Calgary

New Community Growth Strategy 2018 – Growth Management Overlay Removals Arising from PFC2018-0900

C2018-0983

Combined Meeting of Council

2018 September 10

ISC: Unrestricted

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Background

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 11 2018
8.2.4
ITEM: C2018-0983
Distribution
CITY CLERK'S DEPARTMENT

- On 2018 July 30, Council approved a total of 14 new communities for the 2018 New Community Growth Strategy
- **Eight** communities were recommended for approval through PFC2018-0678, and associated Growth Management Overlays were removed on 2018 July 30
- An additional **six** communities were approved by Council through C2018-0900 on July 30
- Council directed Administration to bring forward Growth Management Overlay removal Area Structure Plan (ASP) amendments for the six additional communities:
    - **Keystone Hills ASP** (2 communities)
    - **East Stoney ASP** (1 community)
    - **Belvedere ASP** (1 community)
    - **South Shepard ASP** (1 community)
    - **Glacier Ridge** (1 community)

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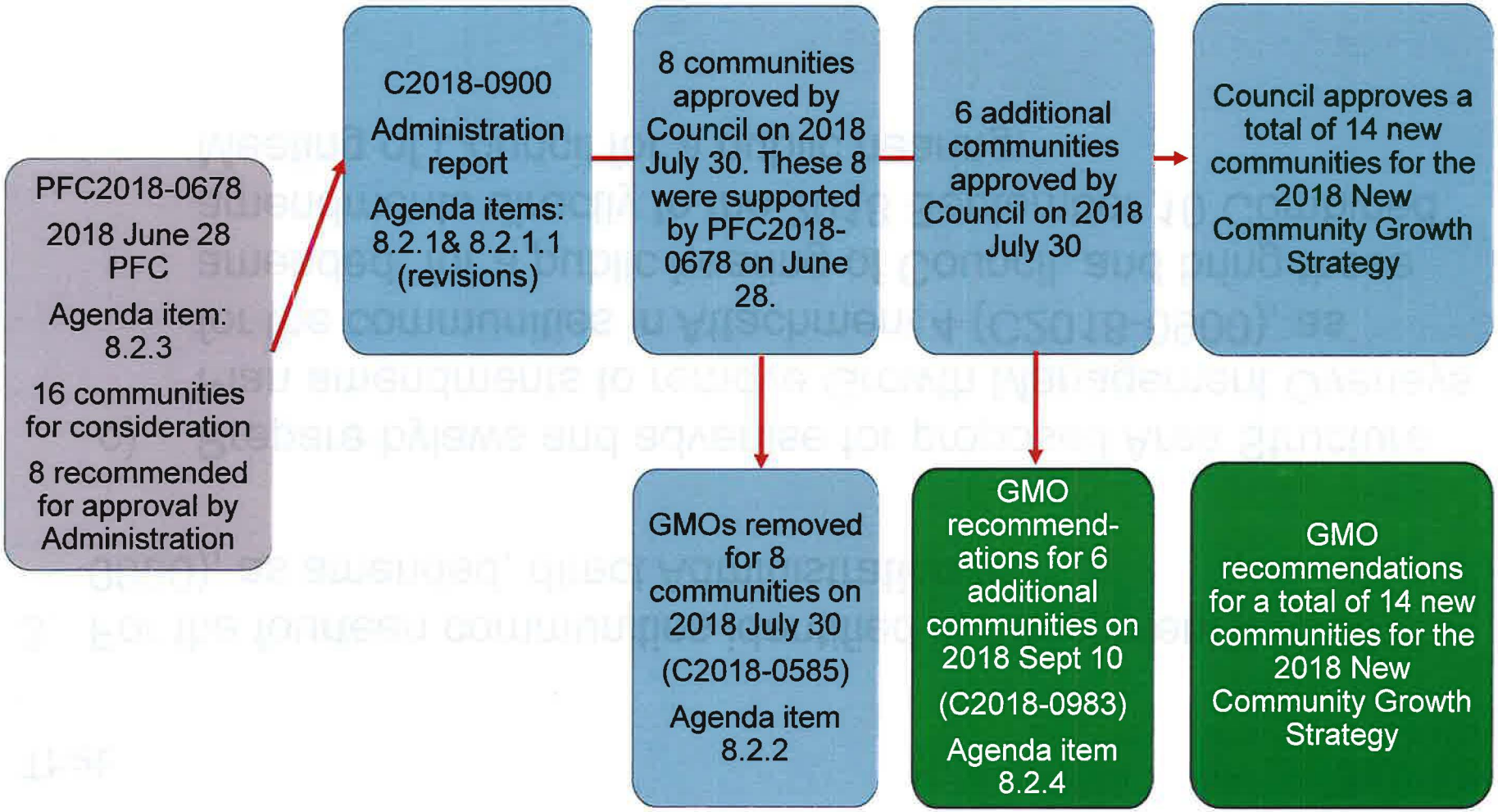
Council Recommendations from 2018 July 30

That:

3. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended, direct Administration to:

   c) Prepare bylaws and advertise for proposed Area Structure Plan amendments to remove Growth Management Overlays for the communities in Attachment 4 (C2018-0900), as amended, for a public hearing of Council, and bring these amendments directly to the 2018 September 10 Combined Meeting of Council for a public hearing;

New Community Growth Strategy 2018



PFC Recommendation to Council | July 30: Council Decisions | Sept 10: For Decision

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Rocky View County Considerations

- On 2018 September 5, Administration reached out to Rocky View County regarding the Growth Management Overlay removal ASP amendments
- This was much shorter than the customary 30 day review period specified in the Rocky View County / City of Calgary Intermunicipal Development Plan
- Rocky View County subsequently requested that the East Stoney Overlay removal ASP amendment be delayed to allow the County 30 days for a response
- Rocky View County does not have concerns with any other ASPs proposed for GMO removal
- The proponents of the associated development have been briefed on this matter
- Administration is proposing an amended the recommendation in order to accommodate Rocky View County's request

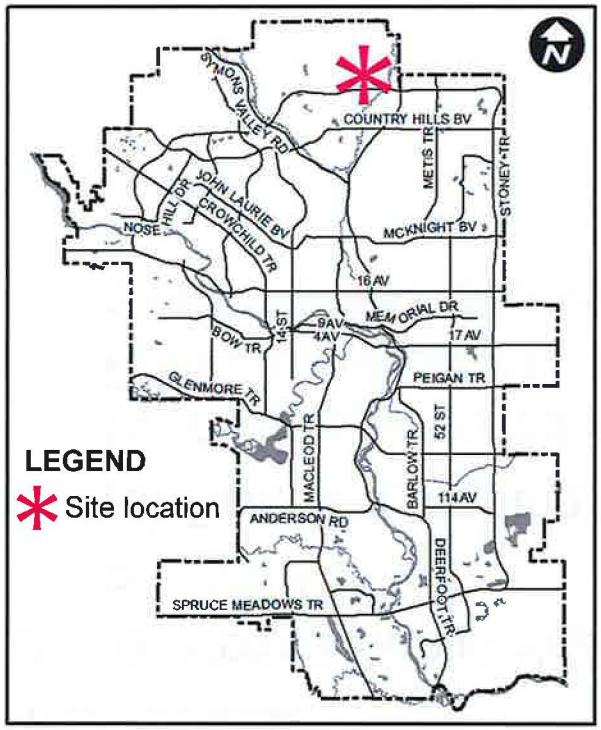
Administration Recommendation (1/5)

That Council:

1. (a) Hold a Public Hearing on Bylaw 68P2018 (Attachment 1, Keystone Hills ASP);

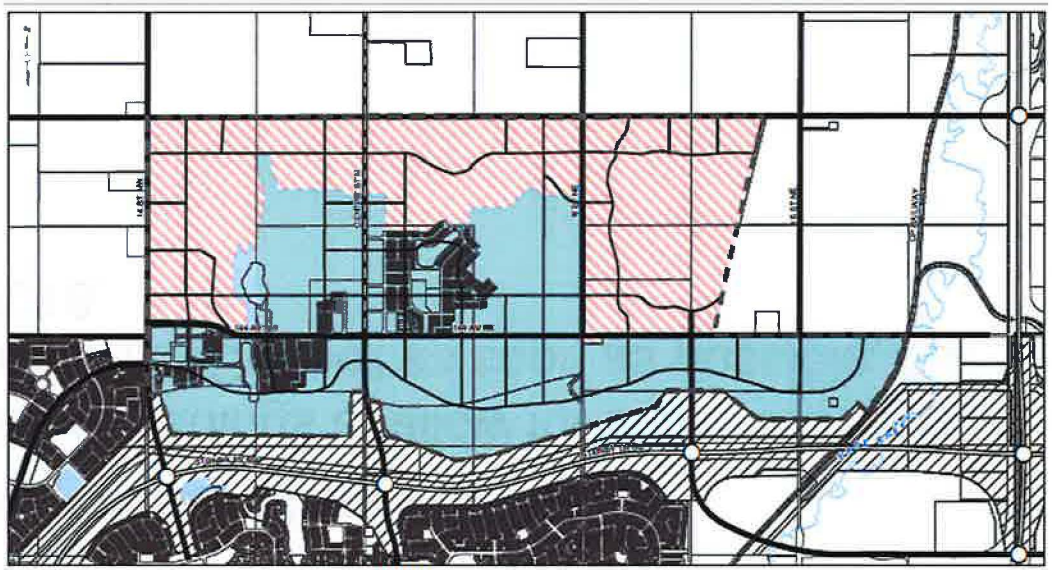
   (b) Give three readings to the proposed Bylaw 68P2018 in Attachment 1

Keystone Hills Bylaw 68P2018



Schedule A

Revised Map 4 – "Growth Management Overlay"



Map 4

Growth Management Overlay

Legend
- Transportation/Utility Corridor
- Plan Area Boundary
- Growth Management Overlay
- Growth Management Overlay Removal Area*
- Skeletal Road
- Arterial Road
- Urban Boulevard
- 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.

A portion of the Growth Management Overlay removal area may not be fully serviced to City standards. Land Use must not be approved within the area without resolution of all servicing requirements including corresponding capital and operating budget approval and including meeting Council's 2018 March 19 direction provided through report PUD2018-0173.

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Administration Recommendation (2/5)

Report Recommendation:

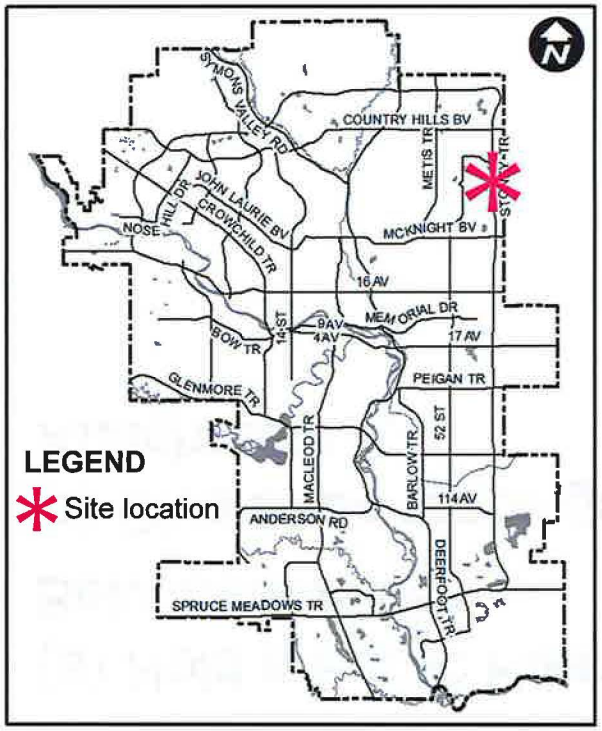
That Council:

2. (a) Hold a Public Hearing on Bylaw 69P2018 (Attachment 2, East Stoney ASP);

   (b) Give first reading to the proposed bylaw 69P2018

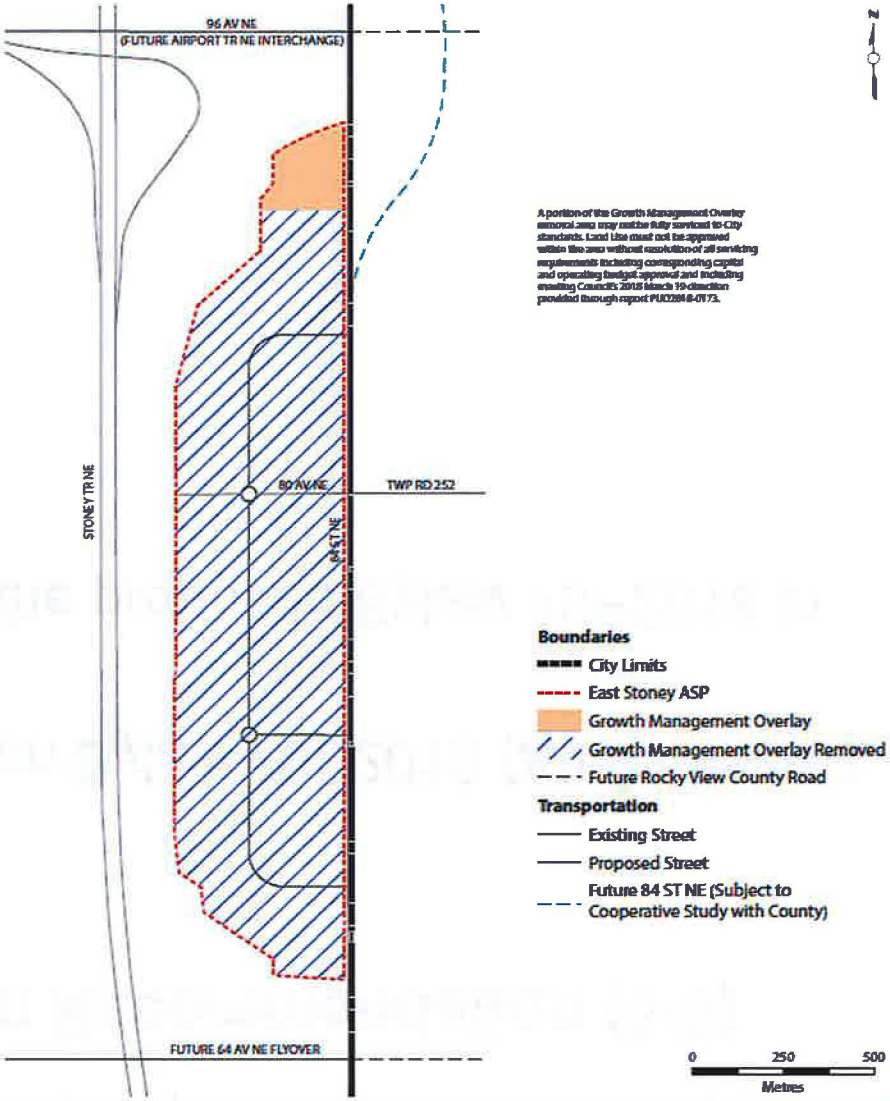
   (c) Withhold second and third readings to allow for consultation with Rocky View County, and return to Council as soon as possible, but no later than December 2018.

East Stoney Bylaw 69P2018



Schedule A

Revised Map 7 – "Growth Management Overlay"



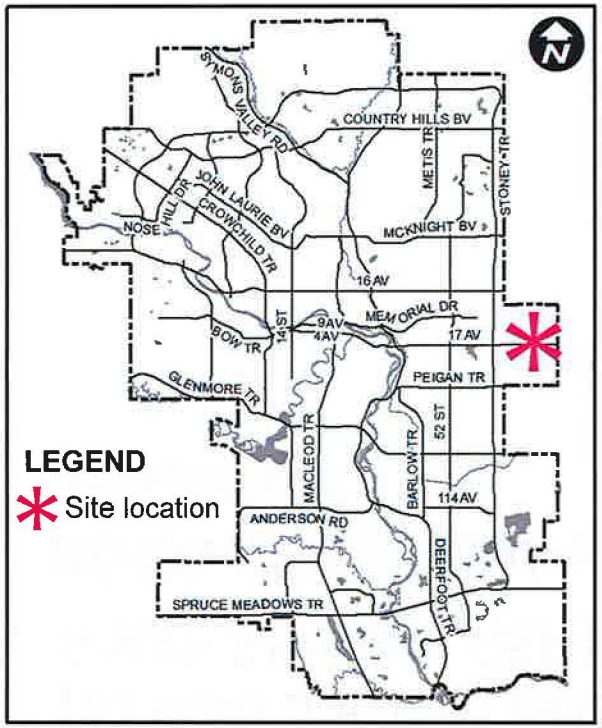
Administration Recommendation (3/5)

That Council:

3. (a) Hold a Public Hearing on Bylaw 70P2018 (Attachment 3, Belvedere ASP);

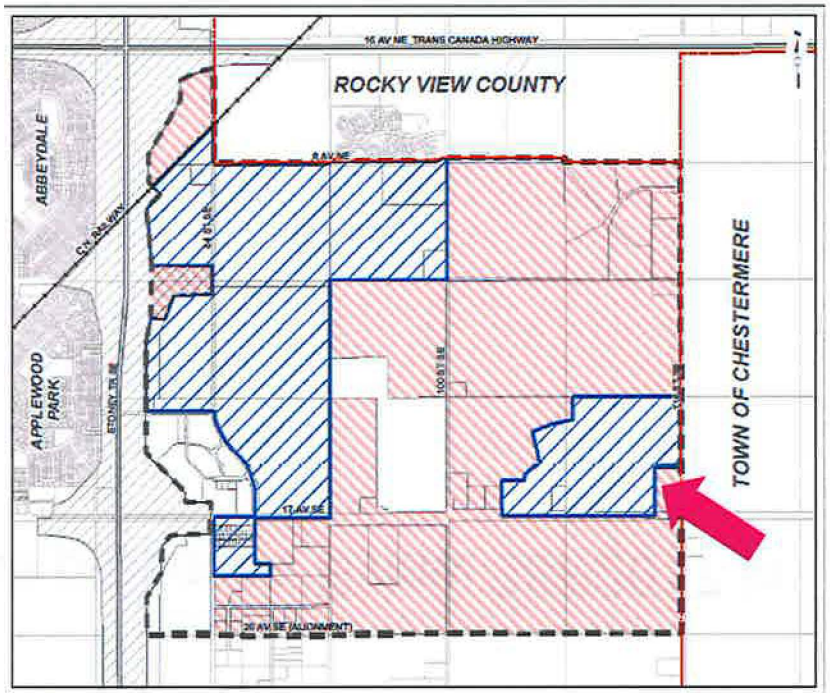
   (b) Give three readings to the proposed Bylaw 70P2018 in Attachment 3;

Belvedere Bylaw 70P2018



Schedule A

Revised Map 4 – "Growth Management Overlay"



Map 4

Growth Management Overlay

Legend

- City / Town / County Limits
- Transportation / Utility Corridor
- Plan Area Boundary
- Growth Management Overlay
- Growth Management Overlay Removed

0 200 400 600 800 1,000
Metres

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Administration Recommendation (4/5)

That Council:

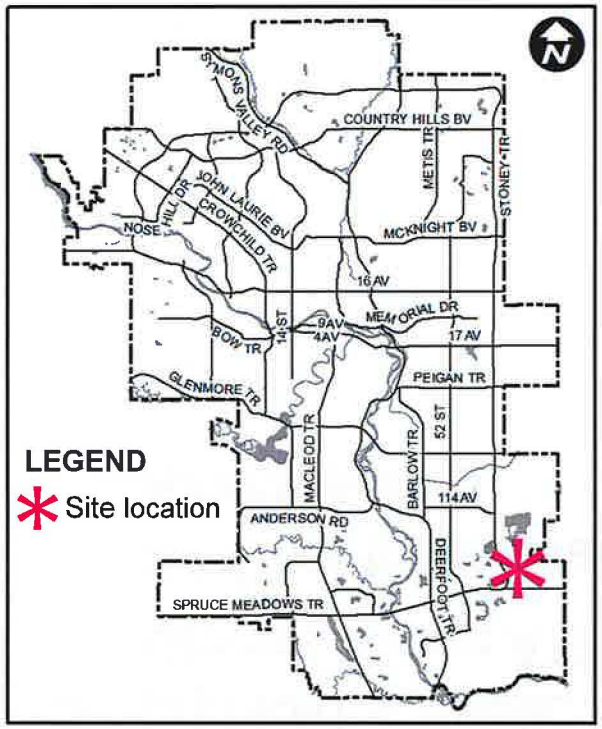
4. (a) Hold a Public Hearing on Bylaw 38P2017 (Attachment 4, South Shepard ASP);

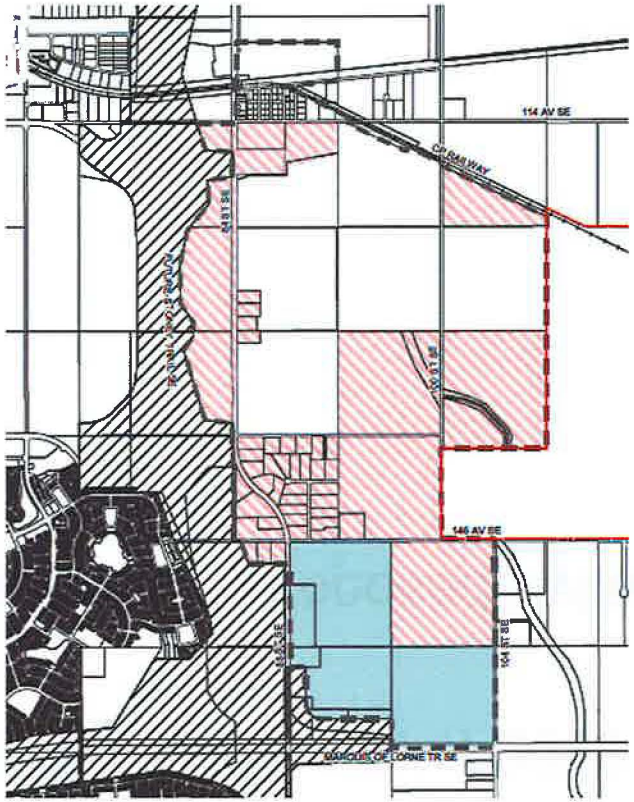
   (b) Give three readings to the proposed Bylaw 38P2017 in Attachment 4;

South Shepard Bylaw 38P2017

Schedule A

Revised Map 14 – "Growth Management Overlay"





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Administration Recommendation (5/5)

That Council:

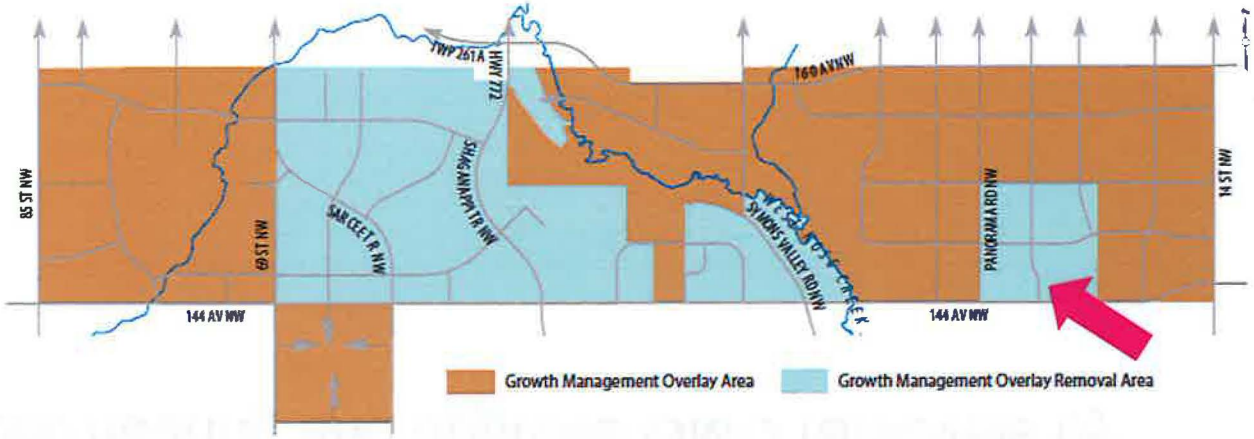
5. (a) Hold a Public Hearing on Bylaw 71P2018 (Attachment 5, Glacier Ridge ASP);

   (b) Give three readings to the proposed Bylaw 71P2018 in Attachment 5

Glacier Ridge Bylaw 71P2018

Schedule A

Revised Map 10 – "Growth Management Overlay"



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Reason for Recommendation

- Rationale for Growth Management Overlay (GMO) removal provided as part of 2018 July 30 report (PFC2018-0900), and responds to consequential Council direction to hold 2018 September 10 public hearing and approve GMO removals by bylaw (five)