

Calgary Planning Commission Review

Summary of comments from Calgary Planning Commission – 2024 February 22 Closed Session workshop and Administration’s follow up.

Comment	Edits	Administration Follow Up
Topic 1: Vision and Goals		
<ul style="list-style-type: none"> - Given the scale of intermunicipal collaboration associated with this initiative, the vision should encompass the collaborative processes associated with the implementation of the Area Structure Plan. 	<ul style="list-style-type: none"> - The vision has been revised to emphasize the collaborative efforts between The City of Calgary and Rocky View County and the collective investments in infrastructure. 	<ul style="list-style-type: none"> - The vision for the area supports the collective interests of The City and the County to bolster the regional economy.
<ul style="list-style-type: none"> - The number of goals is excessive and should be reduced. - Several of the goals can be consolidated as the messaging and intent is similar in nature. 	<ul style="list-style-type: none"> - The content associated with the original 11 goals has been consolidated to form seven (7) goals to implement the vision. 	<ul style="list-style-type: none"> - The revisions more clearly emphasize the intent to develop a world-class logistics centre that supports regional economic growth, sustainable development, flexibility, and safety.
Topic 2: Development Cells		
<ul style="list-style-type: none"> - The primary area of development will be south of Township Road 232 (Southern Development Cell). - If typical industrial development is envisioned in the North Development Cell, a Special Policy Area for the lands north of Township Road 232 is redundant. 	<ul style="list-style-type: none"> - Development Cells have been removed from the Plan. 	<ul style="list-style-type: none"> - Lands south of Township Road 232 and adjacent to the CPKC mainline will be subject to “Rail Served Policy Area” policies that serve to ensure flexibility in site design for future tenants and the effective and efficient utilization of rail infrastructure.
Topic 3: Intermunicipal Collaboration		
<ul style="list-style-type: none"> - This level of collaboration will set a precedent for future intermunicipal projects with neighbouring municipalities. - Ensure that the roles of each municipality are clearly defined in policy to ensure the successful implementation of the Plan and the build-out of the Plan Area. 	<ul style="list-style-type: none"> - Several policies have been added to the servicing and implementation sections of the Plan to ensure coordination on review and approvals for development within the Plan Area, where necessary. 	<ul style="list-style-type: none"> - It will be important to continue building relationships with neighbouring partners as The City progresses through Joint Planning Area work in the future. - The policies developed through this process are intended to supplement the roles and responsibilities for each municipality outlined in the legal intermunicipal agreement that reflects the intermunicipal deal on shared investments, shared services, and shared benefits.