



Governance Committee

Subject:	Conrich Area Structure Plan - Future Policy Area: Request for Direction
Date:	September 12, 2023
Presenter:	Ravi Siddhartha, Planner 2
Department:	Planning

REPORT SUMMARY

The purpose of this report is to provide the Governance Committee with an update on the Conrich Area Structure Plan (ASP) Future Policy Area (FPA) amendment project, and to share a revised land use strategy for the Committee’s consideration and further direction.

The Conrich ASP is identified as a Preferred Growth Area within Joint Planning Area 2 (JPA 2) under the Calgary Metropolitan Region Growth Plan (RGP). The RGP guides development within Preferred Growth Areas to achieve certain development forms and minimum average residential densities. These densities are higher than previously considered within the Conrich ASP FPA; therefore, Administration has been working to prepare a land use strategy that aligns with the RGP density requirements and respects the community’s input for development within Conrich.

The revised land use strategy and proposed hamlet area is set out in Attachment ‘A’ for the Committee’s consideration. This Land Use Strategy generally aligns with the RGP, and preliminary technical studies have been completed to demonstrate feasibility of the strategy.

ADMINISTRATION’S RECOMMENDATION

THAT Administration be directed to continue drafting amendments to the Conrich Area Structure Plan Future Policy Area and to seek community, agency and intermunicipal input based on the updated land use strategy set out within Attachment ‘A’, including for:

- The sequencing of development from west to east in three phases and the provision of a Long-Term Development Area.
- The planning of the Community Core, Phase 1 and Phase 2 through County-led Conceptual Schemes.

BACKGROUND

The Conrich ASP was adopted by Council in December 2015 and the land use within the Plan area currently consists of a mix of residential, industrial, and agricultural uses. The existing Conrich ASP provides a comprehensive planning and technical framework for a development area identified as a Full-Service Hamlet and Regional Business Centre. The ASP seeks to ensure the integration of residential and business uses in a manner that provides for the appropriate transition of land uses and compatibility and mitigates the impacts of development.

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Prior to adoption of the Conrich ASP in 2015, Council sought multiple amendments to address intermunicipal concerns and development constraints, including the proximity of the CN rail line. Among the most critical amendments, there were revisions to the land use strategy for the hamlet core to identify the Future Policy Area. The intent of the Future Policy Area is to identify a hamlet boundary, community core, residential areas, and other land use areas that are consistent with the rest of the ASP policies.

On November 27, 2018, Council approved a Terms of Reference for the development of the Conrich Future Policy Area, following which Administration presented a draft of the Conrich ASP FPA amendments on July 28, 2020, and first reading of the bylaw was granted. The 2020 draft land use strategy is set out in Attachment 'B' for reference.

DISCUSSION

Guiding Policy Framework

The Conrich ASP is required to align with the higher-level policies and requirements of the South Saskatchewan Regional Plan, the Calgary Metropolitan Region Growth Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the Municipal Development Plan.

Calgary Metropolitan Region Growth Plan Requirements

The RGP guides development within the region towards the increased use of Preferred Placetypes in Preferred Growth Areas. The table below summarizes the Placetypes and minimum average residential densities that are relevant for the Conrich ASP FPA in accordance with the RGP.

RGP Placetype	Density	Minimum Proportion	RGP Policy
Masterplan Communities (Preferred Placetype)	8 dwelling units/acre	75%	3.1.2.2 (b), 3.1.4.1
Residential Community	5 dwelling units/acre	25%	3.1.4.4 (b)

Communications and Engagement

The Conrich ASP FPA project has included multiple rounds of public engagement over the last few years. In particular, the County hosted a workshop in 2019, along with a survey and individual landowners meetings. Key themes identified include:

- Planning future development in a comprehensive manner while retaining a small-town character.
- Creating an activity core that provides convenient local services.
- Retaining single family housing as the predominant housing type, while providing the opportunity for other housing options.
- Integrating and preserving natural environment that allows for parks, open spaces, schools, and retail areas to be interconnected by active transportation.
- Creating appropriate interface and boundary conditions between different land uses.
- Improving traffic flow and connectivity between new and existing neighbourhoods.
- Implementing service infrastructure in a timely manner.

Proposed Land Use Strategy

The revised land use strategy set out in Attachment 'A' has been drafted based on previous community feedback and alignment with all applicable statutory plans, including the RGP and Municipal Development Plan. Key amendments to the draft land use strategy and ASP that was granted First Reading by Council on July 28, 2020 are set out in Attachment 'C' and include:

1. Identification of the easternmost portion of the Conrich ASP FPA as a Long-Term Development Area.
2. Phasing development across three distinct neighbourhood areas and the Community Core, implementing County-led Conceptual Schemes for the Community Core, Phase 1 and Phase 2.
3. Minor adjustments throughout the draft Plan to update and align it with recent approvals in the area, the RGP, and updated technical information.

The neighbourhood areas would offer an urban form providing for local services, parks and open space, and local commercial, with access to these amenities through an interconnected transportation network. To balance the density requirements of the RGP and community input, Administration proposes nodes of higher density within each neighbourhood area, which may consist of townhomes, semi-detached units, mixed-use or other similar forms of development. This would allow for lower density throughout the remainder of the neighbourhood area, aligning with community feedback for single family housing as the predominant house type.

The proposed neighbourhoods consist of RGP Placetypes in accordance with the minimum proportion, that is 75% Masterplan Communities and 25% Residential Community. This increases the overall density from the 3.9 units per acre for hamlet residential, as per the current Conrich ASP, to 7.25 units per acre to align with the RGP, resulting in an estimated 8,190 homes with a population of approximately 23,400 people within the FPA.

With these revisions, the proposed Conrich ASP FPA amendment generally aligns with the RGP, community input, and statutory plans; however, the next steps of the project including public engagement, intermunicipal collaboration, and supporting technical studies, which would further inform the land use strategy and resulting amendments to be presented to Council.

Path Forward

Next steps for the project include:

- Public engagement (focus groups and open house) on revised ASP (Q4 2023);
- Finalization of the draft ASP and technical studies (Q4 2023);
- Schedule Public Hearing, 1st and 2nd reading of draft ASP (Q1 2024);
- Referral to Calgary Metropolitan Region Board (Q1 2024); and,
- Schedule Council 3rd reading for adoption of ASP (Q2 2024).

The proposed schedule mentioned above is subject to change based on the feedback received from the community and other stakeholders such as The City of Calgary, which may necessitate additional time for further collaboration.

Strategic Questions for Consideration

1. Does the proposed land use strategy and hamlet area align with the Committee's vision for the Future Policy Area, considering the public input previously received and the overall guiding policy framework?
2. Does the proposal for County-led Conceptual Schemes and the phasing of development align with the Committee's vision for the FPA?
3. Does the proposal for neighbourhood nodes of higher density align with the Committee's vision for the hamlet area?

ALTERNATE DIRECTION

Administration does not have an alternative direction for the Committee's consideration.

ATTACHMENTS

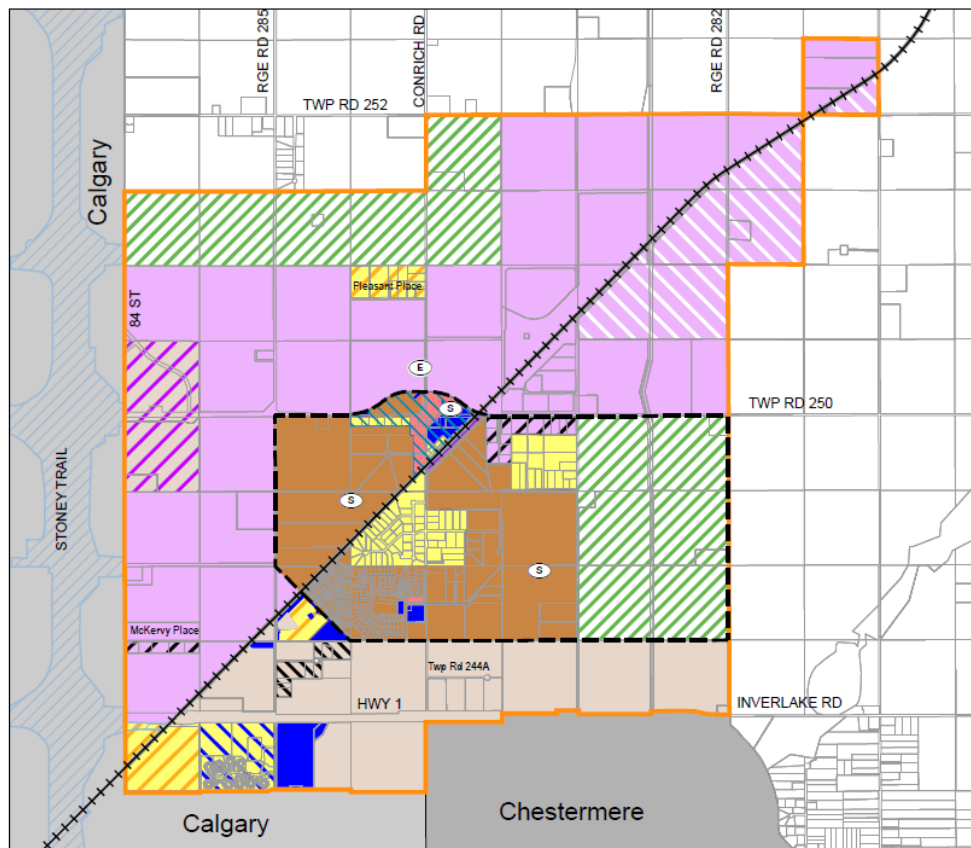
ATTACHMENT 'A': Proposed 2023 Land Use Strategy and Community Map

ATTACHMENT 'B': Draft 2020 Land Use Strategy and Hamlet Map

ATTACHMENT 'C': Proposed Land Use Strategy Amendments

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ATTACHMENT 'A': PROPOSED 2023 LAND USE STRATEGY AND COMMUNITY MAP



Map 5:
Land Use Strategy

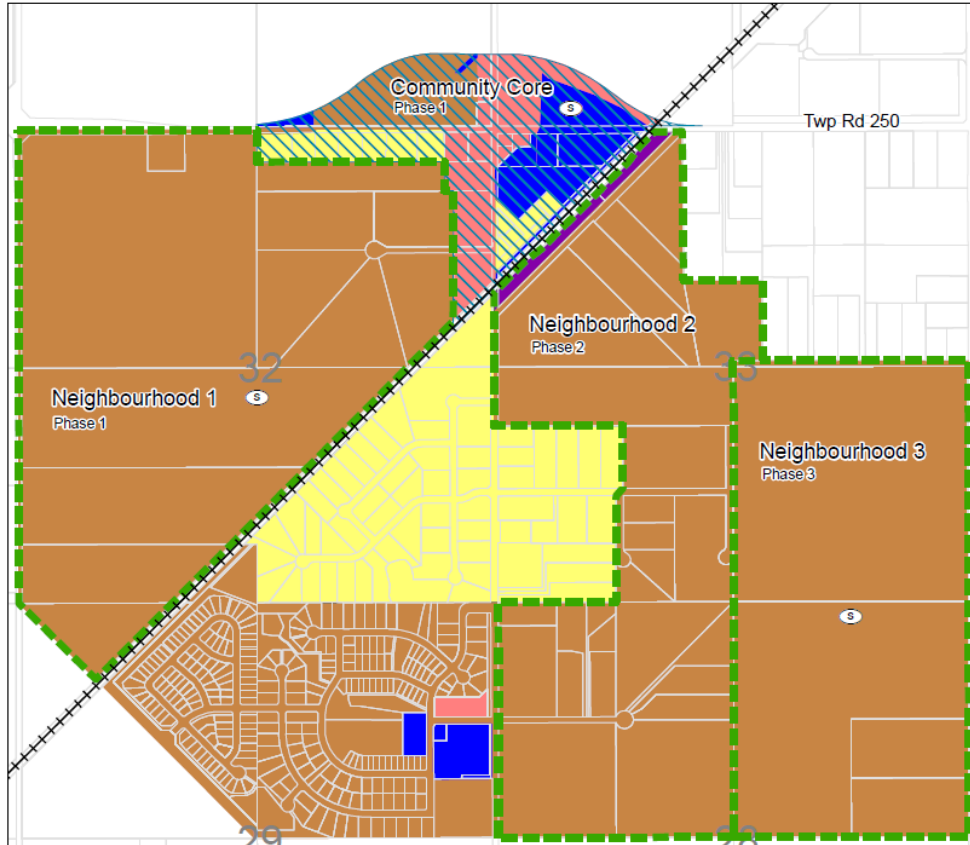
- ASP Boundary
- Future Policy Area
- Country Residential
- Residential-form to be determined
- Hamlet Residential
- Hamlet Commercial
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business/Industrial
- Highway Business
- Highway Business Transition
- Long Term Development Area
- Community Core
- Emergency Services
- School
- Transportation and Utility Corridor
- CN Railway



Area Structure Plan
CONRICH

This map is conceptual in nature. No measurements or area calculations should be taken from this map.

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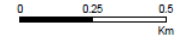


Map 6:
Hamlet Area

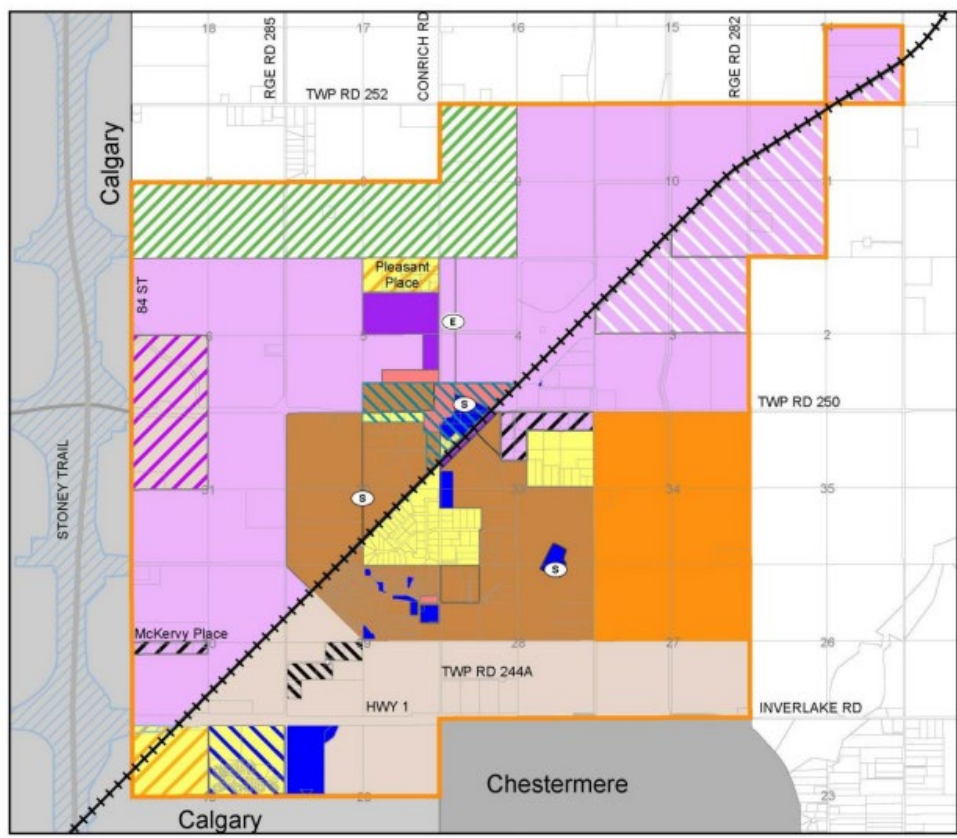
- Hamlet Residential
- Country Residential
- Hamlet Industrial
- Institutional
- Hamlet Commercial
- Community Core
- Neighbourhood Areas
- S School
- CN Railway

Area Structure Plan
CONRICH

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ATTACHMENT 'B': DRAFT 2020 LAND USE STRATEGY AND HAMLET MAP

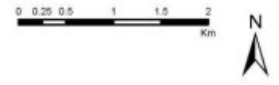


**Map 5:
Land Use Strategy**

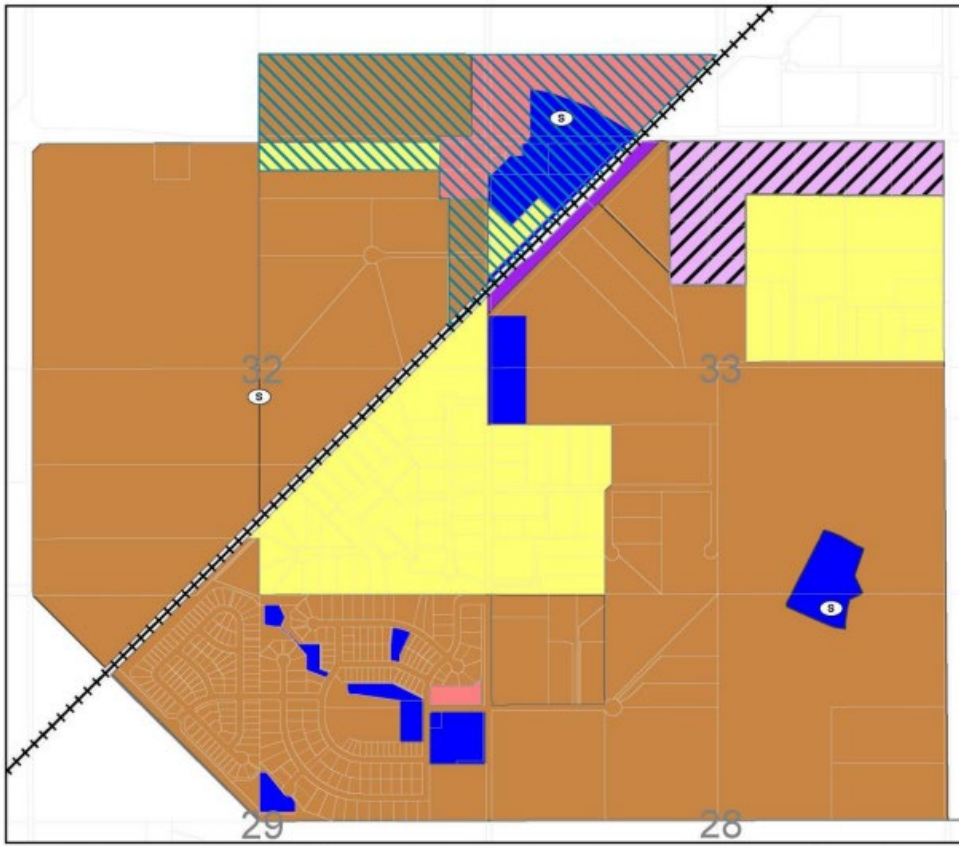
- ASP Boundary
- Hamlet Residential
- Country Residential
- Phase 2 Residential
- Residential-form to be determined
- Institutional/Residential
- Institutional
- Industrial
- Hamlet Industrial/Commercial
- Heavy Industrial
- Industrial Transition
- Highway Business/Industrial
- Highway Business
- Hamlet Commercial
- Highway Business Transition
- Long Term Development Area
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Area Structure Plan
CONRICH

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Map 6:
Hamlet of Conrich

- Hamlet Residential
- Country Residential
- Institutional
- Hamlet
- Industrial/Commercial
- Industrial Transition
- Hamlet Commercial
- Community Core
- S School
- CN Railway

Area Structure Plan
CONRICH

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ATTACHMENT 'C': PROPOSED LAND USE STRATEGY AMENDMENTS

The revised land use strategy was drafted based on community feedback received in 2019 and all applicable statutory plans, including the Calgary Metropolitan Region Growth Plan and the Municipal Development Plan. The key amendments are set out in Table 1.

Table 1

Amendment	Description
<p>Identification of the easternmost portion of the Conrich ASP FPA as a Long-Term Development Area.</p>	<p>The identification of the easternmost six quarter sections of the Conrich ASP FPA as Long-Term Development Area was done to promote phasing of development from west to east with a focus on the central FPA before considering the outlying areas. This will allow for transportation and servicing infrastructure to be developed for the central area before advancing to accommodate future development in the Long-Term Development areas.</p> <p>Administration, in considering the appropriate form and timing of development in the Conrich area, recommends that these lands be planned through a comprehensive process requiring an ASP amendment, public consultation, intermunicipal collaboration, confirmation of servicing and build-out of the previous phases and Conrich ASP FPA.</p>
<p>Phasing development across three distinct neighbourhood areas and the Community Core, implementing County-led Conceptual Schemes for the Community Core, Phase 1 and Phase 2.</p>	<p>The revised land use strategy includes three neighbourhood areas where comprehensive planning is required that will offer a broad mix of housing types, appropriate amenities and recreation spaces, connections to the Community Core and provide appropriate and thoughtful transitions to the existing residential neighbourhoods within the area.</p> <p>To achieve the density requirements of the RGP and address the community's desire for predominantly single family dwellings, Administration proposes nodes of higher density to allow for lower density throughout the remainder of the neighbourhood area.</p> <p>Administration proposes a phased approach, with the Community Core, Phase 1 and Phase 2 areas being comprehensively planned as County-led Conceptual Schemes first, prior to land use planning, redesignation, and subdivision of the other neighbourhood areas. This will promote strong community and landowner collaboration for the central area of the proposed hamlet and allow for the community to establish the hamlet's character, which can be carried through to the remaining neighbourhood areas.</p> <p>The proposed neighbourhoods consist of RGP Placetypes in accordance with the minimum proportion, that is 75% Masterplan Communities and 25% Residential Community. This increases the overall density from the 3.9 units per acre for hamlet residential, as per the current Conrich ASP, to 7.25 units per acre to align with the RGP.</p> <p>The draft Conrich ASP FPA supports updates and amendments to the Buffalo Hills Conceptual Scheme as a neighbourhood area, as this neighborhood has not developed despite adoption in 2006.</p>

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Amendment	Description
Minor adjustments throughout to update and align the draft with recent approvals in the area, the RGP and new supporting technical information.	The draft Conrich ASP FPA was updated to reflect and align with recent planning approvals including the Westcon Business Park, Cambridge Park, Conrich Crossing Conceptual Scheme, and land use approvals. Policy and mapping updates have been implemented to align with the requirements of the RGP. Policy and mapping updates have also been implemented to incorporate findings of the Environmental Screening Report, Transportation Network Analysis, Master Servicing and Stormwater Studies.