

CMRB

Growth and Servicing

Plan Update

Member Municipality

Council Presentations



Overview | Introductions



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Overview | Calgary Metropolitan Region Growth Plan

- 1 Introduction and Principles
- 2 Review of Approach
- 3 Key Changes Since February
- 4 Servicing Plan

Overview | Opportunities

What do we stand to gain through cooperation?



- Be a **globally competitive region**
- Attract the **next wave of young talent** and **economic growth**
- **Save taxpayers dollars** through more efficient service delivery
- **Build better communities** that reduce land consumption, increase personal health & well being and increase quality of life for residents
- **Minimize wasted resources** and energy due to less intermunicipal conflicts

Project Approach | Review

Fact

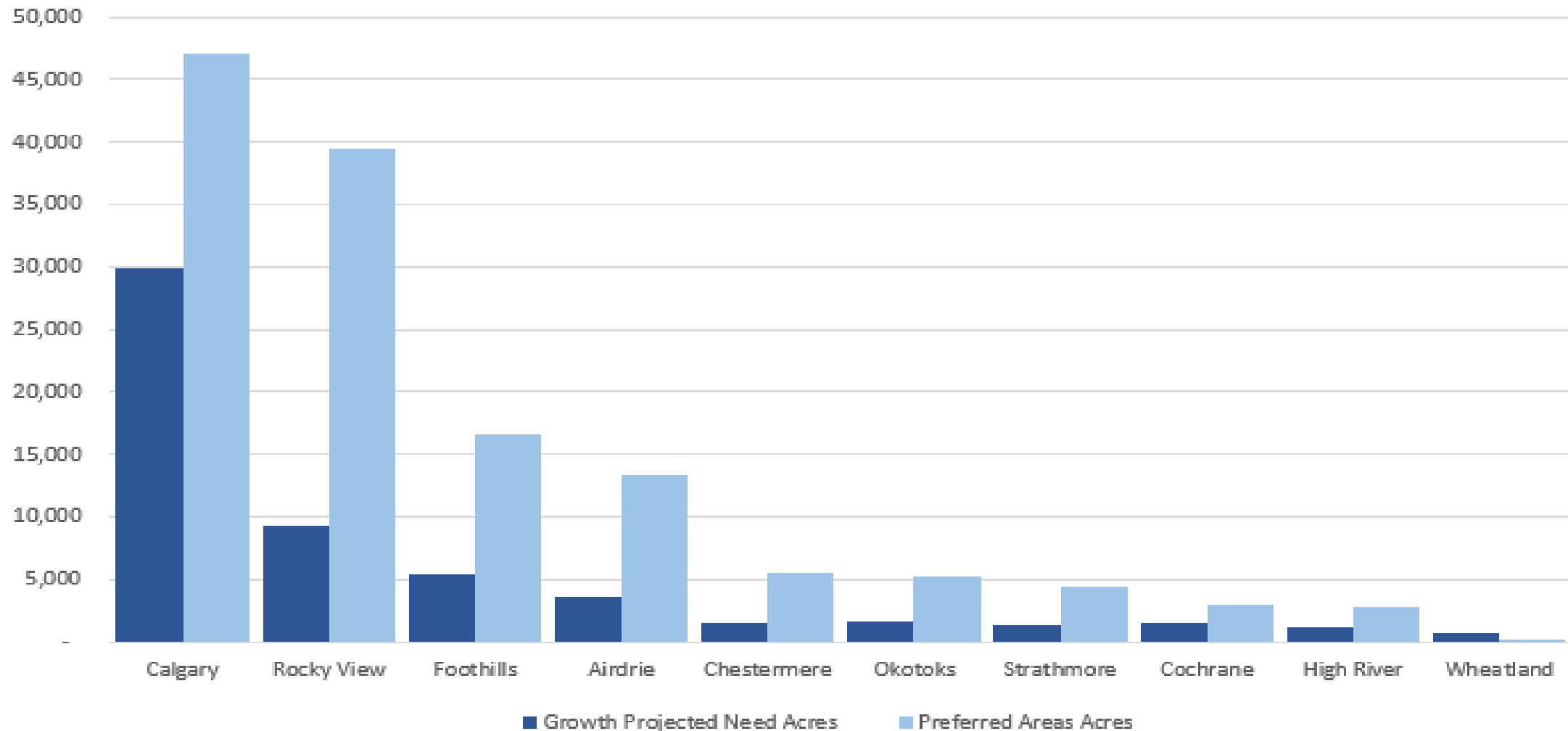
1. The Region (as a whole) has a lot of approved land in Area Structure Plans (estimation there's 50 years of regional growth already approved).

However

1. Not all planned growth areas are created equal. Some may never develop due to various factors, such as market interest.
2. New opportunities are still needed – to adapt to the market, send a positive message to the market, and to showcase new collaborations and types of development.

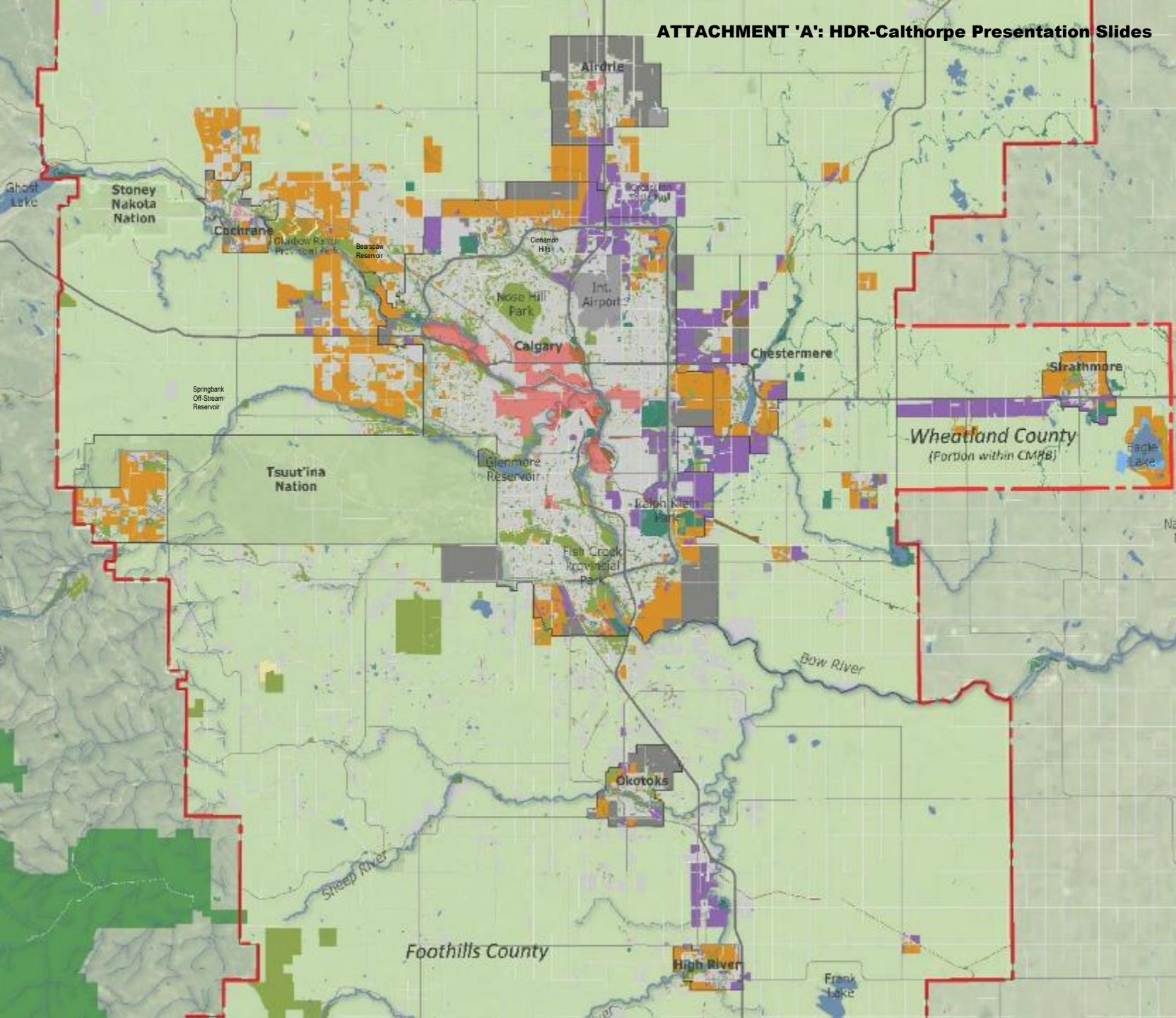
Land Supply & Demand

Projected Need vs Preferred Growth Area Acres



Background Info

Planned Lands



Regional Scenarios Review | Assumptions

- 1 The plan accommodates the next million regional population
- 2 The population and employment forecast by municipality is fixed

Regional Scenarios Review | Scenarios Assumptions

- 1** Create 3 scenarios (Business as Usual, Transit Oriented Development, Compact)
- 2** Refined Synthesis Scenario (hybrid of scenarios)

Synthesis Scenario

Compared to Business-as-Usual

23% Reduction

in water consumption per household

36% Reduction

*of amount and cost of new infrastructure
(roads, water, sewer, etc.)*

41% Reduction

in land consumption



27% Reduction

in carbon produced per household

31% Reduction

in vehicle kilometres per household

Regional Scenarios | Placetypes

Preferred Res Placetypes



Infill / Redevelopment



Mixed Use Centre/TOD



Masterplan Community



Subdivision



Rural/Country Cluster



Employment Areas

Regional Scenarios | Findings Leading to “Synthesis” Scenario

1

The municipalities in the Calgary Metropolitan Region have generally done a better job of land use planning compared with other comparable regions. But there is still sprawl and incompatible land uses throughout the Region.

2

The comparison between the scenarios don't show differences that are as dramatic as some regions, but they do show that doing things differently can save costs and reduce the negative effects of growth.

3

There are many examples where municipalities are doing well and have achieved a strong focus on infill, mixed use, and walkability. There are important decisions to be made regarding the joint planning opportunity areas between municipalities.

4

The extension of transit in the TOD scenarios has the greatest immediate benefit for the communities north and east of Calgary. If successful, transit expansion and focused TOD to the south will be a natural future step.

Key Changes Since February

Growth Plan Policies

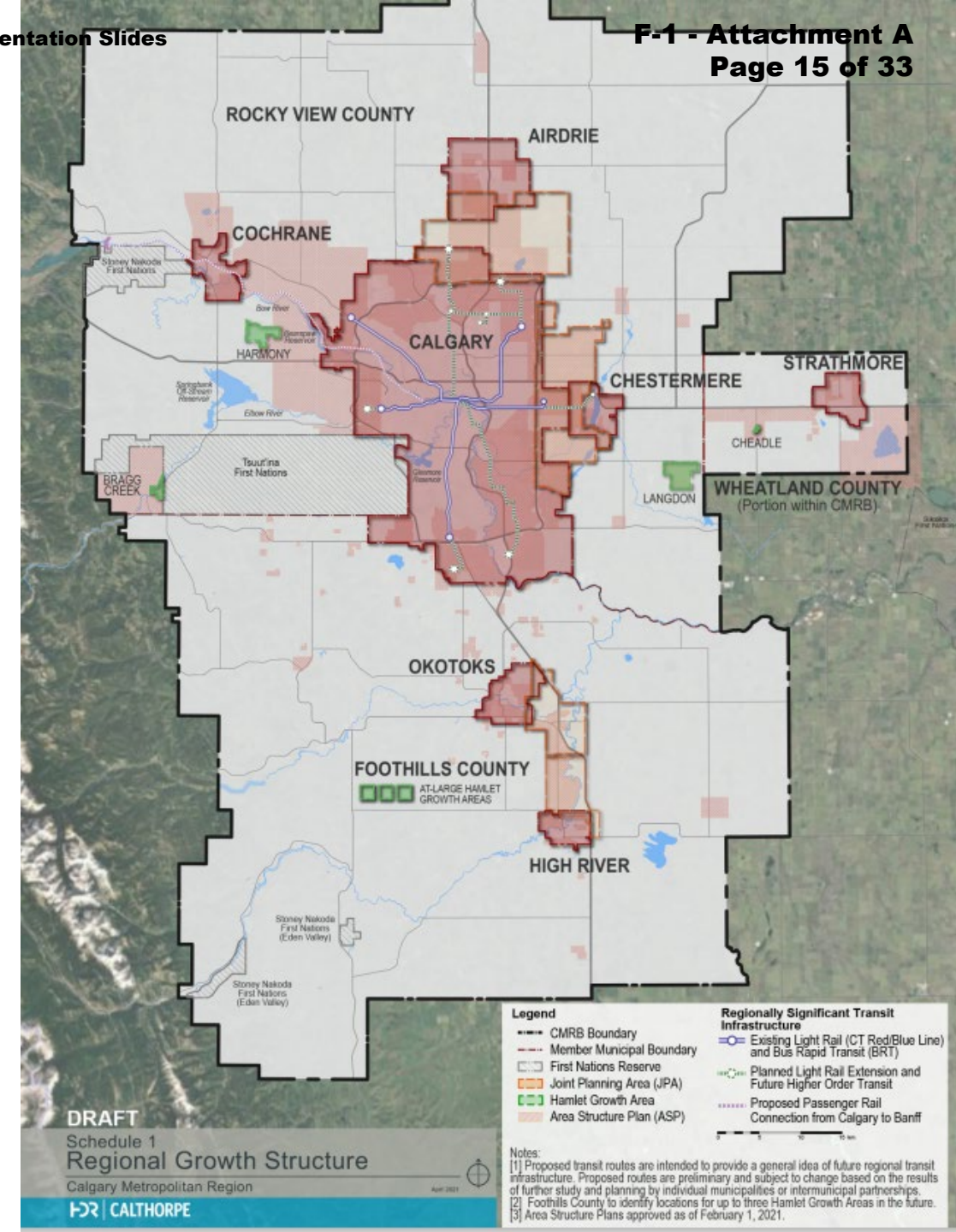
Review - Tools for a Sustainable Future

The policies are built around three fundamental strategies that support the CMR goals and objectives:

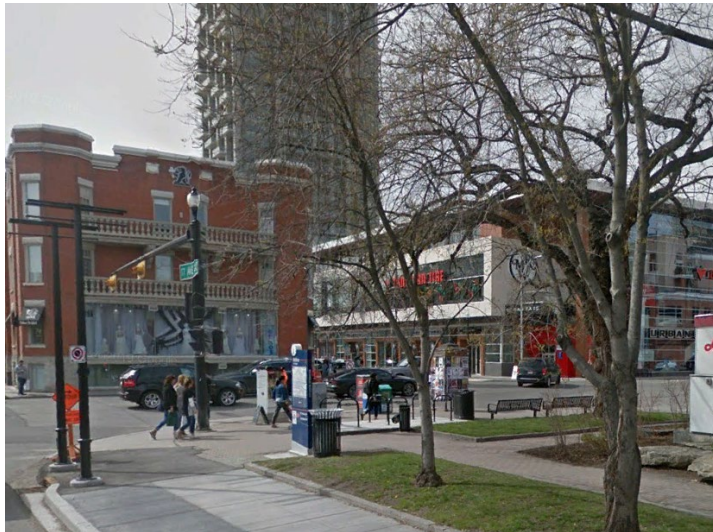
1. Compact mixed-use place types along with greater infill and redevelopment can improve environmental, social, and economic outcomes.
2. Directing urban development to key growth areas called Joint Planning Areas will improve multi-jurisdictional cooperation, efficient service delivery, and equitable distribution of shared obligations.
3. Traditional rural areas can be reinforced with clustered development, agricultural conservation, appropriate commercial areas, and Hamlets.

Review – Preferred Growth Areas

- Urban Municipalities
 - Joint Planning Areas (JPA)
 - Hamlet Growth Areas (HGA)
-
- Changes:
 - Bragg Creek HGA minor boundary adjustment
 - JPA in Foothills/Okotoks/High River split into two, minor boundary adjustment



Review - “Preferred” Placetypes



Infill and Redevelopment

Mixed Use Centre / TOD

Masterplanned Community

Growth Opportunities Summary

	Applies to Counties			
	Applies to Towns and Cities			
	Urban Municipalities	Joint Planning Area	Hamlet Growth Area	Rural / Country Cluster
Location/Boundary	urban area	urban edge	freestanding	freestanding
Potential Size	forecast	varies	640 ac (expansion permitted)	Under review
Potential Dwelling Units	forecast	varies	~3000	Under review
Highest Avg Minimum Density (du/acre)	20/15	15	12	Under review
Lowest Avg Minimum Density (du/acre)	5	5	3.5	Under review
Employment Areas	allowed	allowed	allowed	With restrictions
Proportion of New Growth in Preferred Placetypes	90% Calgary 75% Others	90% Calgary 75% Others	60%	0%

Policy Changes

- Define Employment Areas and Small Employment Areas
 - Refine list of employment types with no location criteria
 - Add criteria for Employment Areas outside Preferred Growth Areas
- Allowance for expansion of Hamlet Growth Areas
- Clarification on Context Studies
- Refine policies for Existing ASPs outside Preferred Growth Areas
- Simplify the exceptions policy

Economic Wellbeing

- Policies promoting walking, bicycling and transit to jobs in JPAs and Urban Municipalities
 - Now applies to all statutory plans; not just MDPs

Water Stewardship

- New policy added to Water Efficiency:
 - 3.4.3.2 CMRB Members should collaborate to identify higher and consistent water efficiency standards across the Region.

Shared Services Optimization

- New policies added: Planning and Protection for Regional Corridors
 - Collaboration on regional infrastructure corridors
 - Planning for multi-use corridors
 - Protection of regional infrastructure corridors by municipalities

New Appendix A: Scenario Analysis

- More detailed description of the scenario analysis approach and results

Servicing Plan

Servicing Plan Key Components

- Recognizing that Preferred Growth Areas identified in the Growth Plan are priority servicing areas; and
- A commitment from member municipalities to find cost-effective and efficient servicing solutions together for growth that aligns with the Growth Plan.

Pillars

Pillar 1: Servicing Priorities

- Directing Collaborative Servicing Investment to Preferred Growth Areas

Pillar 2: Working Groups

- Creation of a broad regional approach to collaboration through use of working groups

Pillar 3: Evidence Based Decision-Making

- Ensuring that data collection, reporting and monitoring are undertaken to support decisions

ACTIONS

- Region wide studies, collaborative frameworks, governance structures, and agreements

Servicing Priorities

- Transportation and Transit
- Long Term Water Strategy
- Water and Wastewater Utilities
- Stormwater Management
- Recreation

Transportation and Transit Priorities

- Context studies in Joint Planning Areas
- Regional Transit and Transportation Master Plan
 - Regional model
 - Knit together Context Studies
 - Address corridors not included in Context Studies
 - Multi-modal
- Transportation corridor support for regional economic development

Long Term Water Strategy Priorities

- Watershed Planning
 - Connection to South Saskatchewan Regional Plan
 - Advocate for enhanced protection of watersheds relied upon by CMR
- Water Use and Efficiency
 - Region-wide water efficiency goals, including implementation mechanisms
 - Continued water conservation initiatives at local level
 - Identify efficiencies through regional collaboration
- Opportunities for Learning
 - Build on Context Studies and local water management plans to inform longer-term regional strategies
- Continue Working Group
 - Update Water Roadmap
 - Involve external resources as/when appropriate

Water/Wastewater Utility Priorities

- Regional Utility System
 - Bottom-up approach to collaboration informed by background studies, Context Studies and other plans
 - Broad regional approach not recommended at this time
- Sub-Regional Servicing
 - Focus on collaborative solutions in Preferred Growth Areas, where needed
 - Optimize service delivery through focused collaboration considering location, level of service, cost-benefit impacts, levies, and other factors deemed relevant

Stormwater Priorities

- Stormwater Use and Reuse
 - Advocate to the Government of Alberta
 - Work toward innovative stormwater management strategies
- Regional Initiatives
 - Coordination with regional stakeholders
 - Build on existing examples (Nose Creek Watershed Management Plan, CSMI)
- Context Studies
 - Sub-regional gaps in conveyance or drainage
 - Water quality/capacity of receiving waters

Recreation Priorities

- Municipal Collaboration
 - Regional recreation working group to identify regional or subregional priorities on a case-by-case basis

Implementation

