

**Planning & Development Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
C2018-0929  
Page 1 of 5**

## **Request for Reconsideration – South Shepard Reports**

### **EXECUTIVE SUMMARY**

Administration is requesting that Council reconsider the decision contained in the minutes of the 2018 January 31, Strategic Meeting of Council with respect to verbal report C2018-0122, recommendation 2 and the decision contained in the minutes of the 2017 July 31, Combined Meeting of Council with respect to report CPC2017-0276.

Council's decision on 2018 January 31 was directing Administration to report back on South Shepard reports CPC2017-270, CPC2017-276 and PFC2017-0445 as part of the analysis of all business cases related to Growth Management Overlay recommendations. Updated PFC2017-0445 recommendations have been included in the latest Growth Management Overlay recommendations, PFC2018-0678, and is directed to be forwarded to the 2018 July 30 Public Hearing Meeting of Council.

In response to reporting back on the remaining South Shepard reports, Administration recommends that one report combining both CPC2017-270 and CPC2017-276, come forward to the Combined Meeting of Council on 2018 September 10. This recommendation is aligned with the applicant's (Hopewell) request (Attachment 1) and will allow information and decisions with respect to the New Community Growth Strategy: Investment Recommendations (report PFC2018-0678) to inform CPC2017-270 and CPC2017-276.

### **ADMINISTRATION'S RECOMMENDATIONS:**

That Council:

1. Reconsider their decision, contained in the minutes of the 2018 January 31, Strategic Meeting of Council with respect to verbal report C2018-0122, recommendation 2;
2. Reconsider their decision, contained in the minutes of the 2017 July 31, Combined Meeting of Council with respect to report CPC2017-276;
3. Defer the South Shepard Reports, CPC2017-270 and CPC2017-276 to the 2018 September 10 Combined Meeting of Council; and
4. Direct Administration to incorporate the decisions with respect to the New Community Growth Strategy: Investment Recommendation (report PFC2018-0678) in the reporting back on 2018 September 10 for CPC2017-270 and CPC2017-276.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

At the Strategic Meeting of Council on 2018 January 31, Council received a verbal report, New Community Growth Strategy, C2018-0122, and as a result of that report, deferred the reporting back on the South Shepard reports as follows:

*Moved by Councillor Demong, Seconded by Councillor Chahal, that with respect to Verbal Report C2018-0122, the following be adopted:*

*That Council:*

### **Request for Reconsideration - South Shepard Reports**

---

- 1) *Received the public presentation with respect to Verbal Report C2018-0122, for information;*
- 2) *Defer the South Shepard Reports, CPC2017-270 and PFC2017-0445, to be brought to the Priorities and Finance Committee in 2018 Q2, as part of the analysis of all business cases related to Growth Management Overlay recommendations; and*
- 3) *Direct that the confidential presentation and closed meeting discussions with respect to Verbal Report C2018-0122, remain confidential subject to Section 23 and 24 of the Freedom of Information and Protection of Privacy Act of Alberta, until such time that Administration brings forward recommendations for the Strategic Growth Decision Framework to a regular meeting of Council, through the 2018 February 22 Regular Meeting of the Priorities and Finance Committee.*

At the Combined Meeting of Council on 2017 July 31, Council directed that three reports be heard together, namely PFC2017-0445, Strategic Growth and Funding in the South Shepard Area Structure Plan, CPC2017-270, Policy Amendment, Road Closure and Land Use Amendment, Residual Sub-Area 12C (Ward 12), East of Stoney Trail SE and North of Highway 22X, Bylaws 45P2017, 10C2017 and 271D2017, and CPC2017-276, Proposed Community and Street Name, Residual Sub-Area 12C (Ward 12), 146 Avenue, 104 Street, Marquis of Lorne and Stoney Trail. Council heard a presentation on report PFC2017-0445 but did not open the public hearing on reports PFC2017-0445 and CPC2017-270.

Council referred reports PFC2017-0445 and CPC2017-270, back to Administration, as follows:

*REFER, AS AMENDED, Moved by Councillor Demong, Seconded by Councillor Chu, that Council refer Reports CPC2017-270 and PFC2017-0445, as amended, as follows:*

- 1) *To the Administration to be brought back no later than the Public Hearing in 2018 March, and direct Administration to:*
  - a. *Have the Fire Chief, in conjunction with Calgary Building Services and independent consulting, complete a review of the Calgary Fire Department's Service Level Response Time Target policy, including an assessment of the impacts of residential sprinklers in growth areas and report back to Council through the SPC on Planning and Urban Development no later than 2018 March; and*
  - b. *Have the Director of Calgary Building Services, in consultation with the Fire Chief, complete an analysis of best practices, policies and performance objectives for Fire response times in other Canadian Municipalities and provide a comparison in relation to National and Provincial Building Code standards to inform the Service Level Response Time Target policy review, and report back to Council through the SPC on Planning and Urban Development no later than 2018 March;*

## **Request for Reconsideration - South Shepard Reports**

---

- c. *Incorporate the results of 1a and 1b, above, to inform the process for strategic growth analysis and decisions and revise recommendations on PFC2017-0445 and CPC2017-270, as necessary.*
- 2) *Direct Administration to undertake a review of the Calgary Fire Department medical response business model including relationship with Alberta Health Services, and return to Council through the Intergovernmental Affairs Committee no later than 2018 Q2.*

CPC2017-276, was also referred back to Administration, as follows:

*REFER, Moved by Councillor Stevenson, Seconded by Councillor Jones, that Council refer Report CPC2017-276 to the Administration to return to Council in conjunction with Reports CPC2017-270 and PFC2017-0445.*

### **BACKGROUND**

The two reports, CPC2017-270 and CPC2017-276, both relate to future growth within the South Shepard Area Structure Plan (ASP). CPC2017-270 is an application for road closure, policy and land use amendment within the boundaries of the ASP. CPC2017-276 is the Community and Street Naming application for the proposed community. Within the ASP, the proposed lands are subject to a Growth Management Overlay (Overlay). Before a decision of approval can be rendered on a land use amendment, Council must first decide to remove the related Growth Management Overlay.

Regarding the Overlay, PFC2017-0445 report and its updated recommendations have been incorporated into the latest Growth Management Overlay recommendations, PFC2018-0678 in response to Council's 2018 January 31 directions.

At the Priorities and Finance Committee on 2018 June 28, the New Community Growth Strategy: Investment Recommendations, PFC2018-0678, and its recommendations was presented. In this report, Administration has recommended a portfolio of new communities in which to invest at this time. The Overlay within the South Shepard Area Structure Plan was not recommended for removal in accordance with PFC2018-0678. The recommendations from PFC2018-0678 were directed to be forwarded to the 2018 July 30 Public Hearing of Council.

Further, on 2018 June 28, the Priorities and Finance Committee directed Administration to determine if any communities in addition to those identified in the portfolio recommendation, that meet the strategic alignment and market demand criteria, can be accommodated within the approved indicative tax rate range. If so, committee directed Administration to bring forward recommendations to approve these communities to the 2018 July 30 Combined Meeting of Council. Should Council approve additional communities on 2018 July 30, Administration will seek direction for those communities to proceed to the 2018 September 10 Public Hearing of Council to remove the Overlay

## **Request for Reconsideration - South Shepard Reports**

---

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Administration recommends that both CPC2017-270 and CPC2017-276, come forward to Council at the Combined Meeting of Council on 2018 September 10. Deferring these reports provides the opportunity for any applicable information and decisions with respect to the New Community Growth Strategy: Investment Recommendations (report PFC2018-0678), which will include decisions on South Shepard Growth Management Overlay, to be incorporated into Administration's recommendations on CPC2017-270 and CPC2017-276.

This approach provides Council the opportunity to consider the decision of PFC2018-0678 before rendering their decisions on the matters set out on the road closure, policy and land use amendment and community/street naming reports. Depending on Council's decision on the South Shepard Growth Management Overlay, CPC2017-270 recommendations may be affected. Regardless, when CPC2017-270 returns to Council, the land use amendment and the overlay bylaws will be prepared and advertised.

### **Stakeholder Engagement, Research and Communication**

The applicant agrees with the recommendations included in this report.

#### **Strategic Alignment**

N/A

#### **Social, Environmental, Economic (External)**

N/A

#### **Financial Capacity**

##### ***Current and Future Operating Budget:***

N/A

##### ***Current and Future Capital Budget:***

N/A

### **Risk Assessment**

Administration has mitigated any risks should Council decide not to defer these reports to 2018 September 10. As per Council's 2018 January 31 and 2017 July 31 directions, reports CPC2017-270 and CPC2017-276 have been advertised for the 2018 July 30 Combined Meeting of Council and will be on the same agenda as PFC2018-0678, should Council not accept Administration's recommendations in this report.

**Planning & Development Report to  
Public Hearing Meeting of Council**  
2018 July 23

**ISC: UNRESTRICTED  
C2018-0929  
Page 5 of 5**

**Request for Reconsideration - South Shepard Reports**

---

**REASON(S) FOR RECOMMENDATION(S):**

Administration recommends that both CPC2017-270 and CPC2017-276, come forward to Council at the Combined Meeting of Council on 2018 September 10. Bringing these reports back to Council at a later date is requested by the applicant (see Attachment 1) and will allow the information and decisions with respect to the New Community Growth Strategy: Investment Recommendations (report PFC2018-0678) to be incorporated into CPC2017-270 and CPC2017-276. Council should have the opportunity to consider the decision of PFC2018-0678 before rendering their decisions on the matters set out in the road closure, policy and land use amendment (CPC2017-270) and community/street naming (CPC2017-276) reports.

**ATTACHMENT(S)**

1. Applicant's request for deferral