



PLANNING

TO: Council
DATE: May 31, 2022 **DIVISION:** 6
TIME: Afternoon Appointment
FILE: 04329003 **APPLICATION:** PL20210078/79/80
SUBJECT: Amendments to the Conrich ASP, the South Conrich Conceptual Scheme, and Commercial and Residential Land Use Redesignations

APPLICATIONS:

- PL20210079 (Bylaw C-8194-2021) - To amend the Conrich Area Structure Plan (ASP) to change a portion of the subject lands from Highway-Business to Residential - Form to Be Determined, to allow residential use.
- PL20210078 (Bylaw C-8193-2021) - To amend the South Conrich Conceptual Scheme, including Appendix D, to allow residential use within a portion of Cell D, and to change a portion from business campus use to commercial mixed-use.
- PL20210080 (Bylaw C-8195-2021) - To redesignate 17.60 hectares (43.49 acres) from Business, Local Campus District (B-LOC) to Direct Control District (DC) to facilitate future subdivision of 160 lots; to redesignate ± 3.43 hectares (± 8.48 acres) from Business, Local Campus District (B-LOC) to Special, Parks and Recreation District (S-PRK); to redesignate ± 2.18 hectares (± 5.38 acres) from Business, Local Campus District (B-LOC) to Commercial, Mixed Urban District (C-MIX); and to redesignate ± 0.16 hectares (± 0.4 acres) from Business, Local Campus District (B-LOC) to Special, Public Service District.

GENERAL LOCATION: Located in Conrich, on the east side of Range Road 285, approximately 0.81 kilometres (0.50 mile) north of Highway 1.

EXECUTIVE SUMMARY: Council gave first reading to Bylaws C-8193-2021, C-8194-2021, C-8195-2021, and C-8210-2021 on July 20, 2021. At the public hearing held on November 30, 2021, Council passed the following motion:

THAT Bylaws C-8193-2021, C-8194-2021, C-8195-2021, and C-8210-2021 be referred to Administration to work with the applicants and the community to return to Council with a complete and comprehensive plan for the entirety of Cell D addressing the following:

- *Traffic;*
- *Municipal Reserves and parks; and*
- *Lot sizes*

The Applicant has worked with the community and Administration, and has redesigned the development accordingly. Briefly, the changes incorporate: comprehensive planning for the entirety of Cell D; making roadways primarily residential, in keeping with the remainder of the Cambridge residential areas; addition of a park within the proposed residential development; and, providing quantified lot sizes for parcels that will be single family residential through reducing the amount of commercial area.

Administration Resources

Oksana Newmen, Planning and Development Services



Specific changes include:

- Increasing the size of the public utility lot area to 5.23 hectares (12.93 acres) from 5.07 hectares (12.53 acres);
- Combining what was two separate proposed C-MIX parcels totaling 3.00 hectares (7.42 acres) into a single parcel of 2.18 hectares (5.38 acres), and redesignating the removed C-MIX lands to a Direct Control District broadly based on the R-SML district;
- Redesignating previously proposed R-MID lands totaling ± 3.97 hectares (± 9.82 acres) to Direct Control District based on the R-SML district;
- Adding a 0.15 hectare (0.37 acre) municipal reserve lot for a park within the residential area;
- Revising the perimeter municipal reserve lands to remove a linear portion adjacent to the PUL lot; and
- Including the prior lands held back from planning to Direct Control District based on the R-SML district.

In summary, the current totals for the various land use districts as a result of the above changes is as follows:

- Direct Control (based on R-SML district, and including roads): 17.60 hectares (43.49 acres)
- S-PRK for municipal reserves: 3.43 hectares (8.48 acres)
- C-MIX for commercial use: 2.18 hectares (5.38 acres)
- S-PUB for public utility lot: 5.23 hectares (12.93 acres)

Note that due to the extensive redesign and fulsome re-programming of the areas, Bylaw C-8210-2021 is no longer required. Changes have been captured as amendments to Bylaw C-8195-2021.

In terms of policy overview, the revised application remains consistent with the Interim Growth Plan, County Plan, Conrich ASP, and the revisions to the South Conrich Conceptual Scheme and land use will provide for the requested uses.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1:

ASP Amendment

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| Motion #1 | THAT Bylaw C-8194-2021 be amended in accordance with Attachment G. |
| Motion #2 | THAT Bylaw C-8194-2021 be given second reading, as amended. |
| Motion #3 | THAT Bylaw C-8194-2021 be given third reading, as amended. |

Conceptual Scheme Amendment

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| Motion #4 | THAT Bylaw C-8193-2021 be amended in accordance with Attachment D. |
| Motion #5 | THAT Bylaw C-8193-2021 be given second reading, as amended. |
| Motion #6 | THAT Bylaw C-8193-2021 be given third reading, as amended. |

Land Use

- | | |
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| Motion #7 | THAT Bylaw C-8195-2021 be amended in accordance with Attachment I. |
| Motion #8 | THAT Bylaw C-8195-2021 be given second reading, as amended. |



Motion #9 THAT Bylaw C-8195-2021 be given third reading, as amended.

Option #2: THAT alternative direction be provided.

Option #3: THAT applications PL20210078, PL20210079, and PL20210080 be refused.

PROPOSAL OVERVIEW:

The Applicant is proposing to introduce new residential and commercial uses to an undeveloped cell (Cell D) of the South Conrich Conceptual Scheme that has been previously planned entirely for local business campus uses. To support this proposal, three applications are presented to Council for consideration; these are, to a large extent, dependent on each other and would have the effect of:

1. Amending a portion of the Conrich Area Structure Plan land use strategy maps and tables from Highway-Business to Residential - Form to Be Determined;
2. Amending the adopted South Conrich Conceptual Scheme to allow for new residential and commercial uses;
3. Redesignating 17.60 hectares (43.49 acres) from Business, Local Campus District to Direct Control District (DC);
4. Redesignating approximately ± 2.18 hectares (± 5.38 acres) from Business, Local Campus District to Commercial, Mixed Urban District (C-MIX);
5. Expanding the existing S-PUB area to 5.23 hectares (12.93 acres) from 5.07 hectares (12.53 acres);
6. Redesignating approximately ± 3.43 hectares (± 8.48 acres) from Business, Local Campus District to Special, Parks and Recreation District (S-PRK).

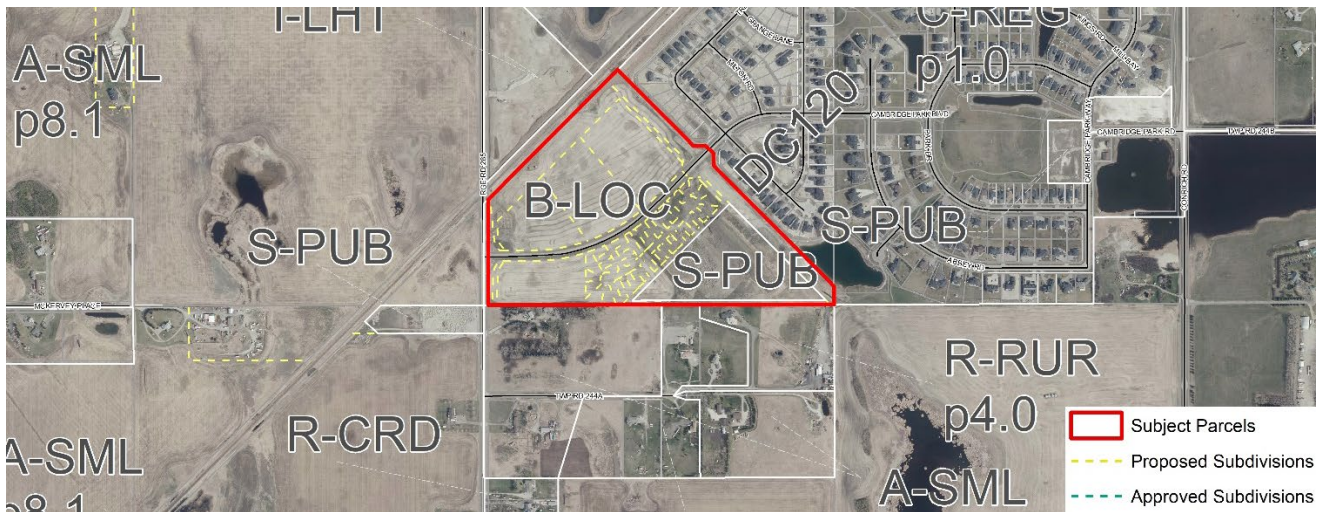
The subject lands are located in the Cambridge Estates development in Conrich. There are four development cells which, together, form the South Conrich Conceptual Scheme, which was approved in 2007. Cells A, C, and D have approved appendices to the overarching conceptual scheme document. Cell B remains undeveloped at this time.

Cells A and C are approved for primarily residential uses and are progressing towards full build-out. Cell D was approved in 2020 for local business campus uses, consistent with the Conrich ASP. However, due to concerns raised by residents of Cambridge Estates during the 2020 land use redesignation process, the Applicant is now seeking to revise Cell D to support proposed residential and commercial land uses that they view to be more compatible with the adjacent existing residential areas.

The revised applications were again reviewed against the relevant statutory plans applicable to the development, with particular consideration to Section 3.4, Policy 4.2.2, and Principles 1 and 3 of the Interim Growth Plan; Section 14.0 and Policy 5.6 of the County Plan; and Policies 24.1 and 28.7 of the Conrich Area Structure Plan. Administration found the applications to align with all relevant statutory plans and that technical matters have been sufficiently addressed at this stage of the approval process.



AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> <i>Municipal Government Act;</i> Municipal Development Plan (County Plan); Conrich Area Structure Plan; South Conrich Conceptual Scheme; Land Use Bylaw; and County Servicing Standards. 	<ul style="list-style-type: none"> Transportation Impact Assessment prepared by Bunt & Associates, dated June 12, 2019; Cambridge Park Phase 4 Transportation Impact Assessment Cell D Update, prepared by Bunt & Associates, dated May 20, 2021; Cambridge Park Phase 4 Transportation Impact Assessment Update, dated January 28, 2022 Conceptual Storm Water Management Plan prepared by Jubilee Engineering, dated May 2019; and, Letter Review of Water, Sanitary, and Storm Infrastructure prepared by Jubilee Engineering Consultants Ltd., dated January 28, 2022 Wetland Assessment and Impact Report prepared by Ecotone Environmental, dated September 2019.

ASP AMENDMENT OVERVIEW:

The proposed amendments to the Conrich ASP are detailed in Attachment G, with a summary of the proposed amendments provided below:

- Edit maps to modify a portion of the lands from Highway Business to Residential-Form to be determined;
- Modify Table 2 to adjust the corresponding acreages for changes to residential and Highway Business land uses; and,



- Remove the Non-Residential/Residential Interface adjacent to the south side of the public utility lot.

CONCEPTUAL SCHEME AMENDMENT OVERVIEW:

The parcel is located within the South Conrich Conceptual Scheme, which provides planning for ± 108.45 hectares (± 267.99 acres) divided between four development cells, each requiring further development details through adoption of an appendix.

The subject lands comprise Cell D, the largest remaining undeveloped cell of the Conceptual Scheme. Cells A, and C are all composed of single-family residential, along with municipal reserve lands, central commons, commercial land, and public utility lots. Cell B, approximately 4.05 hectares (10.00 acres), remains in agricultural use, with no development plans at this time.

The original Conceptual Scheme noted that all cells would be developed as residential; however, subsequent to its adoption, the Conrich Area Structure Plan identified the remaining undeveloped Cell D as Highway Business. As such, an amendment to the Conceptual Scheme is required to be consistent with the statutory plan, in addition to requiring specific planning guidance for Cell D.

The subject lands include access from the subdivision's existing Cell C and connection to Garden Road, though this access is presently utilized as an emergency access until the road is developed for public use.

Appendix D Overview

The appendix to the Conceptual Scheme provides an overview of the proposed development, addressing matters such as the description of the lands, land use proposal, transportation, and servicing.

Site Context

The existing parcel is largely flat and includes an undedicated access for use by the landowner. Cells C and A of the Conceptual Scheme are immediately northeast and east respectively of the subject Cell D lands; these adjacent cells are comprised entirely of single-family residential lots. Country residential development is located to the south, and lands to the west and northwest are currently undeveloped.

Proposed Land Use Concept

As Cell D was appended by bylaw to the South Conrich Conceptual Scheme following Council approval in 2020, the application under current consideration is to amend portions of that plan. The Conceptual Scheme amendments propose changing portions of the development of the site for commercial and residential uses, with single-family residential development located within the majority of the site, integrating with similar residential development proposed within the parcel to the east, and providing a commercial parcel for development on the western portion of the site.

Reserves and Pathways

A total of ± 9.97 acres of municipal reserve lands over four parcels were already identified in the original Cell D application; however this has been reduced to ± 3.32 hectares (± 8.20 acres). This includes reserves deferred from Cell C. While none are required as a result of the Conrich ASP, there are pathways in Cell C and nearby that would benefit from additional connectivity. As well, the Conceptual Scheme includes municipal reserves and walkways, leading to expanded open space pathways for the area.

Transportation and Access

The parcel has an existing access running through it, though it is currently gated for use as an emergency access. The roadway is an extension of Cambridge Park Road from Cell C; it is not a formal road at this time and is used for construction access by the landowner. Internal subdivision roads would provide for access to the residential areas.



Both the Conrich ASP and the South Conrich Conceptual Scheme include the provision of a future two-lane collector from Cell C through Cell D: an extension of the existing Cambridge Park Road. Additionally, along the northern portion of the parcel, land has been reserved for the future re-alignment and construction of Garden Road to a major four-lane standard.

Alberta Transportation has proposed the construction of an interchange to the south of Conrich to replace the existing Highway 1 at the Garden Road / Highway 1 intersection in the future. The proposed Conceptual Scheme amendments maintain future transportation road right-of-way requirements associated with the long-term planning of that interchange.

The City of Calgary, with the involvement of the City of Airdrie, the City of Chestermere, the Town of Cochrane, and Rocky View County have conducted the North Calgary Regional Transportation Study, which identifies the need for an interchange at Highway 1 and Range Road 285 intersection by 2030. This interchange is in Alberta Transportation's long-term plans, but is not planned as part of the five year plan. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange. The development would be subject to levies, and road improvement requirements would be considered at the future subdivision approval stage.

A Traffic Impact Assessment (TIA) was prepared and circulated to both Alberta Transportation and the City of Calgary as part of the redesignation of the lands to B-LOC in 2020. Any revisions required as a result of this application have been reflected in a revised TIA document submitted with this application. Comments from relevant parties are included in Appendix B of this report. The primary change relates to the requirement of an internal roadway servicing the residential lands.

Wastewater Servicing

There is existing wastewater servicing in the area, and Policy 23.15 of the Conrich ASP requires future development to connect with this servicing. This is provided for in the proposed Conceptual Scheme appendix and would be a requirement of any subdivision approval. Sanitary sewer would be extended from Cells A and C to service Cell D. As Cell B has not yet been developed, connection has not yet occurred.

Water Servicing

The existing Conceptual Scheme area (Cells A through C) is served by a piped water system. Cell D would be required to connect to piped water, as per Policy 23.9 of the Conrich ASP. This is provided for in the Conceptual Scheme as a requirement of any subdivision approval.

The water line extension to Cells A and C has been constructed and commissioned, connecting these development cells to the Rocky View County water system. The water distribution system would need to be extended to connect Cell D to the County's water system. As Cell B has not yet been developed, connection has not yet occurred.

Stormwater Management

A stormwater management plan was prepared in the original application for Cell D and provides for a single public utility lot (PUL) as part of the development. It has been located so as to provide for residential transition buffer to lands to the south, as required by Map 6 (Non-residential/residential interface) of the Conrich ASP. The PUL has been slightly expanded, increasing in size from 5.07 hectares (12.53 acres) to 5.23 hectares (12.93 acres). No functional revisions to stormwater management are proposed at this time.

LAND USE REDESIGNATION OVERVIEW:

For the residential component of the plan, the Applicant has proposed a Direct Control District (DC) that is primarily based on the Residential, Small Lot Urban District (R-SML).



	R-SML District	Proposed Direct Control District
Minimum Parcel Size	0.06 hectares (0.15 acres)	0.045 hectares (0.11 acres)
Maximum Parcel Size	Not regulated	0.076 hectares (0.18 acres); 0.15 hectares (0.37 acres) on irregularly shaped lots
Minimum Parcel Width	13.5 metres (44.29 feet)	13.41 metres (44.00 feet)

This also allows for five residential dwellings prior to endorsement for show homes, and a temporary sales or information centre.

The DC proposes 160 residential units ranging in size from 0.045 hectares (0.11 acres) to 0.15 hectares (0.37 acres), with landscaped internal subdivision roadways.

For the commercial component, the Applicant has proposed the Commercial, Mixed Urban District (C-MIX). The purpose and intent of this District are to provide for small-scale business needs in support of comprehensive communities, where mixed-use buildings may accommodate a variety of business types and scales. Development is intended to serve small to moderate-sized residential communities and provide opportunities for local employment. The district includes high-quality urban design standards. Vehicle-oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.

Commercial uses are anticipated to include retail, gas station, a clinic, and a convenience store.

Both districts appropriately implement the land-use proposal in the conceptual scheme.

PUBLIC OUTREACH

Council directed the applicant to engage in further outreach with the community due to the volume of opposition to the applications presented at the November 30, 2021, public hearing.

The applicant engaged with a group representing the Homeowner's Association on many occasions, and a copy of meeting minutes is provided in Attachment L. Administration also hosted two "mediation" sessions between the developer and homeowner's association group. These meetings were held on February 25, 2022, and April 27, 2022.

A letter of agreement was subsequently provided by the homeowner's association group in support of the revised application (Attachment K).

POLICY ANALYSIS:

Interim Growth Plan (IGP)

The IGP promotes integration and efficient use of regional infrastructure and encourages efficient growth and cost-effective development. The proposed ASP amendment is site-specific in this case; therefore, the Applicant has addressed these matters through policies in the proposed Conceptual Scheme.

The proposal is considered within the Intensification and Infill Development Type and Employment Area policies within Section 3.4 of the IGP, as it achieves higher density in an area already developed with single-family dwellings, provides for commercial and business areas, and would utilize existing and in-process infrastructure via the Conrich water line extension.

Although the application would result in over 50 residential units, Administration has determined under Policy 4.2.2 of the IGP that the proposal is not regionally significant due to its scale within the context



of the wider Conrich ASP. The employment area has already been defined within the higher level ASP and previously adopted non-statutory conceptual scheme, and so there are no regionally significant amendments in that respect. Therefore, referral to the Calgary Metropolitan Region Board for consideration and approval of the proposed statutory plan amendments is not considered necessary in this case.

County Plan

The Conrich area is identified in the County Plan as a hamlet and a Regional Business Centre. Being identified as a hamlet means that the County supports residential growth in the Conrich area and expects such development to occur through the expansion of the existing hamlet. By classifying the Conrich area as a Regional Business Centre, it means the County supports the growth of the area from primarily agriculture to a mixed-use industrial-commercial area.

Commercial Land Use

The local mixed uses proposed by the applications are guided by Section 14.0 of the County Plan.

The proposed local commercial uses are supported by: Section 14.0 of the County Plan relating to Business Development, including Policy 14.3 regarding infilling or intensification; Policy 14.4 requiring an adopted ASP be in place; Policy 14.8 directing new commercial development to identified regional business centres, and compliance with ASPs; and Policy 14.12 requiring the relationship of business to the TransCanada Highway be determined by the ASP.

Residential Land Use

Policy 5.6 of the County Plan states that applications to redesignate land for multi-lot residential use adjacent to, or in the vicinity of, an existing hamlet should not be supported unless the proposed development area is approved as an amendment to the hamlet boundaries. While the subject lands are not within the Conrich hamlet boundary, the lands are adjacent to Cambridge Park, which includes greater than 220 residential parcels, as well as municipal reserve lands, open space, and public utility lots.

The subdivisions were approved prior to adoption of the County Plan, and the Conrich ASP was adopted after the County Plan. Notwithstanding Policy 5.6 of the County Plan, Administration considers that the statutory plan and land use amendment applications providing for extension of residential uses are consistent with the built form of the surrounding area.

Conrich Area Structure Plan

The Conrich ASP was adopted in 2007. Administration is currently drafting amendments to the ASP to define a land use strategy for a Future Policy Area, which will define the hamlet boundary and land uses within the hamlet. The ASP amendments are currently anticipated to accommodate predominantly residential uses within the hamlet and this is considered to be compatible with this proposed development.

The amendments proposed by this application are minor within the overall context of the ASP; the proposal for commercial uses and higher density residential is also considered compatible with the overall land use strategy of the Plan. Finally, the amendments are in alignment with the higher-order policy provided within the IGP and County Plan.

In accordance with Policy 28.7 of the ASP, the application was circulated to the City of Calgary for comment. As the subject lands are not included in the policy area of the Rocky View County / City of Calgary Intermunicipal Development Plan, there is no requirement for coordination with the City. However, the ASP requires matters related to transportation to be circulated.

In response, the City stated it did not have any objections to the three (3) proposed applications, offering a suggested revision to a policy relating to stormwater management. The City also requests stormwater studies for the site, as well as the Conrich Master Drainage Plan. As required by Policy 24.1 of the ASP,



ROCKY VIEW COUNTY

the County would work collaboratively on comprehensive and regional approaches to stormwater management.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Development Services

Chief Administrative Officer

ON/rp

ATTACHMENTS

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8193-2021 and Schedule A (original)

ATTACHMENT ‘D’: Bylaw C-8193-2021 and Schedule A (revised redlines)

ATTACHMENT ‘E’: Proposed South Conrich CS Appendix: Cell D - (clean copy w/ redlines incorporated)

ATTACHMENT ‘F’: Bylaw C-8194-2021 and Schedule A (original)

ATTACHMENT ‘G’: Bylaw C-8194-2021 and Schedule A (revised)

ATTACHMENT ‘H’: Bylaw C-8195-2021 and Schedule A (original)

ATTACHMENT ‘I’: Bylaw C-8195-2021 and Schedule A (revised)

ATTACHMENT ‘J’: Map Set

ATTACHMENT ‘K’: Public Submissions

ATTACHMENT ‘L’: Applicant Submissions (Applicant Letter of Support and RVC/HOA/Applicant Meeting Minutes from February 25, 2022)