



COUNCIL REPORT

Conrich Area Structure Plan – Future Policy Area Amendments

Electoral Division: 6

File: 1012-100

Date:	October 16, 2024
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Department:	Planning

REPORT SUMMARY

The purpose of this report is to present the Conrich Area Structure Plan (ASP) Future Policy Area (FPA) amendments for Council’s consideration. The Conrich FPA project has been conducted in accordance with the Terms of Reference (TOR) first adopted by Council on November 27, 2018.

The proposed amendments to the Conrich ASP are intended to facilitate the development of the Future Policy Area (FPA). When the ASP was first adopted in 2015, the FPA contemplated an expanded hamlet boundary, a community core, and residential areas, to be planned at a future time. Amendments have been prepared that achieve this vision, so that a complete community can be developed within the expanded hamlet area.

The adoption of the Calgary Metropolitan Region Growth Plan in August 2022 required significant revisions to previous drafts of the proposed land use strategy and supporting technical documents to accommodate the requirement for a minimum density of 7.25 units per acre (UPA) for new residential areas in the ASP area.

Key highlights of the amended Conrich Area Structure Plan include:

1. Introduction of the Hamlet Policy Area, which includes neighbourhood areas and a community core, with policies that provide guidance to facilitate comprehensive planning.
2. Identifying a Long-Term Development Area that protects lands east of the Hamlet Policy Area from interim uses or fragmentation to ensure future efficient development pattern.
3. Minor adjustments throughout the ASP to update and align it with recent approvals in the area, the Region Growth Plan, and updated technical information.

These amendments have been prepared in accordance with Section 633 of the *Municipal Government Act* (MGA) and in alignment with the policies set out within the Calgary Metropolitan Region Growth Plan (RGP), the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), and the Municipal Development Plan (MDP).

If Council is supportive of adopting the draft ASP, Administration recommends that the Bylaw be referred to the CMRB for approval after second reading. The CMRB’s Regional Evaluation Framework requires that all significant ASP amendments be referred to the Board.

ADMINISTRATION’S RECOMMENDATION

THAT Bylaw C-8569-2024 be given first reading.

THAT Bylaw C-8569-2024 be given second reading.

THAT Bylaw C-8569-2024 be referred to the Calgary Metropolitan Region Board for approval.

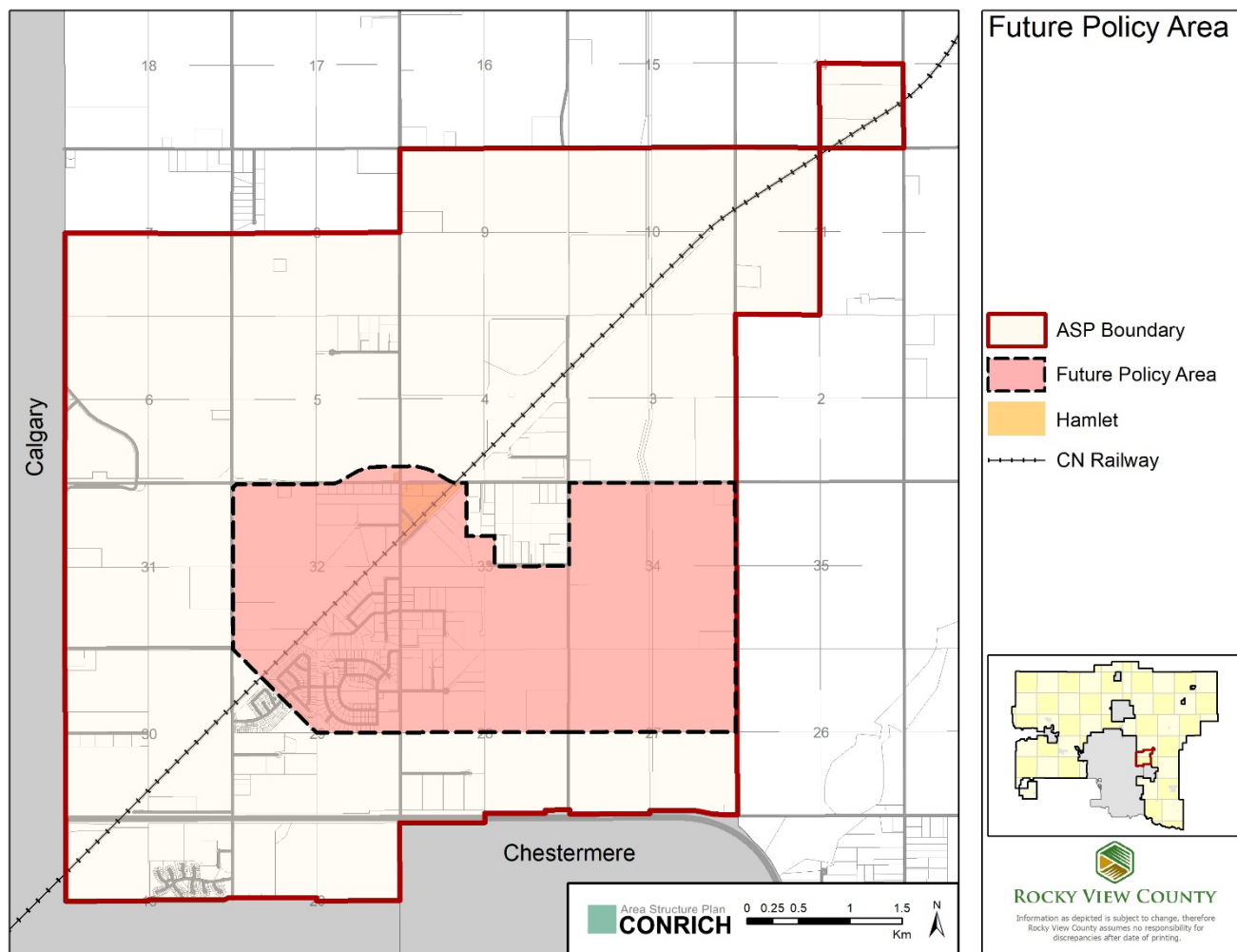


Conrich Area Structure Plan – Future Policy Area Amendments

BACKGROUND

Location

The Conrich FPA, covering approximately 1,504 hectares (3,717 acres), includes the hamlet of Conrich and considers an expanded hamlet boundary, a community core, and residential areas.



Project Context

The existing Conrich ASP was adopted in December 2015 (effective 2017 following Municipal Government Board decision), and the area currently contains a mix of residential, industrial, and agricultural uses. The Conrich ASP provides a comprehensive planning and technical framework for a development area identified in the County Plan as a Full-Service Hamlet and Regional Business Centre.

The adopted ASP identified a Future Policy Area to be undertaken at a future time and on November 27, 2018, Council approved a Terms of Reference for the development of these identified lands. The project has been ongoing for the past several years and following Council's decision in December 2021, Administration has been working with the community and other stakeholders, including The City of Calgary, to revise previous drafts of the plan.

Conrich Area Structure Plan – Future Policy Area Amendments

Intermunicipal and Agency Circulation (Attachment C)

The proposed Conrich ASP was circulated to all relevant agencies including The City of Calgary, City of Chestermere, and Alberta Transportation and Economic Corridors (ATEC). A portion of the ASP is located within the Rocky View County / City of Calgary IDP Policy Area, and therefore, the ASP is subject to the policies of that statutory plan. The City of Calgary provided several comments, and Administration revised some aspects of the draft to address these concerns. The County provided a letter to The City of Calgary on October 1, 2024, outlining the amendments and addressing other comments. The County had not received a final response at the time this report was drafted.

The City of Chestermere has raised no concerns with the amendments.

Landowner Circulation (Attachment D & E)

The proposed Conrich ASP was circulated to 909 landowners located within the ASP boundary for the period from July 2, 2024, to August 2, 2024, in accordance with the MGA and Council Policy C-327. During this circulation period, three submissions were received (one of which included four form letters signed by four separate landowners) with recommendations for revision. One of these submissions stated opposition to the plan. No letters were received in support of the ASP.

ANALYSIS

Guiding Policy Framework

The proposed 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 (RGP)

The Conrich ASP is identified as a Preferred Growth Area located within Joint Planning Area 2 (JPA2) (See RGP Schedule 1 - Regional Growth Structure). The RGP guides development within Preferred Growth Areas to achieve certain development forms and minimum average residential densities. The County is in the process of preparing a Context Study for JPA2 in collaboration with The City of Calgary and City of Chestermere. Until the Context Study is complete, the RGP allows ASP amendments to proceed in the interim. Within this context, the proposed amendments have been prepared in alignment with the requirements of the RGP.

The RGP requires that planned residential development in JPAs must consist of RGP Placetypes in accordance with the minimum proportions set out in 3.1.4 of the RGP. In the Hamlet Area, the development form is required to be 75% Masterplan Communities Preferred Placetype (which must achieve a minimum density of 8 UPA) and 25% Residential Community Placetype (which must achieve a minimum density of 5 UPA). This would result in an average minimum density of 7.25 units per acre (UPA) within the Hamlet area, which is a significant increase to the hamlet's existing 3.9 UPA density. At full build-out, the Hamlet area is expected to contain an estimated additional 8,700 homes with a total population (including existing population of 891) of over 24,000 people.

Intermunicipal Development Plan

City of Calgary

The purpose of the Rocky View County / City of Calgary IDP is to identify areas of mutual interest, minimize land use conflict across municipal borders, provide opportunities for collaboration and communication, and outline processes for resolution of issues. The IDP includes policy regarding development interfaces between the two municipalities, coordination of utilities, transportation, open space and recreation, watersheds and source water.

The proposed Conrich ASP FPA project addresses the policy items of the IDP by:

Conrich Area Structure Plan – Future Policy Area Amendments

- Providing opportunity for intermunicipal collaboration to address cross boundary impacts prior to local plan and land use applications.
- Modernizing and strengthening policy on integrated regional and local active transportation network and interconnected open space and policy committing to continued collaboration with Calgary on recreational amenities.

City of Chestermere

A portion of the Conrich Plan area borders Chestermere. There is currently no IDP between the County and City of Chestermere. Referring to the interim circulation protocol identified in the Rocky View County and City of Chestermere Intermunicipal Development Plan Terms of Reference, the County provided continued communication with the City through circulating the draft plans and providing regular updates. Following circulation of the ASP amendments, the City of Chestermere stated that they have no concerns.

Municipal Development Plan

The proposed Conrich ASP FPA remains in alignment with the County's MDP, which supports the development of a full-service hamlet in Conrich, providing a range of land uses, housing types, and rural services to their residents and local area.

Land Use Strategy

Land uses within the FPA include the Hamlet Policy Area, Industrial Transition, Country Residential, and Long-Term Development Area. The primary revision made in the ASP specific to the FPA is through the introduction of the Hamlet Policy Area and the Long-Term Development Area.

Hamlet Policy Area

The Hamlet Policy Area encompasses existing and new residential development with an expanded boundary beyond its historical surveyed area; this in turn provided an opportunity to introduce a community core, comprehensively planned neighbourhood area, and linkages between existing and new developments, as well as community amenities.

The Plan phases development across three distinct neighbourhood areas and a Community Core, all of which will develop to urban densities and forms. This phasing allows for the comprehensive planning of each area, which will facilitate sensitive management of the required higher densities with a mix of housing types, amenities and recreation spaces, efficient transportation connections, and provision of appropriate transitions to the existing residential neighbourhoods.

The primary residential built-form in the Hamlet will be single-detached residences, with nodes of higher density within each neighbourhood area to achieve the minimum densities outlined in the plan. These residential forms may consist of townhomes, semi-detached units, mixed-use, or other similar forms of development. This pattern of development aligns with community feedback for single family housing as the predominant house type, while achieving the density requirements of the RGP, as well as achieving community objectives such as housing affordability and efficient servicing.

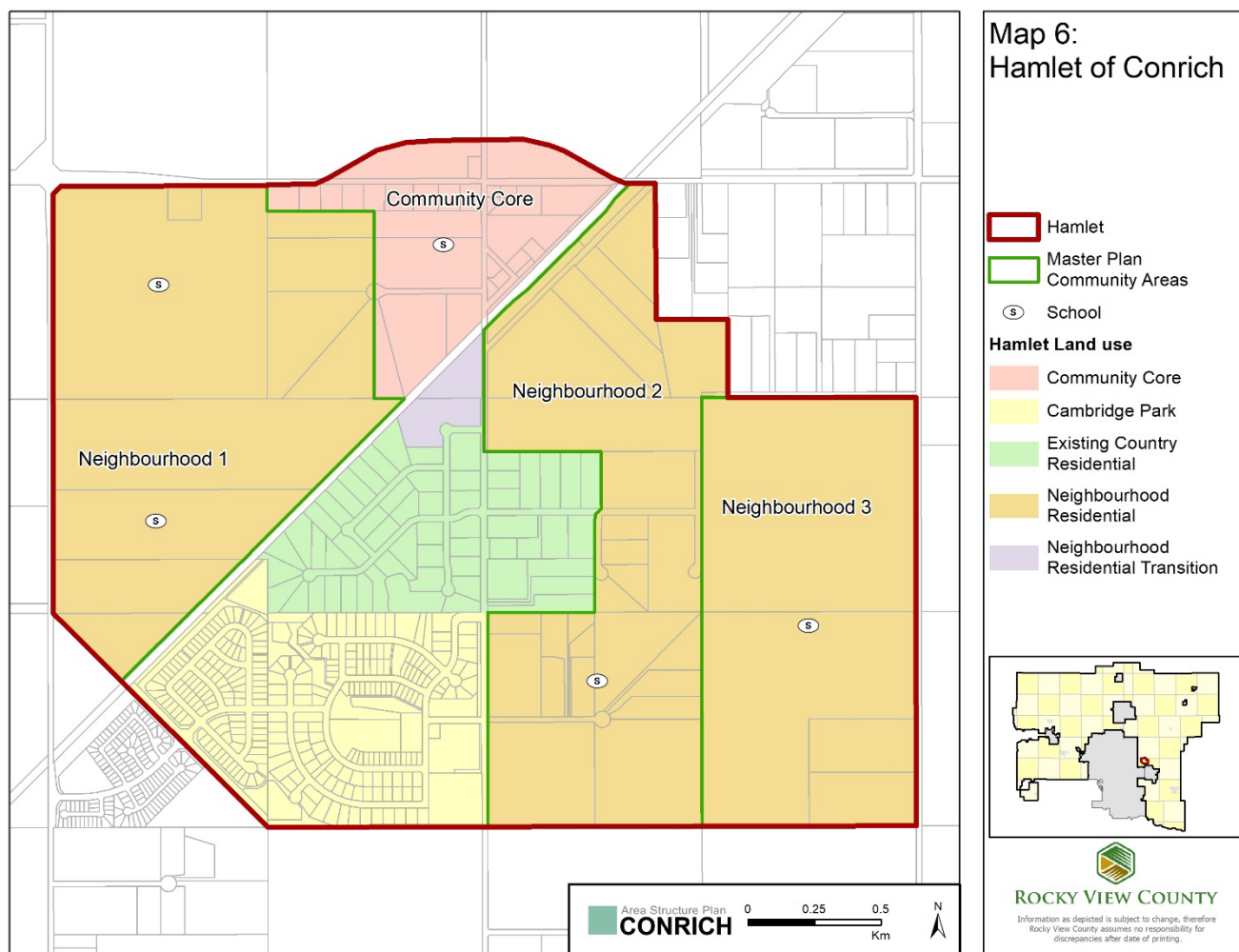
The proposed Hamlet Policy area comprises four primary areas for development of the Hamlet. These are intended to be further planned via conceptual scheme (prepared either by a proponent developer, the County, or jointly), with guiding principles outlined based on each area's unique context:

1. The *Community Core* is located within the central area of the Hamlet, between Township Road 250 and the CN rail line, and is envisioned to be a community activity centre with supporting institutional, commercial, and community services. This area will act as a gateway and a gathering space for the community.
2. *Neighbourhood 1* is located in the north-west of the hamlet and provides excellent access to the regional highway network with proximity to Stoney Trail and the proposed re-alignment of Garden Road. Lands in Neighbourhood 1 are first encountered when travelling from The City of Calgary and acts as a gateway for the hamlet area. As these lands are less fragmented than

Conrich Area Structure Plan – Future Policy Area Amendments

Neighbourhood 2, there are more opportunities to create larger development cells for comprehensive planning.

3. *Neighbourhood 2* is the most central and also fragmented. This area requires careful planning to create a cohesive community and ensure that appropriate interface is implemented with existing residential developments as well as further consideration for connecting with the Community Core area.
4. *Neighbourhood 3* is the last of the phases and located east of the hamlet, these lands have been previously planned under the Buffalo Hills Conceptual Scheme (CS) and are the least fragmented offering large development cells. No development has occurred since the adoption of the CS; planning for these lands requires effective interface with Neighbourhood 2 and consideration for neighbouring agricultural uses.
5. The *Neighbourhood Residential Transition Area* is comprised of two sizeable parcels that may be developed similar to the Neighbourhood Areas. These parcels offer an opportunity to establish a transition from the CN rail line and Neighbourhood Areas to the existing country residential development.



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



Conrich Area Structure Plan – Future Policy Area Amendments

Long Term Development Area

The easternmost portion of the Conrich ASP FPA is identified as a Long-Term Development Area, which requires further planning and ASP amendments. It was introduced to promote phasing of development from west to east with a focus on the Hamlet Communities before considering the outlying reaches of the Plan Area. It is anticipated that there will not be a demand for these lands for an extended period of time, however, it is important to protect these areas from interim uses or fragmentation. In order to commence development in the Long Term Development, an amendment to the ASP will be required.

Technical Items

The Conrich ASP FPA is supported by the following technical studies:

- Environmental Screening Report (December 2022)
- Conrich Master Drainage Plan (May 2024)
- Conrich ASP Transportation Network Review (May 2024)
- Conrich Wastewater Servicing Study (May 2024)
- Conrich Potable Water Servicing Plan (May 2024)

The Environmental Screening Report was completed to determine existing environmental conditions of the Plan area, and to assess environmental impacts that may occur resulting from the proposed type of development. Further, the report was meant to address the Environmentally Sensitive Areas requirement of the Regional Evaluation Framework. Information provided by the report is used to inform development and natural environment policies of the proposed ASP.

The Master Drainage Plan provides recommendations to manage stormwater runoff. The study identifies potential constraints, opportunities, and design parameters for managing current and future drainage infrastructure and provide guidelines to developers and the County. The study informs the stormwater policies, and the recommendations are implemented by the ASP.

The Conrich ASP Transportation Network Review examined existing traffic volumes in the ASP, forecasted future traffic volumes, and identified the ultimate transportation network to support the full build out of the community based on the proposed land uses. Further, the study provides information on long term transportation improvements required to support the ASP.

The Conrich Wastewater Servicing Study and the Conrich Potable Water Servicing Plan were completed to analyze future wastewater collection and potable water distribution to the Conrich area. Both studies were completed to develop a strategy for the ASP and are used as background information.

COMMUNICATIONS / ENGAGEMENT

Various public engagement sessions have been conducted for the Conrich ASP FPA review project since its initialization in 2018. Below is a brief synopsis of the engagement conducted:

- May 2019: The official public launch of the project and includes engagement with the public and municipal neighbours to set the community vision, objectives, and high-level land use strategy. Several further rounds of engagement were held as various iterations of the draft ASP were released for public input.
- October – November 2023: A comprehensive engagement program was undertaken following the release of a revised draft plan, which included an in-person open house and workshop sessions, a virtual open house, surveys, and written submissions.
- July 2024: Two one-and-a-half hour online sessions during the public circulation period to inform of the proposed ASP and answer questions.

Conrich Area Structure Plan – Future Policy Area Amendments

IMPLICATIONS

Financial

No financial implications have been identified at this time.

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.3: Statutory plans that align with the Regional Growth Plan and receive an approval recommendation from Calgary Metropolitan Regional Board (CMRB) Administration
		The proposed Conrich ASP has been prepared in alignment with the Region Growth Plan and as directed by Council.
		The proposed Conrich ASP FPA has been prepared in alignment with the Region Growth Plan.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council’s consideration.

ATTACHMENTS

- Attachment A: Bylaw C-8569-2024
- Attachment B: Conrich Area Structure Plan
- Attachment C: Agency Responses
- Attachment D: Landowner Circulation Map
- Attachment E: Public Submissions

APPROVALS

Manager:	Dominic Kazmierczak
Executive Director/Director:	Matt Boscarol
Chief Administrative Officer:	Reegan McCullough