



# COUNCIL REPORT

## Local Plan & Direct Control Redesignation Item: Residential

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Electoral Division: 3

File: PL20230135/6 / 06705041

Date:	February 18, 2025
Presenter:	Logan Cox, Supervisor, Planning & Development
Department:	Planning

### REPORT SUMMARY

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The purpose of this report is for Council to assess the proposed Glenview Road Conceptual Scheme, to guide future subdivision and development, including an assisted living facility, on portions of S1/2-05-26-03-W05M & NE-32-25-03-W05M, and redesignation of the subject lands (Attachment A) from Residential, Rural District (R-RUR) to a Direct Control District (DC) to facilitate development of an assisted living facility.

- PL20230135: To redesignate the subject parcel from Residential, Rural District (R-RUR) to Direct Control District to accommodate an assisted living facility.
- PL20230136: To approve the Glenview Road Conceptual Scheme, which provides a non-statutory policy framework to guide and evaluate an assisted living facility and future hamlet residential development in the area.

The application was evaluated pursuant to the policies and regulations of the Calgary Metropolitan Region Growth Plan, the Rocky View County/ Town of Cochrane Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan), the Glenbow Ranch Area Structure Plan (ASP), and the *Land Use Bylaw*.

The applications do not align with the policies of the Glenbow Ranch Area Structure Plan with regards to servicing, density, and compatibility with surrounding areas. The application further does not align with the policies of the County Plan with regards to managing growth, utilities, and the environment.

### ADMINISTRATION'S RECOMMENDATION

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PL20230135 (Direct Control Redesignation):

THAT application PL20230135 be refused.

PL20230136 (Glenview Road Conceptual Scheme):

THAT application PL20230136 be refused.

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### BACKGROUND

#### Location (Attachment A)

Located approximately 0.17 kilometres (0.11 miles) south of Highway 1A on the east side of Glenview Road.



#### Site Context (Attachment B)

On December 23, 2020, an application for an MSDP and redesignation to S-PUB for an assisted living facility was submitted to the County. The application included a total of 400 units on site with interim servicing to support the development including a large septic field and stormwater pond. At the February 8, 2022, meeting, Council refused the applications.

#### Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

This application was circulated to the Town of Cochrane. The Town voiced concerns that the proposed CS would be premature to items such as school locations and reserve allocations within Glenbow Ranch. They further noted that piped services would not be available to support the entire CS area for quite some time.

Alberta Transportation and Economic Corridors has provided comments on the proposal that an updated Transportation Impact Assessment (TIA) will be required with each phase and at the time of development permit. Policies have been included in the CS to address this concern.

#### Landowner Circulation (Attachment D)

The application was circulated to 130 adjacent landowners in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); six (6) letters in opposition and one (1) letter in support were received.

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### ANALYSIS

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#### Conceptual Scheme Overview

##### Development Concept

The Glenview Road CS proposes an assisted living facility on a 14-acre parcel that is expected to develop out in one phase. This phase will include 92 single detached dwellings, approximately 485 sq ft. in size, two personal storage buildings for the residents, and two communal buildings for dining and healthcare services. The design of the site includes shared parking for the communal areas and storage, with a network of decks and trails to each dwelling. The surrounding 145.62 acres are shadow planned as hamlet residential.

##### Transportation

The proposed assisted living development cell will maintain existing access off Glenview Road. As part of the application, a Transportation Memo was submitted that stated no intersection or road upgrades would be required. Subsequent applications would submit further Transportation Impact Assessments that would outline any upgrades warranted at that time. All design and costs associated with road upgrades or signalization of intersections would be the responsibility of the developer.

##### Water Supply

The proposed assisted living development is to be serviced by potable water from Rocky View Water Co-op. The existing Rocky View Water Co-op pipe is not adequately sized for fire suppression; therefore, fire suppression is proposed to be provided from the on-site stormwater reservoir. The remaining hamlet residential area is proposed to utilize the future extension of the regional watermain as indicated in the Glenbow Ranch ASP.

##### Wastewater Treatment

Since there currently are no sanitary services to the area, the assisted living development cell proposes the use of a private sewage treatment system (PSTS) that will result in an approximately 4-acre septic field. The hamlet residential areas are also encouraged to use PSTS until regional services are available. Due to the lack of a hydrogeology study for higher effluent, inadequate setbacks, and the lack of efficient servicing proposed to the area, the proposed wastewater servicing strategy was determined to not align with the policies of the Glenbow Ranch Area Structure Plan (ASP), nor the County Plan. Furthermore, hamlet residential development utilizing PSTS is not supported in the County Servicing Standards.

##### Stormwater Management

In accordance with the Glenbow Ranch ASP, the proposed CS shadow planned areas are expected to convey stormwater to a regional stormwater pond. Each developer of the shadow planned area will be required to submit a stormwater management plan at subdivision stage that is compliant with the Glenbow Ranch Master Drainage Plan. Since there is no regional stormwater system in place, the proposed assisted living facility is proposing on-site stormwater management through the use of a stormwater pond.

##### Public Consultation

The Applicant completed two rounds of public consultation with adjacent landowners. The Applicant revised the proposal as feedback was received with regards to building heights/density, contextual appropriateness, and servicing and traffic considerations.

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### Policy Review (Attachment E)

The application was reviewed pursuant to the County Plan and was found to not align with policies relating to managing residential growth in hamlets, environment, institutional and community uses, and utility servicing. The application was found to be premature, for the utility servicing in the area is proposing wastewater servicing that is inconsistent with the environmental and utility servicing policies of the County Plan. The proposed assisted living development is inconsistent with the goals of the County Plan to have institutional uses provide a benefit to the local area.

The application was further reviewed pursuant to the Glenbow Ranch ASP. The proposed Conceptual Scheme (CS) was determined to align with the ASP as many policies mirror the requirements of the ASP. However, the CS lacks guidance on how the hamlet residential areas of the plan will develop and the application lacks technical reports to support the future development of those lands.

The Glenbow Ranch ASP includes policies surrounding density in the hamlet area and allows for increased density based on a voluntary transfer of development credits program; this program is currently not in place. Although the program is voluntary, and the proposed assisted living facility is proposing exemption to the program as an Institutional Use in alignment with policies of the ASP. The proposed assisted living facility is proposing to be over the allotted maximum density for the area. The assisted living facility is residential in nature and proposes a total of 92 detached residential units; based on the parcel size, the maximum density of units would be 77 units for the subject lands.

Document	TDC Area	Minimum Density (Units per Acre)	Maximum Density (Units per Acre)
Glenbow Ranch Area Structure Plan	Build Area E	N/A	1 acre average unit size
	Build Area G	N/A	5.57 upa (max 3,502 units)
Proposed Application	Assisted Living Facility	Assisted Living Facility	6.58 upa (92 units on 13.99 ac)
	Hamlet Residential	Hamlet Residential	5.57 upa (anticipated 725 units)

### COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

### IMPLICATIONS

#### Financial

No financial implications identified at this time.

### STRATEGIC ALIGNMENT

This report is a statutory obligation under the *Municipal Government Act*.

### ALTERNATE DIRECTION

No alternative options have been identified for Council's consideration.

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**ATTACHMENTS**

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- Attachment A: Map Set
- Attachment B: Application Information
- Attachment C: Application Referral Responses
- Attachment D: Public Submissions
- Attachment E: Policy Review
- Attachment F: Draft Bylaw C-8605-2025 and Draft Bylaw C-8606-2025

**APPROVALS**

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Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough

