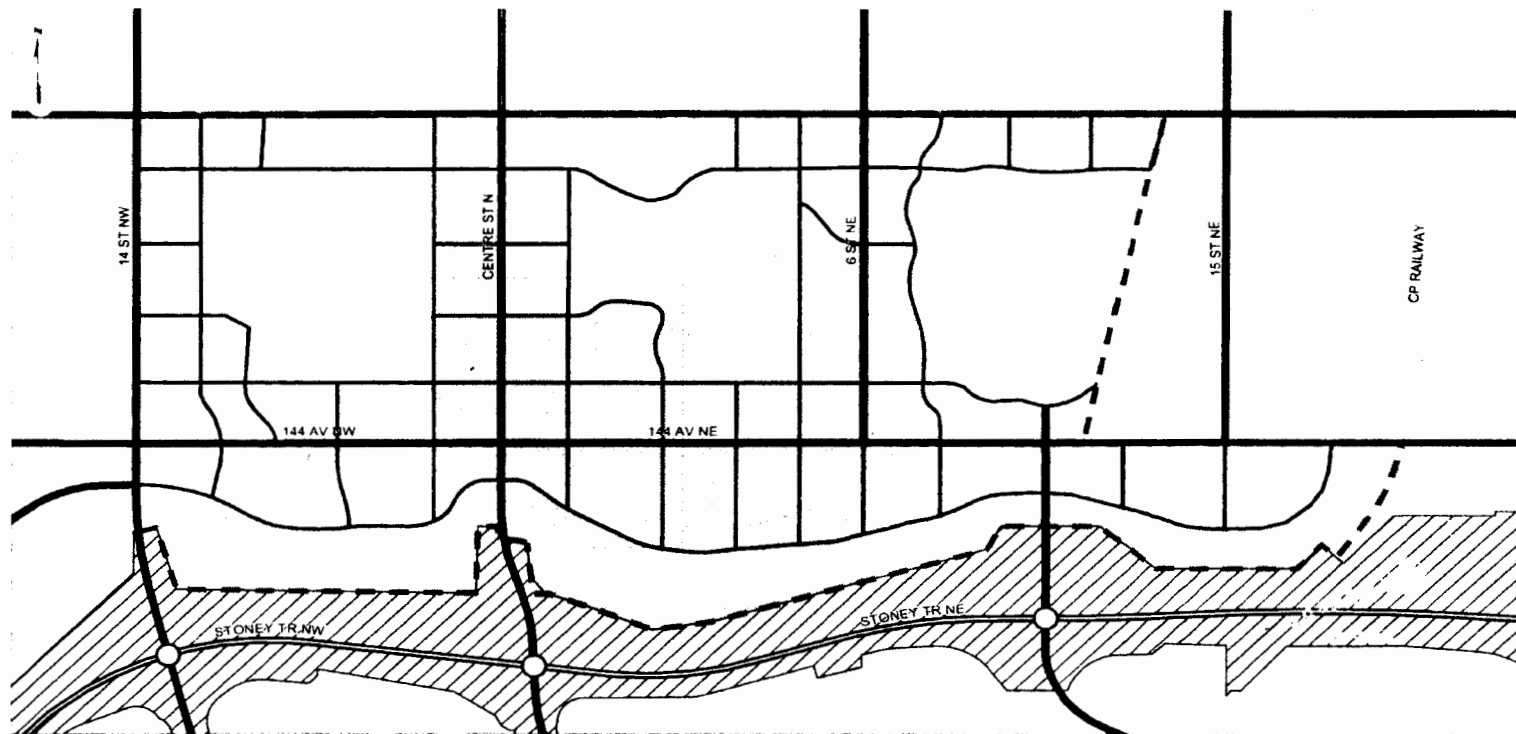


The alignment of 144th Avenue NW will be revised at LOC stage.



# Growth Management Overlay - ASP Amendment

2014 December 15



Map 4

## Growth Management Overlay

### Legend

	Transportation/Utility Corridor		Skeletal Road
	Plan Area Boundary		Arterial Road
	Growth Management Overlay		Urban Boulevard
	Growth Management Overlay Removal Area*		Primary Collector/Collector
			Interchange

0 200 400 600 800 1,000  
Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.

### \* Outstanding conditions:

1. The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.
2. The required fire station is not funded at this time. Portions of the Growth Management Overlay are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited.

## Administration Recommendations - ASP Amendment

2014 December 15

### **ADMINISTRATION RECOMMENDATION(S)**

That Council:

3. Give second and third reading to Bylaw 31P2014.

This Bylaw is in regards to the amended Growth Management Overlay.

# Administration Recommendations - Land Use Bylaw Amendment

2014 December 15

## **ADMINISTRATION RECOMMENDATION(S)**

That Council:

4. Give second and third reading to Bylaw 112D2014.

This Bylaw is in regards to the Land Use Bylaw amendment for the first Outline Plan area within Keystone East.

# Administration Recommendations - West Keystone

2014 December 15

## **ADMINISTRATION RECOMMENDATION(S)**

That Council:

5. Direct Administration to prepare a new bylaw to lift the Growth Management Overlay for the area related to the West Keystone Funding and Financing Proposal, advertise, and return directly to Council once the Construction and Financing Agreements (CFAs) have been executed.