

Planning & Development Report to
Intergovernmental Affairs Committee
2019 May 16

ISC: UNRESTRICTED
IGA2019-0661

Update on the Calgary-Chestermere Intermunicipal Interface Policy Project at Range Road 284 – Municipal Boundary between The City of Calgary and The City of Chestermere (POL2017-0012)

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the Calgary-Chestermere Intermunicipal Interface Policy project. This project seeks to provide a policy framework to create an active, high-quality interface along Range Road 284. Due to challenges in advancing the project to fulfill Council direction, Administration is seeking a deferral of the project to Q1 2020.

ADMINISTRATION RECOMMENDATION:

That the Intergovernmental Affairs Committee recommend that Council:

1. Direct Administration to continue work on the Intermunicipal Interface Policy, in cooperation with The City of Chestermere, and to report back to Council through the SPC on Planning and Urban Development no later than Q1 2020.

RECOMMENDATION OF THE INTERGOVERNMENTAL AFFAIRS COMMITTEE, DATED 2019 MAY 16:

That the Administration Recommendation contained in Report IGA2019-0661 be adopted.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2019 February 04 Combined Meeting of Council:

That the Agenda for today's Meeting be amended, by bringing forward and referring Item 11.2.1, Report on Intermunicipal Interface Policy Plan at Range Road 284 – Municipal Boundary between The City of Calgary and The City of Chestermere (POL2017-0012), C2019-0066 to the Administration to work with their counterparts in Chestermere and for further consultation with stakeholders and to return to Council no later than 2019 Q2.

At the 2018 December 20 Intergovernmental Affairs Committee (IGA) meeting:

That the Intergovernmental Affairs Committee recommend that Council:

1. Direct Administration, (Planning and Development) to send a report on the Intermunicipal Interface Project to the 2019 February 04 Combined Meeting of Council recommending that Council approve the three directions coming from the 2018 December 07 Calgary-Chestermere Intermunicipal Committee: to affirm the vision, confirm the timeline, and accept the implementation strategies; and
2. Direct Administration (Transportation), to begin discussions with Chestermere Administration to explore the possibility of transit service between Calgary and Chestermere and report back to IGA with an update on discussions in Q4 2019.

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BACKGROUND

The Intermunicipal Interface Policy project is a joint policy project by Calgary and Chestermere in response to direction from the Calgary-Chestermere Intermunicipal Committee (IMC). Both Administrations have been working collaboratively since 2015 on developing planning principles for their common boundary, referred to as the Interface Area. As detailed in Attachment 1, the vision for the area was established through the 2015 draft Memorandum of Understanding and updated by the project team in 2018.

The areas within Calgary's jurisdiction are generally contained in the Belvedere Area Structure Plan (ASP) boundary and are intended as residential areas. Quarter sections south of the Belvedere ASP have no local area plan. Lands north of the Belvedere ASP are within Rocky View County's jurisdiction and are identified within the Conrich ASP as business and industrial areas. In Chestermere, the impacted lands are within the Waterbridge Master ASP and are generally identified as residential areas.

Currently there are four outline plans within the Interface Area that were approved by City of Chestermere Council in 2017 and 2018. This amounts to approximately seventy percent of the entire length of the Interface Area. City of Calgary Administration raised concerns with policy implementation for the approved outline plans along City of Chestermere boundaries since the plans were circulated to us.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Following Council's direction on 2019 February 04, City of Calgary Administration met with stakeholders, including landowners, to have an initial discussion on the policy project. It was the intent to host a joint meeting in April 2019 with all developers and landowners in the Interface Area to further the discussion. This meeting, however, did not take place and is now expected to occur at the end of May 2019.

As per the IMC's direction, the policy project must be jointly developed by The City of Calgary and The City of Chestermere. Administration has experienced challenges that have delayed progress on the project. These challenges include resourcing and scheduling, and alignment on strategies for the policy. Due to this, Administration considered two options: abandonment or deferral.

Given the value that this policy would provide for both municipalities, Administration is recommending a final deferral to Q1 2020. Any further delays to this policy initiative will impact Community Planning's resource availability for the Multi-Community Local Area Plans work program.

Stakeholder Engagement, Research and Communication

The City of Calgary hosted an open house to consult with stakeholders on 2019 February 20, which was attended by landowners within the Interface Area of both municipalities. Chestermere administration attended the meeting. The intent of this first meeting was to introduce and

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discuss the project. Due to challenges, a follow-up meeting with stakeholders is required and is anticipated to take place at the end of May 2019.

Additional engagement included a meeting with Rocky View County and a conversation with Alberta Infrastructure. The City of Calgary Administration was advised that the City of Chestermere met separately with developers and landowners within the Interface Area in Chestermere.

Strategic Alignment

The Intermunicipal Interface Policy Project has the potential to align with City of Calgary guiding policies.

Social, Environmental, Economic (External)

The final plan, when approved or endorsed by both Councils, would guide development in Calgary and Chestermere along Range Road 284 towards creating an active and high-quality interface area.

Social

The proposed vision provides opportunities for a wide range of housing types along the interface area as well as enhances the east/west connections between both municipalities to foster cross-municipality social integration and connectivity.

Environmental

The vision focuses on protecting natural features such as wetlands and treed areas, where possible, and allowing for an efficient use of land and resources. Opportunities for renewable energy options as well as other technologies to promote sustainable development will be explored as part of the plan development, where appropriate.

Economic

The vision seeks to enable the creation of economic nodes strategically located in important intersections, where mixed-use development could support a live/work/play lifestyle

Financial Capacity

Current and Future Operating Budget

Policy work is currently sufficiently funded, through to 2019 Q3, in our current operating budget. Deferring the plan to Q1 2020 could be accommodated within the current operating budget.

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Current and Future Capital Budget

There are no known impacts to the current and future capital budgets. Impact to current and future capital budgets will be assessed as part of the policy development.

Risk Assessment

As Administration is dependent on engagement with the City of Chestermere and stakeholders to resolve outstanding issues, a deferral may not result in the project being completed by Q1 2020. Furthermore, any additional delays to this policy initiative will impact Community Planning's resource availability for the Multi-Community Local Area Plans work program.

REASON(S) FOR RECOMMENDATION(S):

Administration at The City of Calgary and The City of Chestermere require Council direction on how to proceed with the Calgary-Chestermere Intermunicipal Interface Policy Project.

ATTACHMENTS

Attachment 1: Report on Intermunicipal Interface Policy Plan (C2019-0066)