

**Calgary**



# **Calgary-Chestermere Interface Intermunicipal Development Plan**

Update to Stakeholders  
2019 December 10



# Interface Intermunicipal Development Plan

## Purpose

1. Legislative framework
1. Timeline
2. The Plan - Draft
3. Input



# Interface Intermunicipal Development Plan

## Legislative and Policy Framework



# Interface Intermunicipal Development Plan

2015 ○ Draft Memorandum of Understanding

2017 ★ Interface Policy project started

Chelsea & BridgePort  
OP's approved

Q4 2018 ● Calgary-Chestermere Intermunicipal Committee affirmed the Vision. Directed administrations to seek affirmation from both councils

Waterford Estates 1&2  
OP's approved

Q1 2019 ● Calgary and Chestermere councils - project referred back  
Initial joint engagement with stakeholders

Q2 2019 ● Calgary Intergovernmental Affairs Committee and councils  
Second developers and landowners' meeting

Q3 2019 ● TAC team work  
Third developers and landowners' meeting

TwinHills OP  
approved

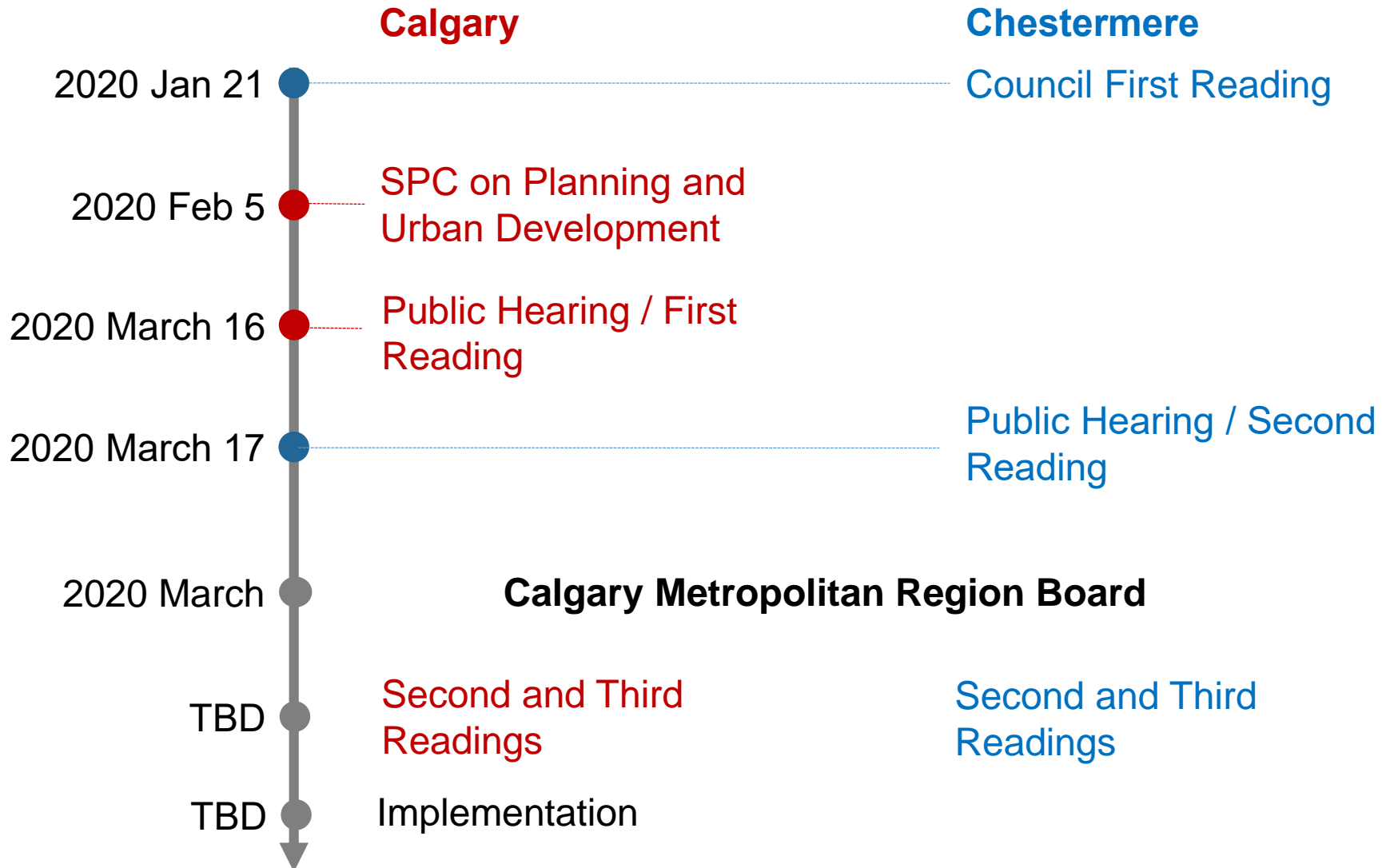
Q4 2019 ● Draft policy circulated to all stakeholders  
Fourth developers and landowners meeting  
Calgary Planning Commission (in-camera)  
Chestermere Council (in-camera)

Q1 2020 ○ Final policy document  
Approval process begins



# Interface Intermunicipal Development Plan

## The Approval Process





# Interface Intermunicipal Development Plan

## The Plan - Draft

- Jointly developed by both municipalities
- High level policies to
  - outline collaboration and coordination
  - guide completion of studies
- Detailed policies to allow for consistency
- Circulated: 2019 Nov 19.
- Comments were due 2019 Dec 3

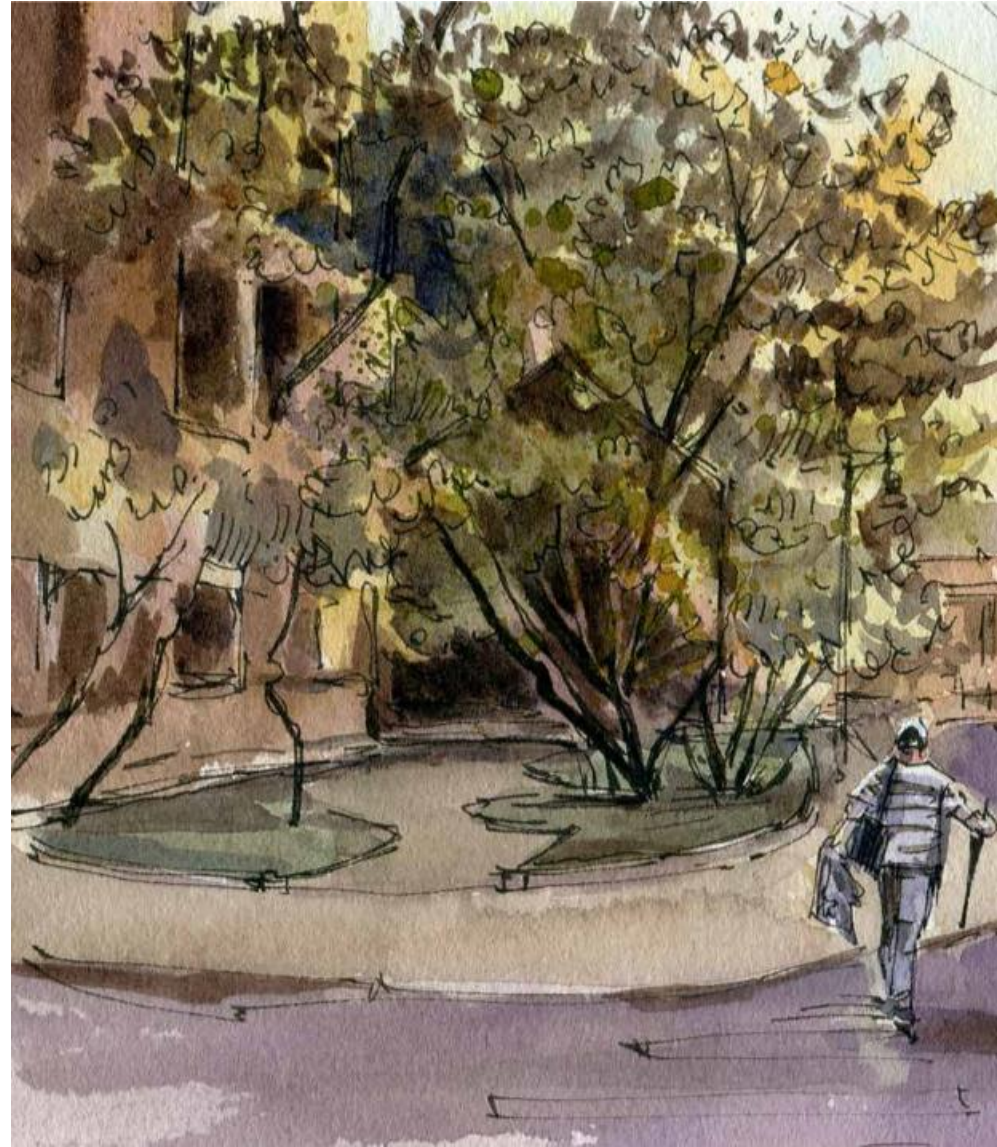


**CALGARY-CHESTERMERE INTERFACE**  
INTERMUNICIPAL DEVELOPMENT PLAN

In Partnership with:

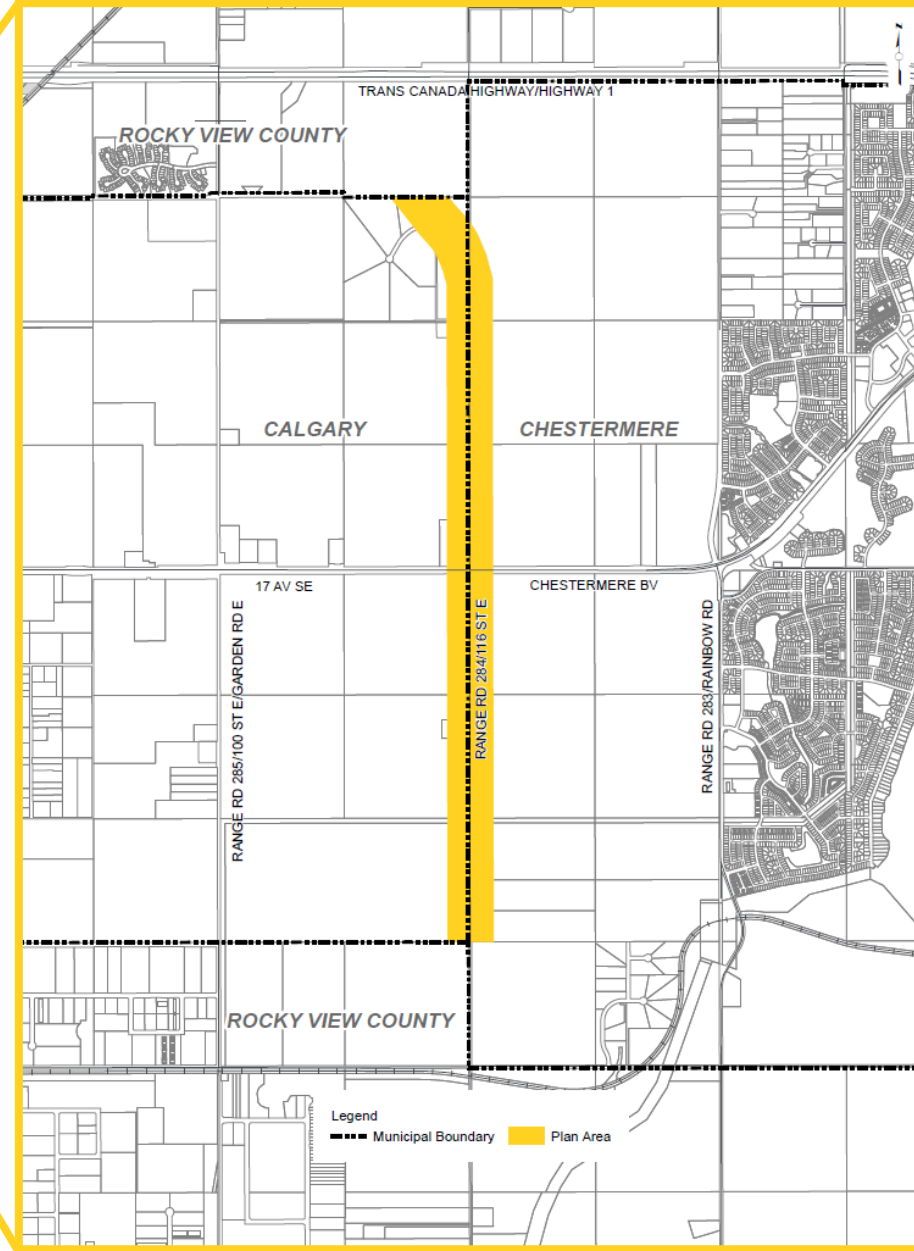
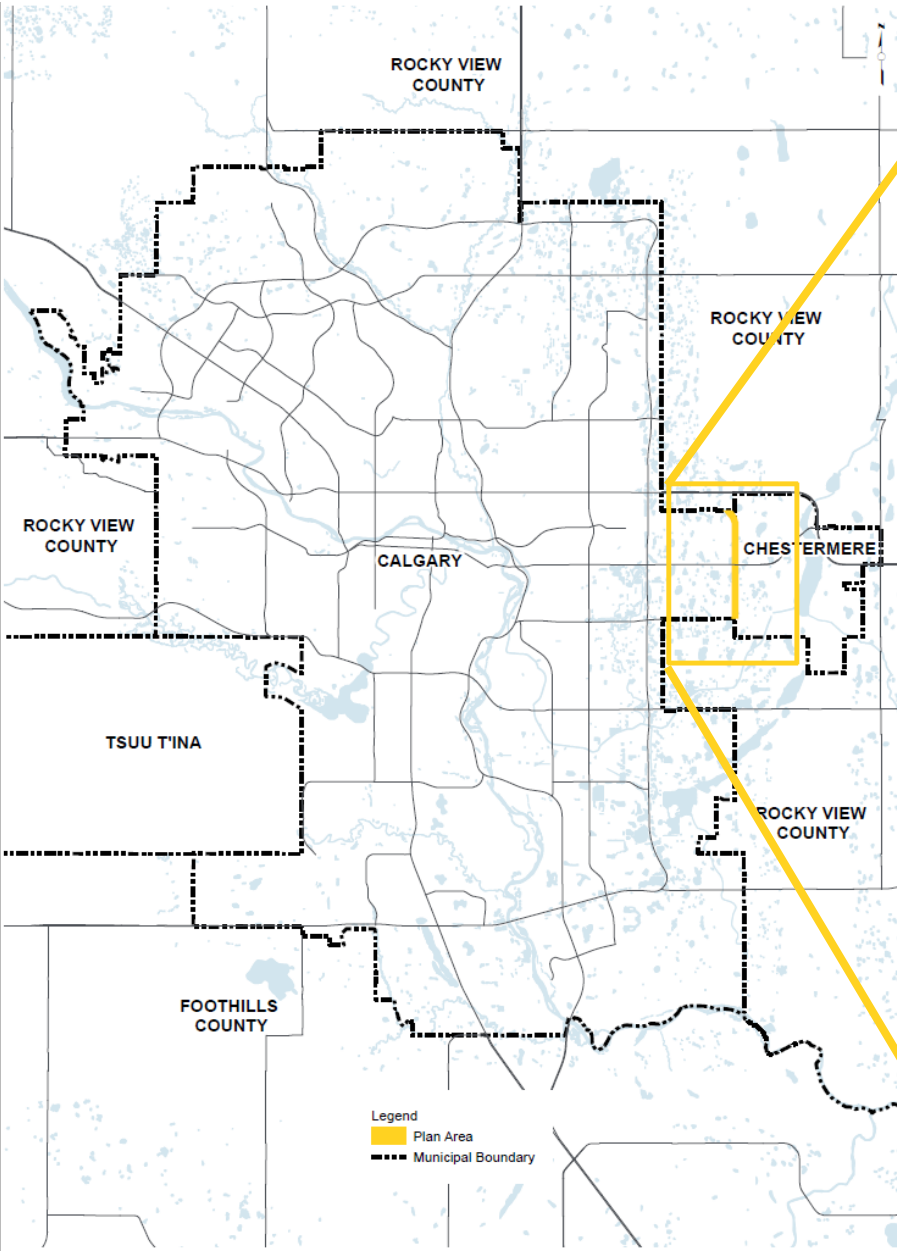
## Document Structure

- Introduction
- Land Use Concept
- Open Space Network
- Mobility
- Streetscape Elements
- Intergovernmental Collaboration





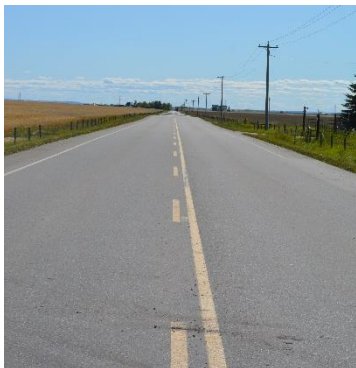
# Interface Intermunicipal Development Plan





## Vision

The Plan Area will become an attractive, unique, high-quality and vibrant residential corridor with mixed-use Nodes and gathering areas near Natural Features. The Plan Area will offer a pleasant pedestrian experience and will be well connected for local and regional transportation by various travel modes



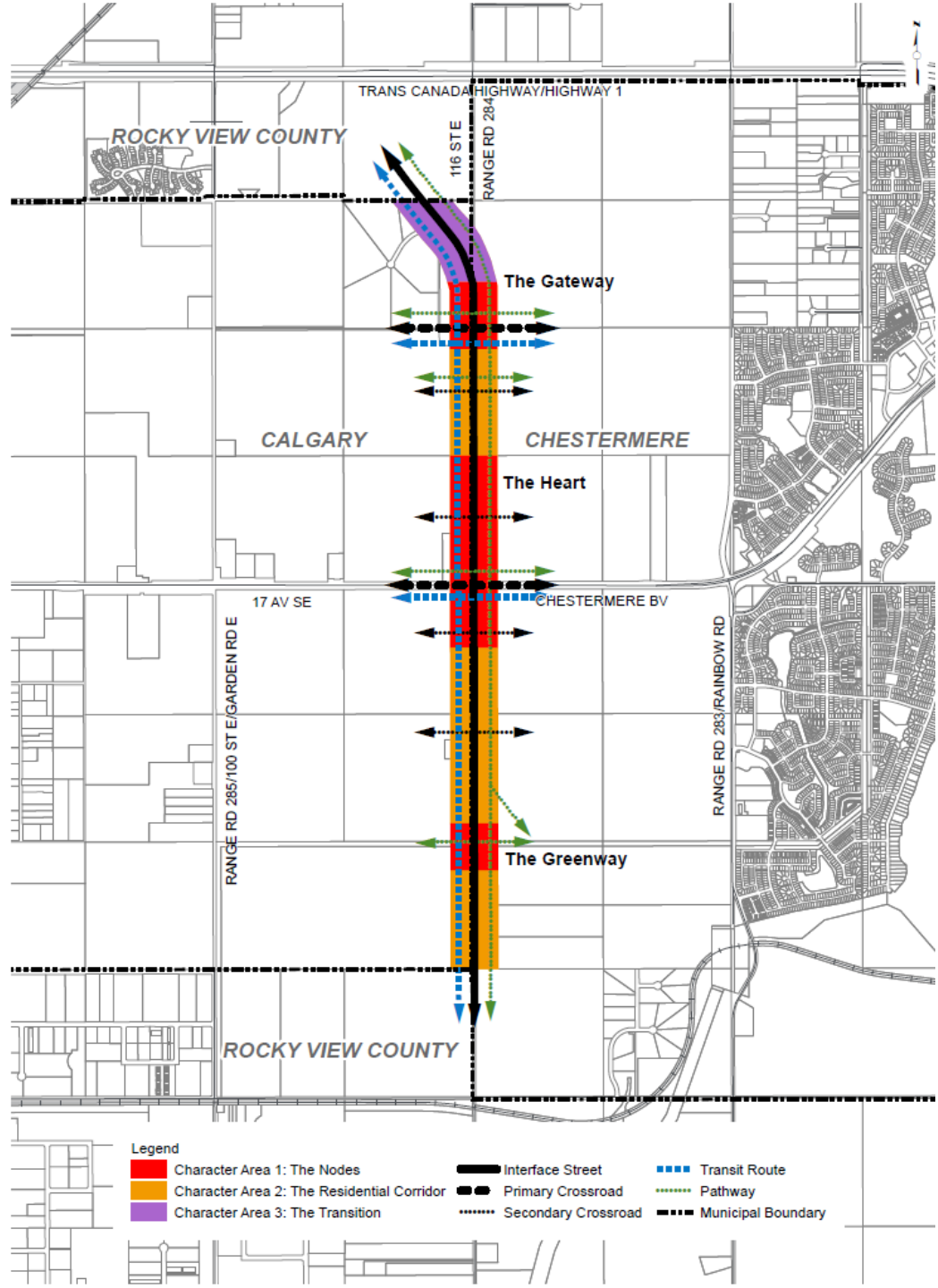
## Values and Core Ideas

- Working together
- Acknowledging uniqueness
- Creating an attractive and active pedestrian experience
- Creating vibrant mixed-use nodes
- Creating a well-connected street
- Protecting and integrating nature



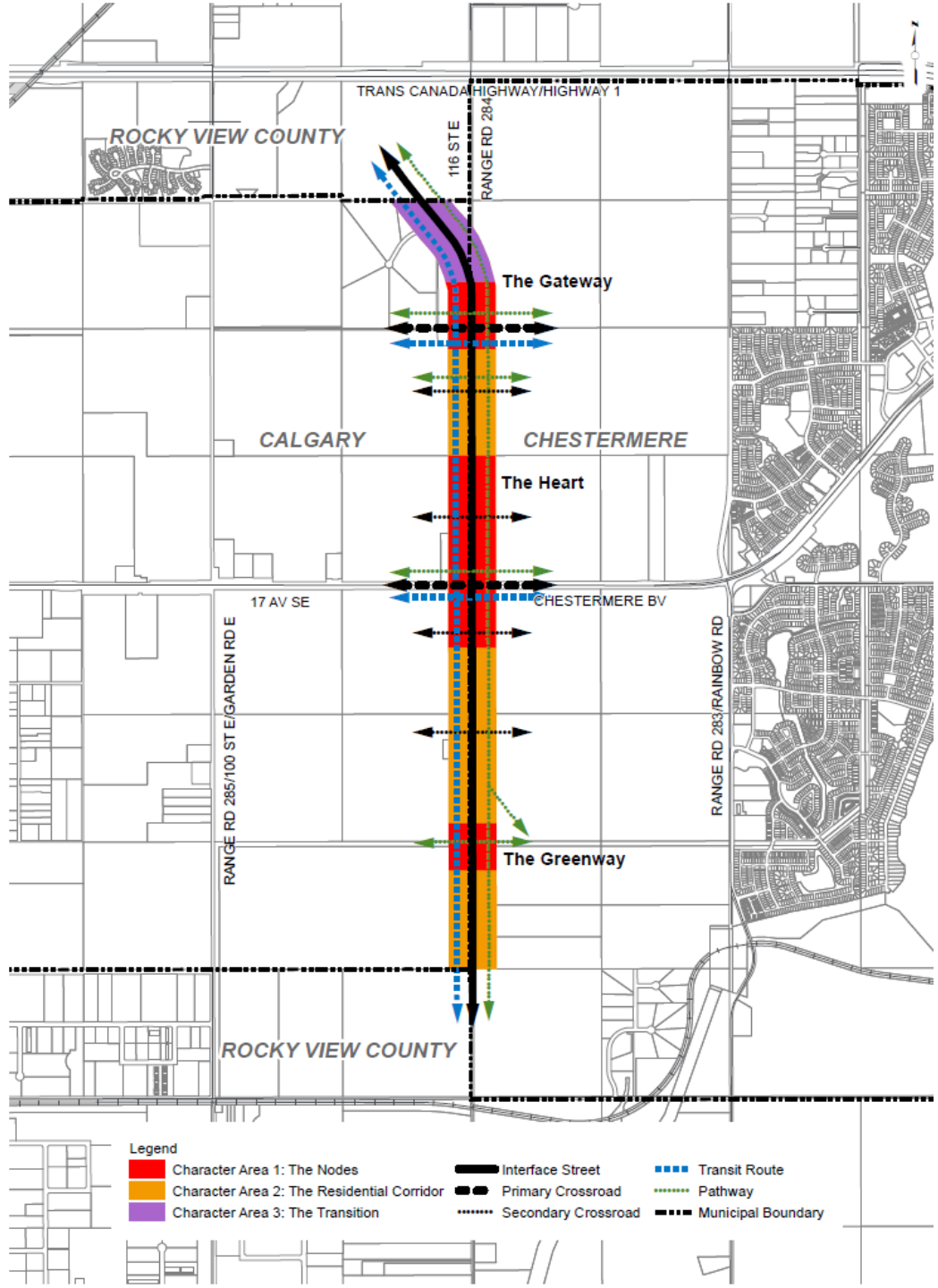
# Character Areas

- The Nodes
- The Residential Corridors
- The Transition



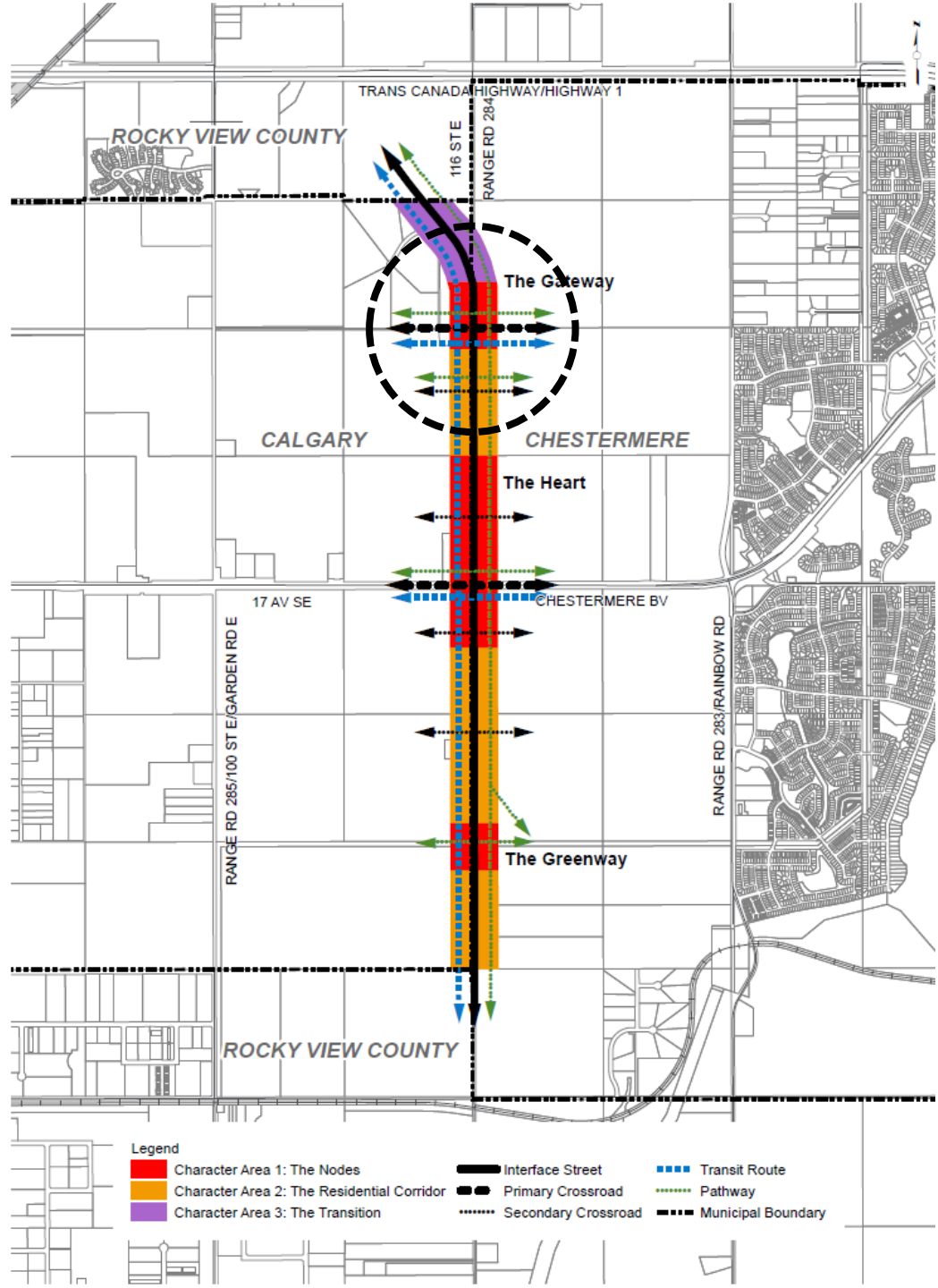


# The Nodes



## The Nodes

- The Gateway



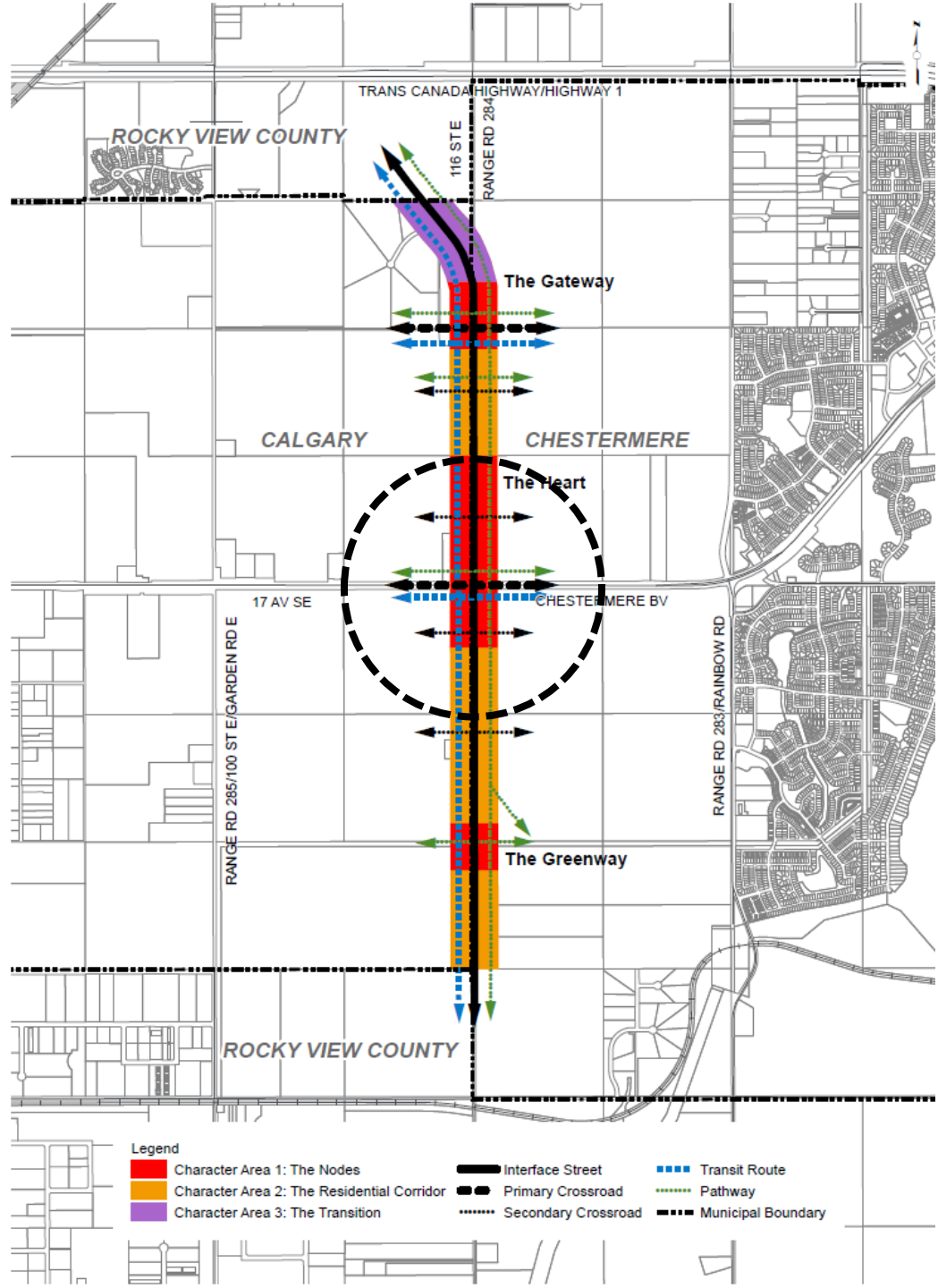
# Interface Intermunicipal Development Plan





## The Nodes

- The Gateway
- The Heart





# Interface Intermunicipal Development Plan

ORIGINAL  
(ARCHIVE)

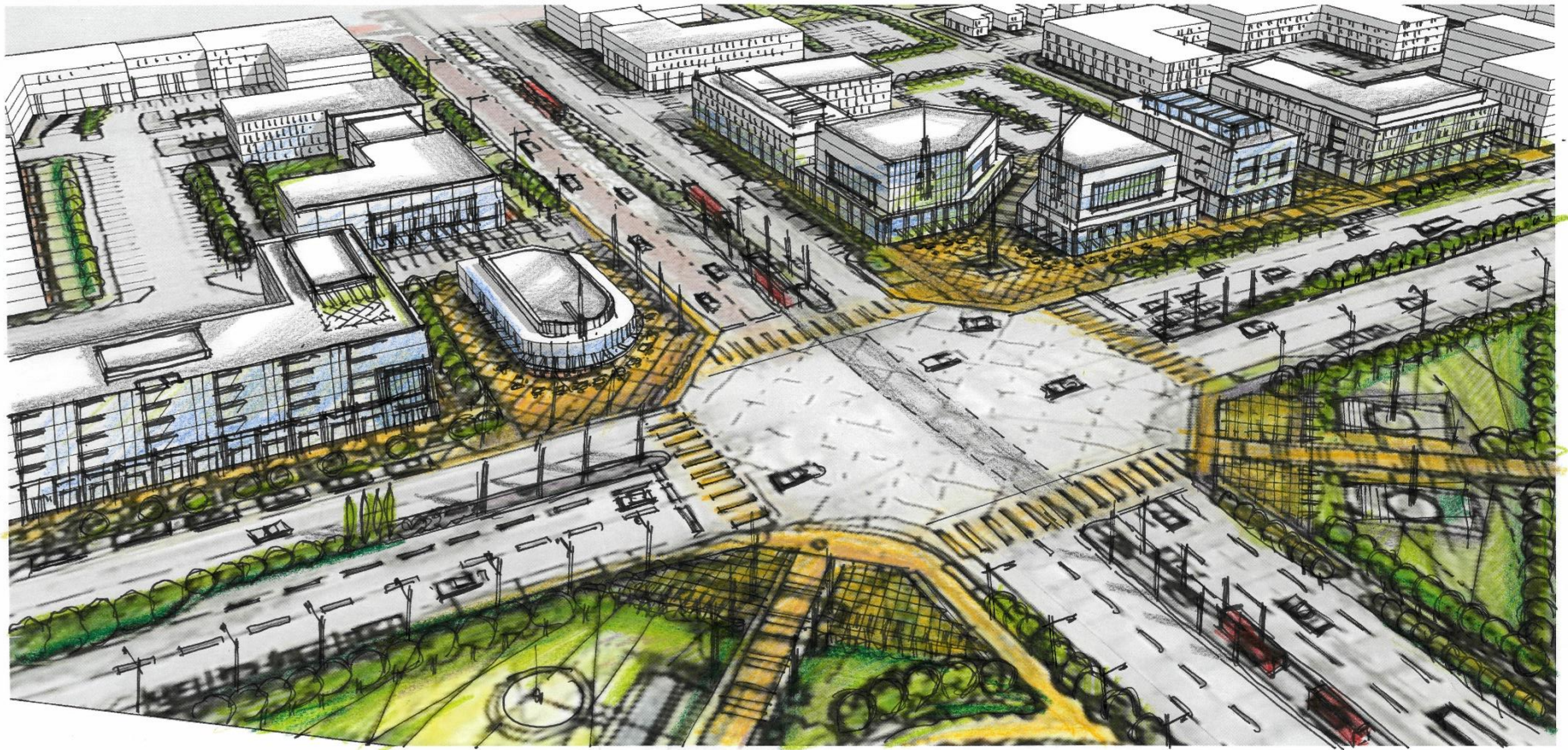




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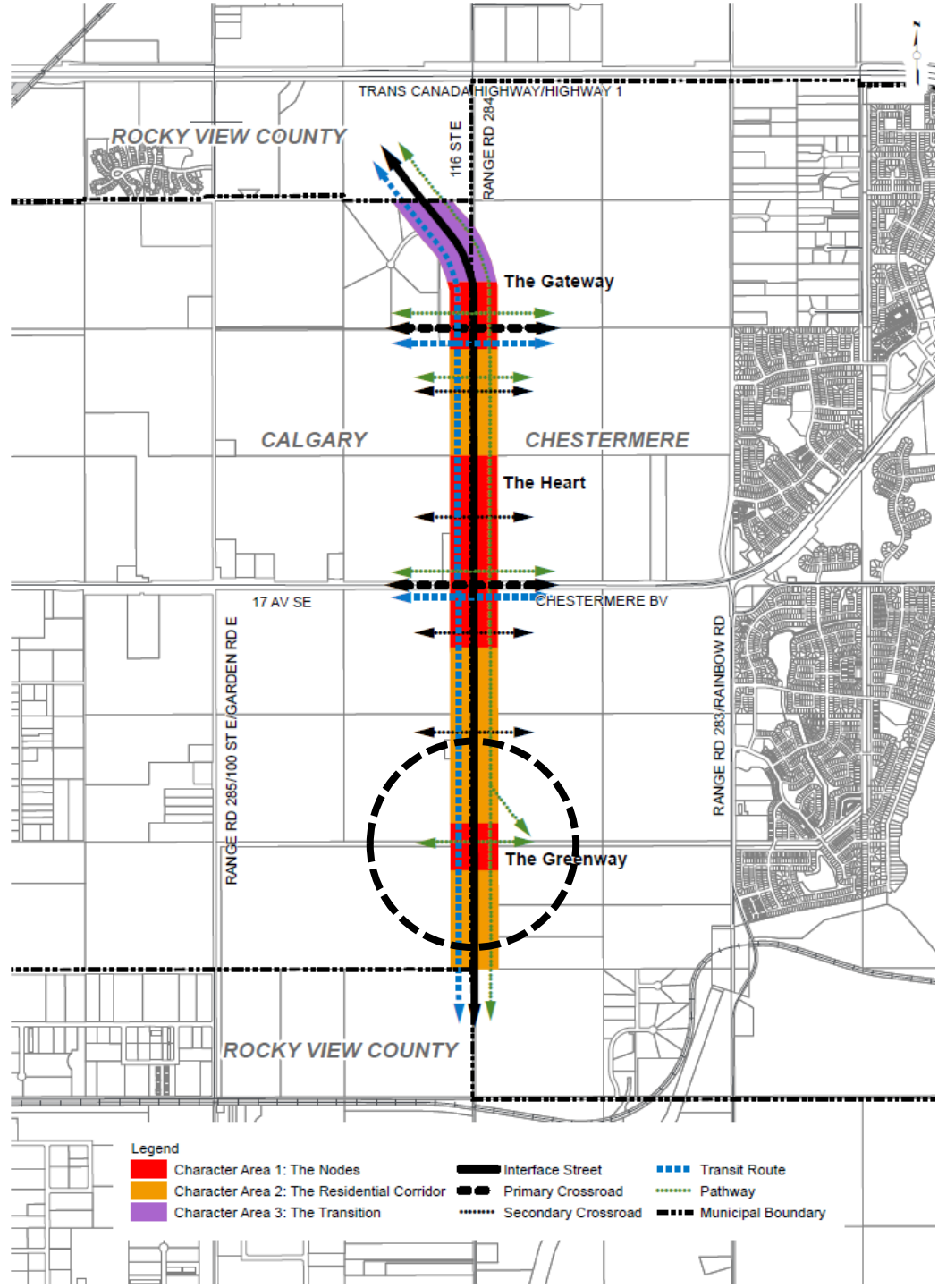
# Interface Intermunicipal Development Plan





## ■ The Nodes

- The Gateway
- The Heart
- The Greenway



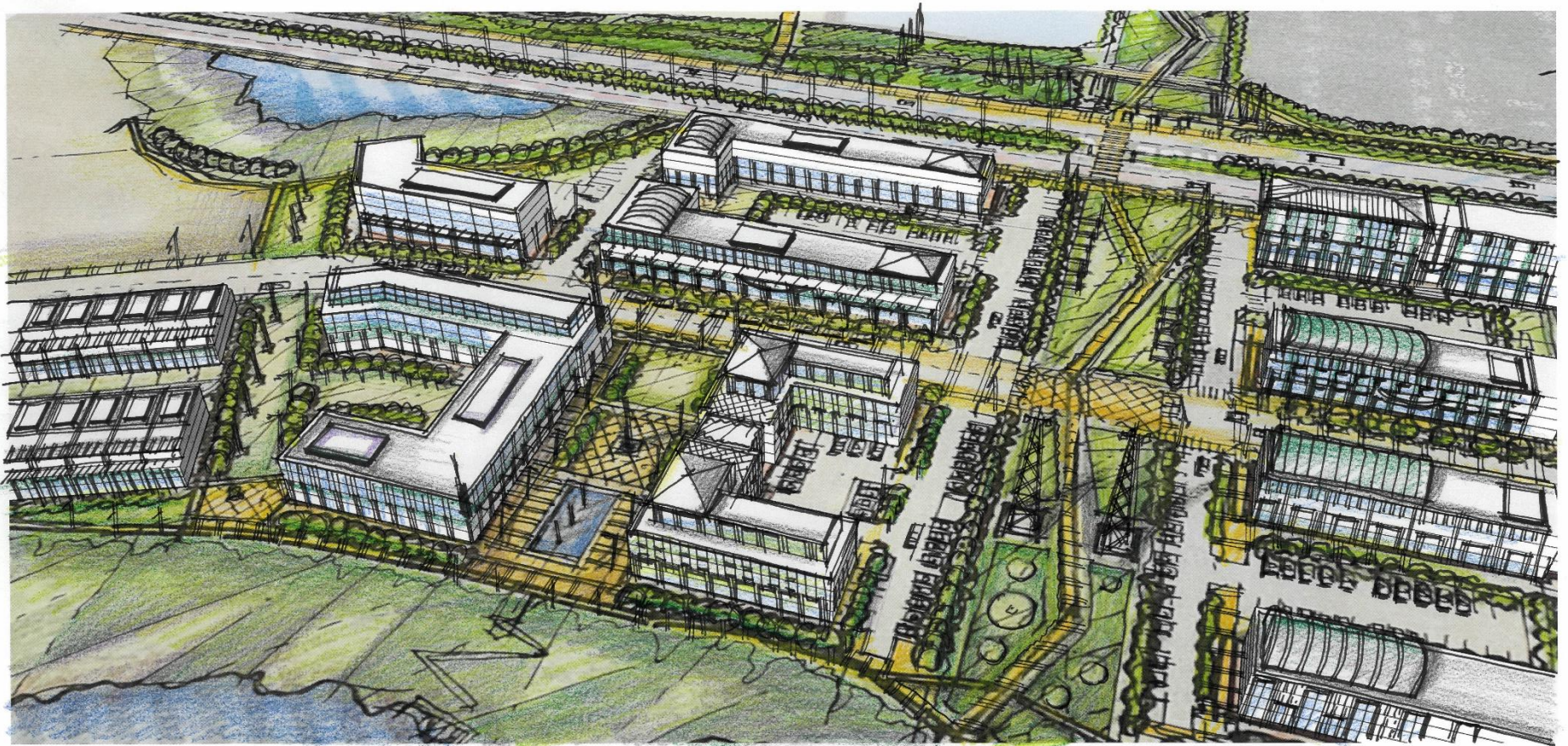


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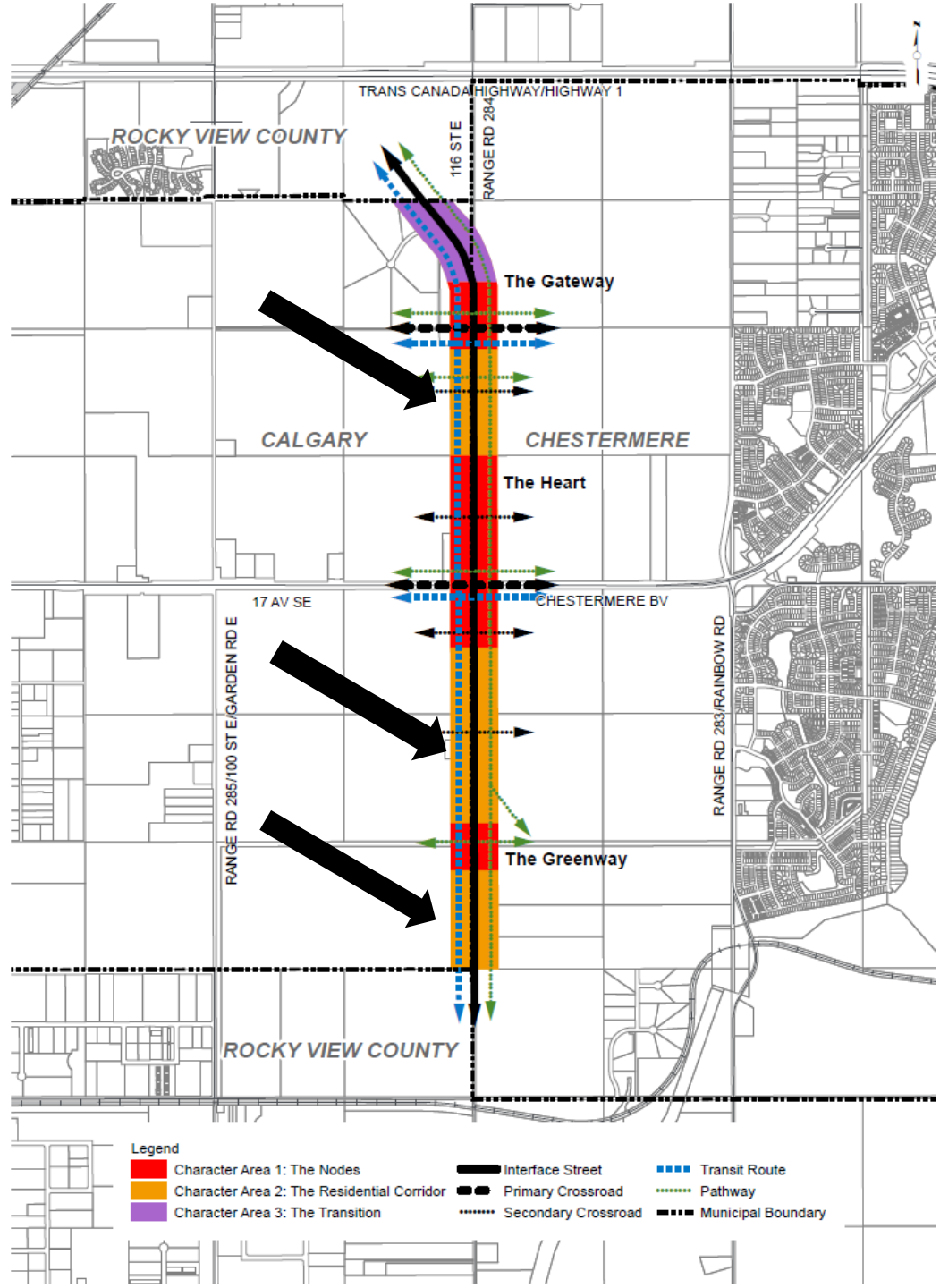
# Interface Intermunicipal Development Plan

ORIGINAL  
ARCHIVE



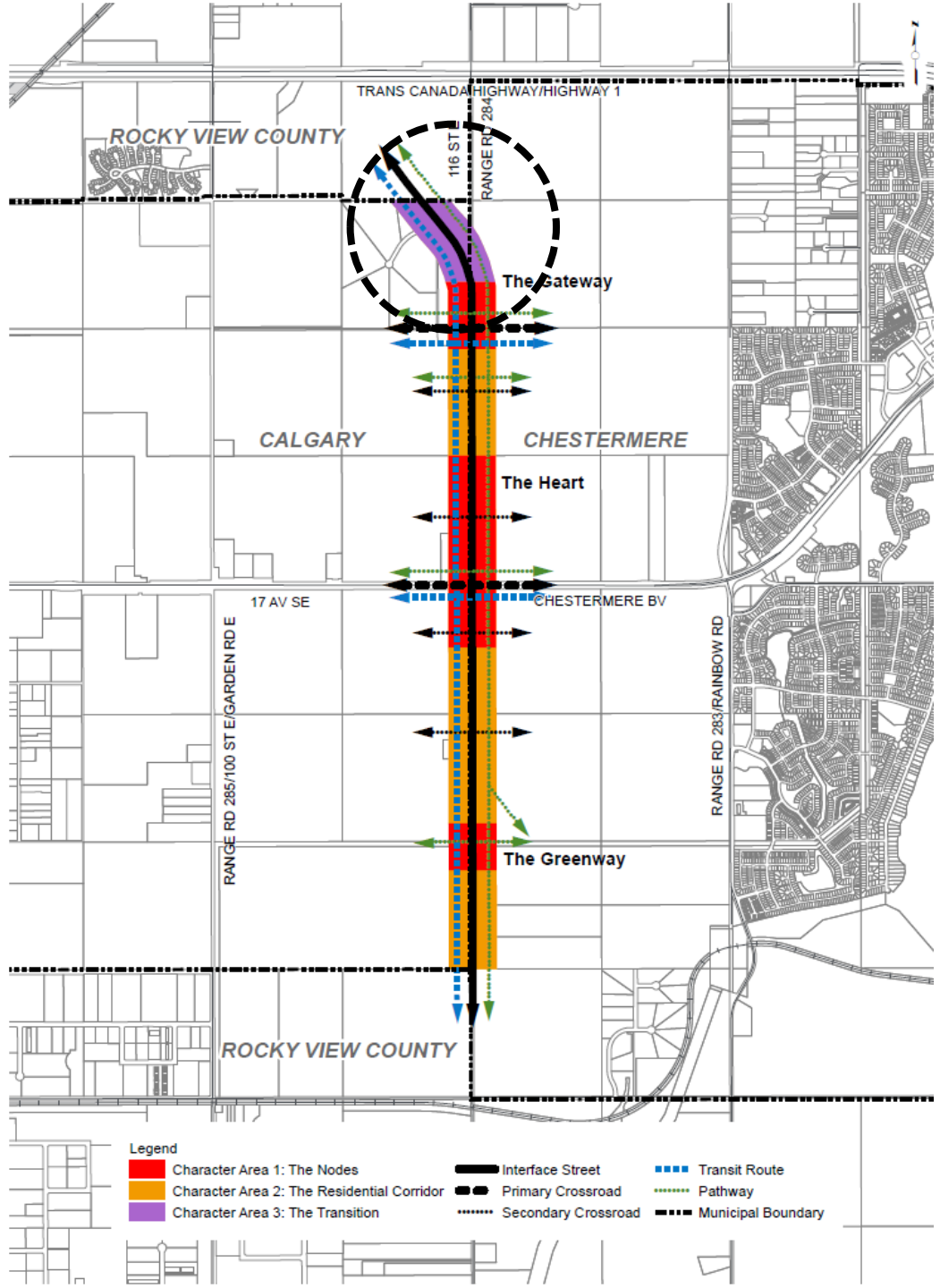


# The Residential Corridors





# The Transition



## Open Space Network

- Protect and integrate natural features
- Create passive recreation opportunities
- Connect to regional networks



## Mobility

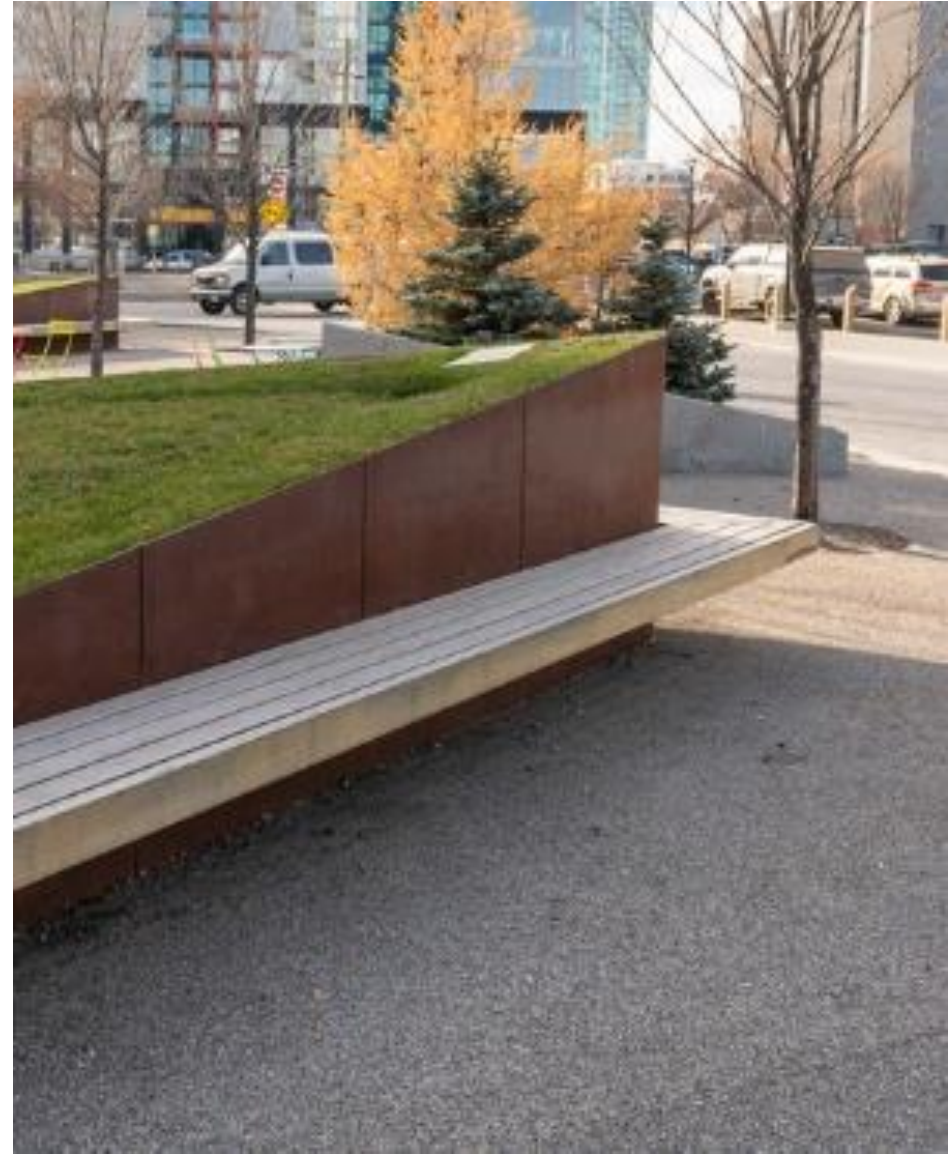
- Support all modes of travel
- Link local and regional networks
- Allow for on-street parking
- Provide general details for the Interface Street





## Streetscape Elements

- Enhance the pedestrian experience
- Celebrate history of the area
- Unify the plan area



# Intergovernmental Collaboration

- Build on existing agreements
- Provide for further collaboration and coordination
- Provide certainty for completion of outstanding studies



## Your Comments

### Policy Area

- The jog in the north portion of the plan is due to the planned interchange at the intersection of HW1 and the Interface Street
- Widening of the road is required to achieve the vision of the area. The current 20 metres road-right-of-way lays in Chestermere jurisdiction





## Information

- On maps: The maps reflect information provided by the CMRB. We will update our maps with current information and note it accordingly.
- Text:
  - details will be included where appropriate to clarify ideas while trying no to limit possibilities.
  - Plain language will be used to clarify certain policies.
  - New definitions will be added, as required.



- **Approved outline plans:** This is a long term plan and the policies support the vision for the area. We hope that amendments to the outline plans be entertained by developers so that the outline plans better align with the vision.
- **Developers responsibilities** are as per the MGA and municipal levies bylaws
- **Interface Street details:** The Plan provides guidance for the completion of the Transportation Functional Study (implementation stage) which will provide details such as: street classification, road section, lanes, alignment, on-street parking design, vehicles movement, and other details.  
Exploring option of adding a potential road section as an appendix (non-statutory)



# Interface Intermunicipal Development Plan

- **Regional matters:** This is not an isolated area and we have had discussions with other level of government. The Plan provides for regional connectivity, and collaboration.
- **Servicing and Transit :** is part of the implementation of The Plan and will be coordinated by both municipalities based on existing agreements.
- **Vehicular access** from the interface street will not be supported to allow for a consistent, safe pedestrian environment.







# Interface Intermunicipal Development Plan

## Thank you

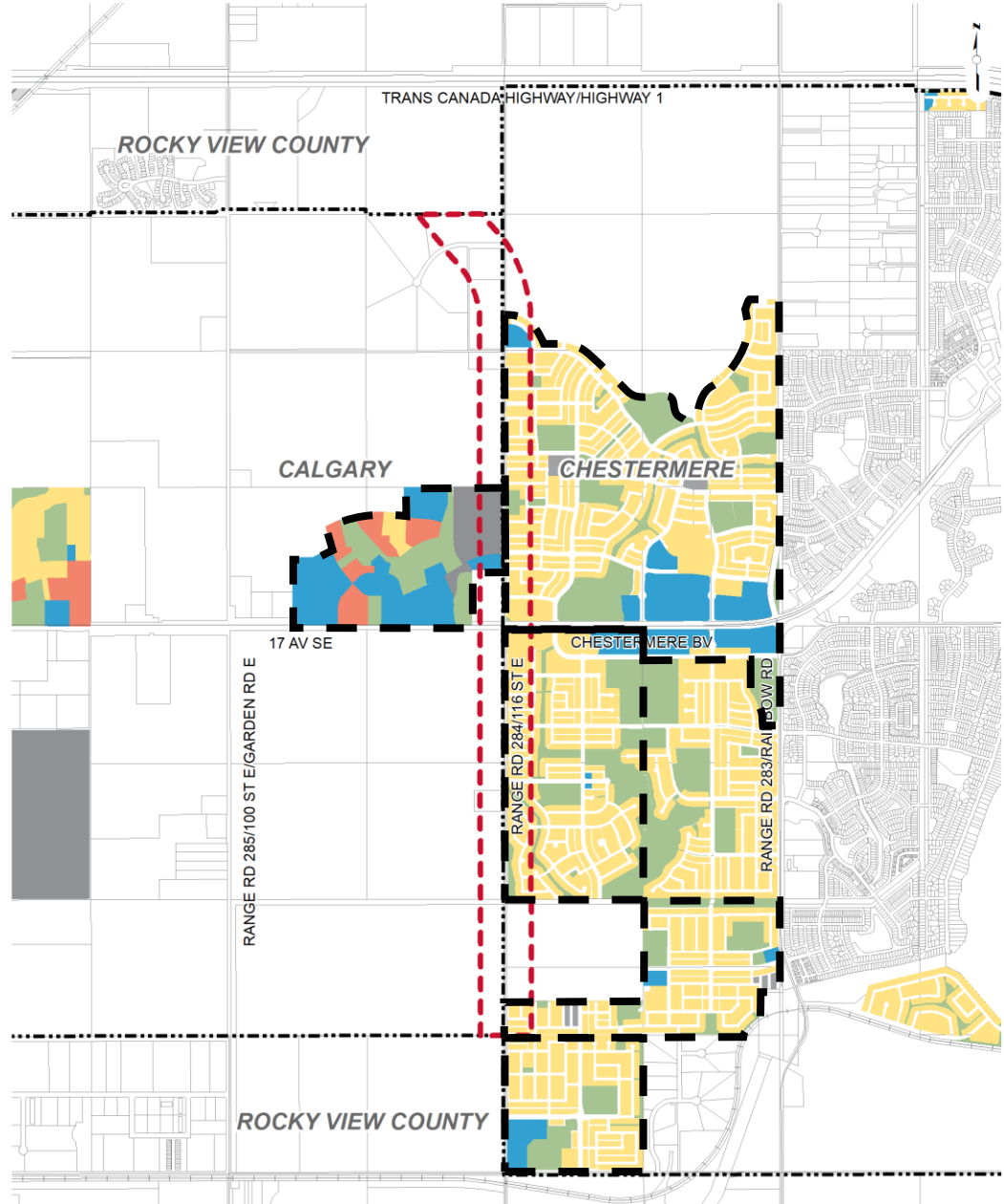


**The Plan, is the starting point for  
creating an attractive interface**



# Approved Outline Plans

Recommendations on how to encourage and implement potential changes



## Legend

--- Municipal Boundary

- - - Plan Area

Commercial

Direct Control

Industrial

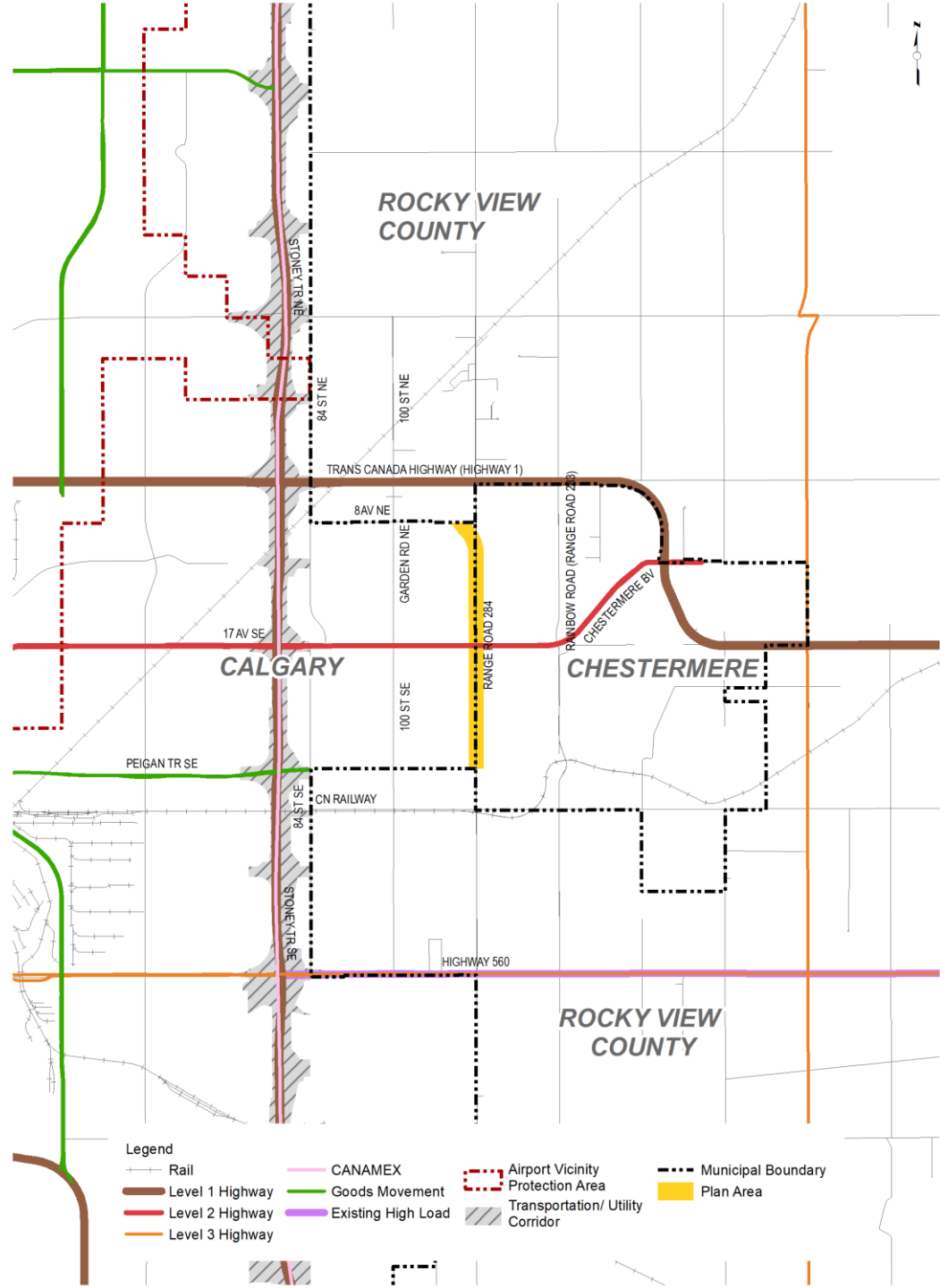
High Density Residential and Mixed Use

Low-Density Residential

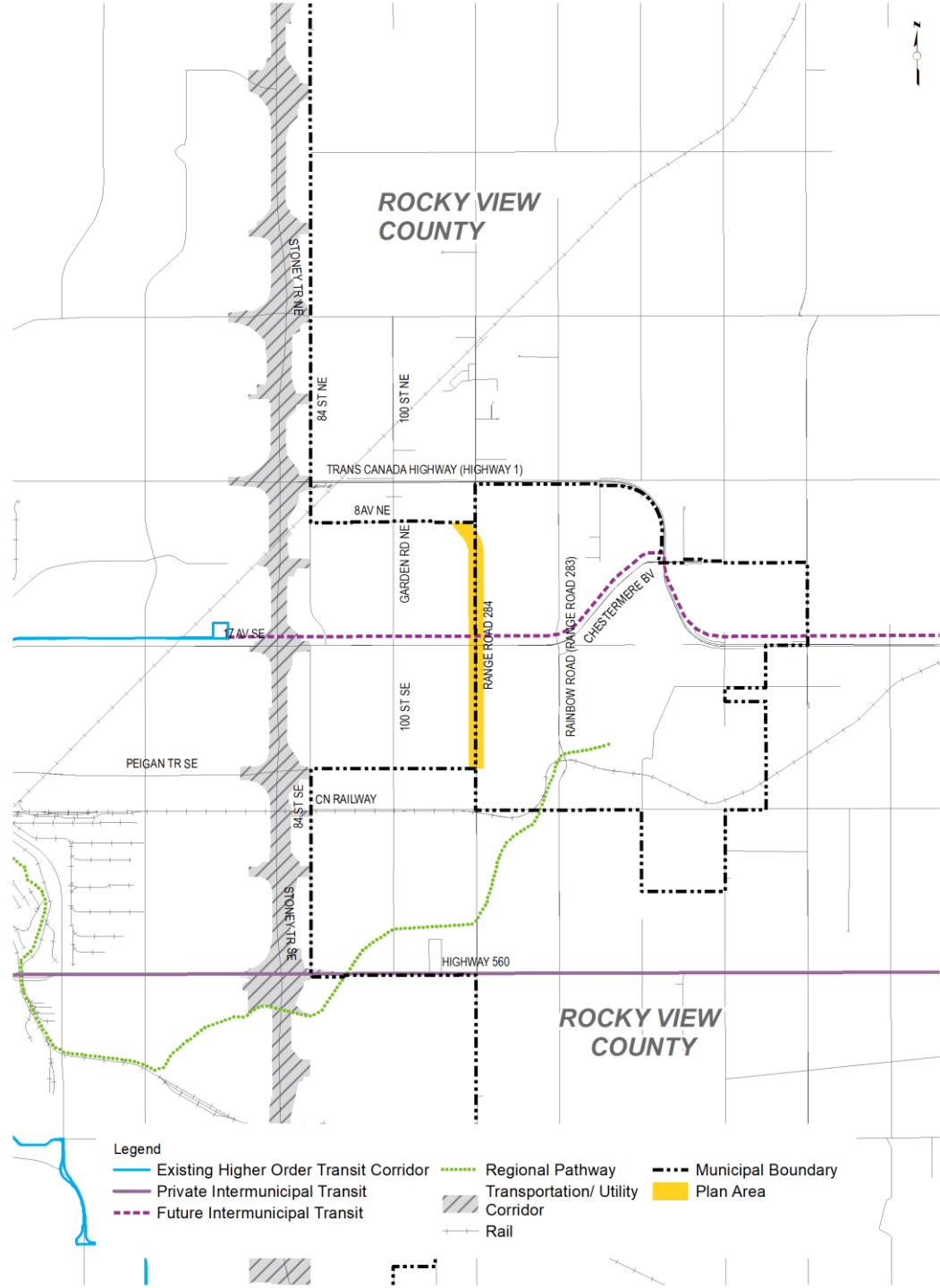
Public



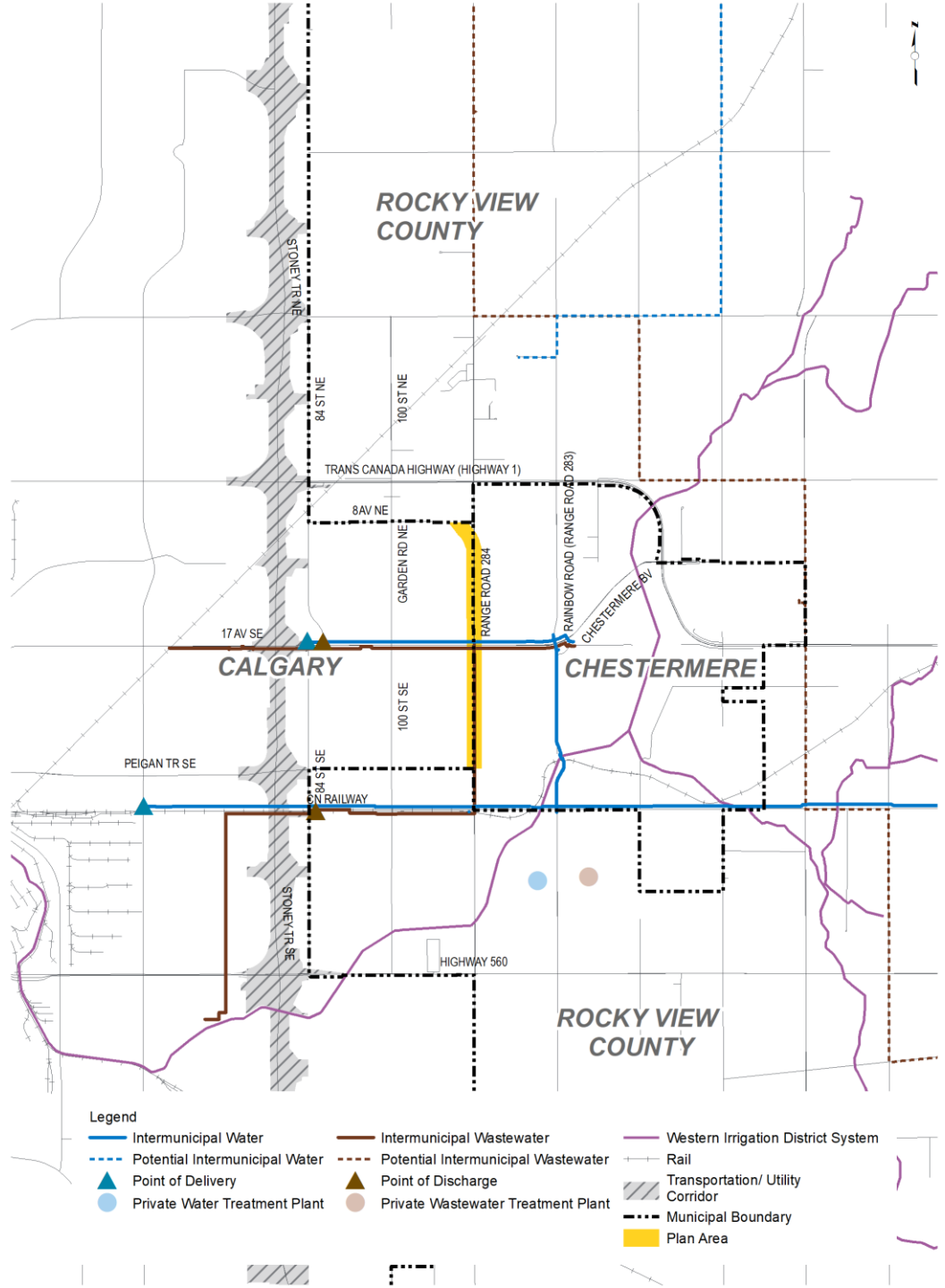
# Mobility Corridors: Transportation and Trade



# Mobility Corridors: Transit and Active Transportation

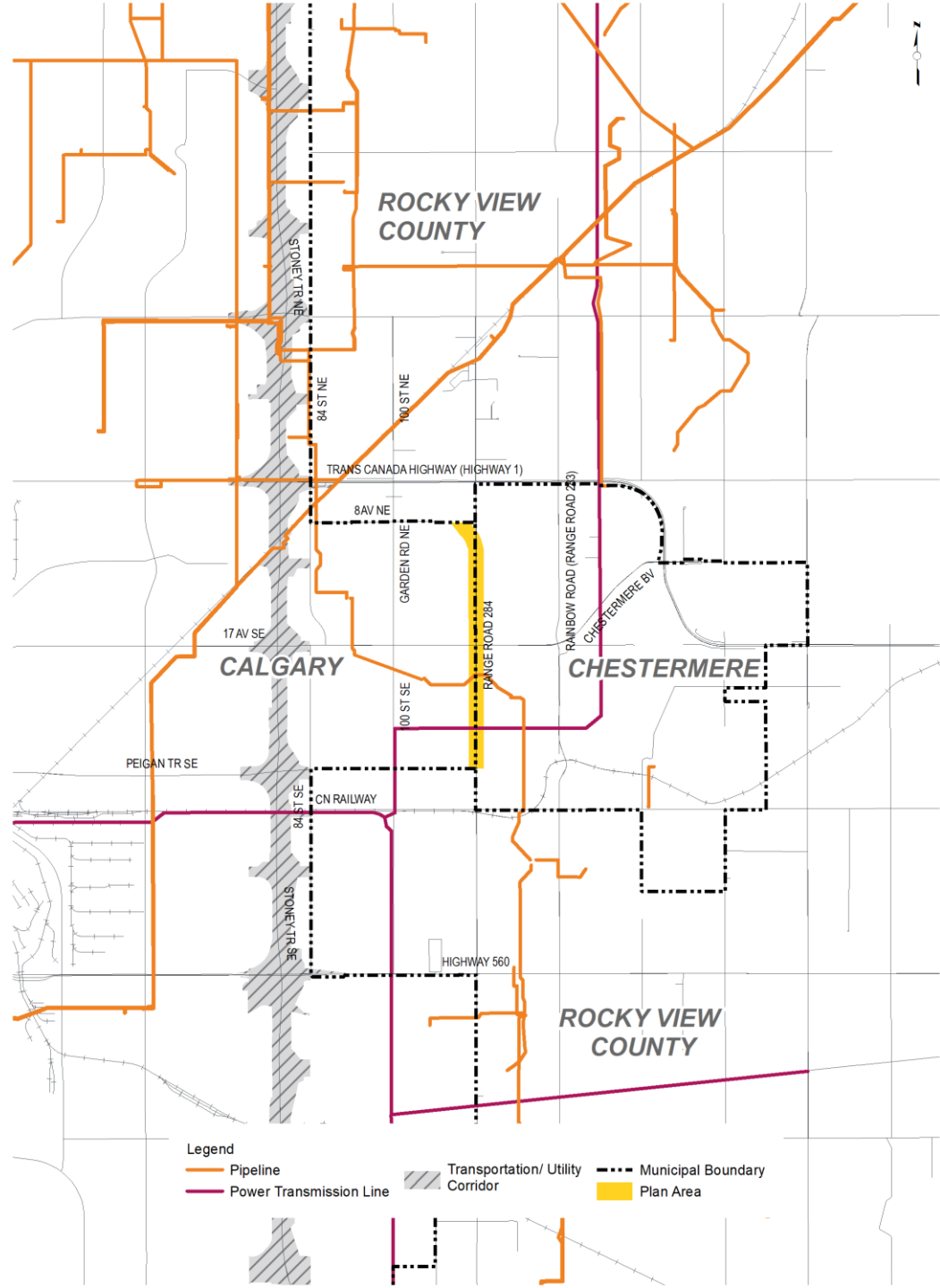


# Transmission Corridors: Water





# Transmission Corridors: Energy



# Interface Intermunicipal Development Plan

Create an attractive, high quality, comfortable and functional interface along the Street by:

Creating a place where people want to be

1. Orient residential lots to the Street
2. Allow non-residential uses
3. Include on-street parking
4. Align street character to desired outcomes

Making connections that link pedestrians and cyclist

5. Connect pathways and trails
6. Implement a livable street standard



## Memorandum of understanding

between Chestermere and Calgary regarding the Intermunicipal Interface

# Interface Intermunicipal Development Plan

Supporting each municipality's unique identity

7. Preserve tree stands
8. Design water features
9. Use existing LUB to differentiate urban form
10. Provide architectural & urban design standards
11. Introduce scenic landmarks

Allowing for transition between municipalities

12. Connect green corridors
13. Buffer with landscaping and/or berms



## Memorandum of understanding

between Chestermere and Calgary regarding the Intermunicipal Interface



# Interface

## Intermunicipal Development Plan

- Have all uses oriented to the street, except for those near the intersection of Range Road 284 and Highway 1.
- Not include sound attenuation walls, fences or high security fences
- Be a multimodal street with a right-of-way that will accommodate various modes of transportation, including walking, cycling, driving, and potentially transit. The right-of-way will also include high quality of landscaping options
- Include a maximum of four lanes
- Include urban design elements to enhance the pedestrian experience and celebrate the unique identity of each municipality

# Interface

## Intermunicipal Development Plan

- Identify land uses and building heights to create a compatible and complementary streetscape on both sides of the street
- Create a street that could evolve over time (e.g. low density housing could evolve into higher densities or mixed-use development)
- Create a safe environment for all users
- Facilitate east-west connections
- Celebrate and retain natural features in the area
- Facilitate environmentally-friendly designs and features, where appropriate

# Interface Intermunicipal Development Plan

