



## PLANNING POLICY

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**TO:** Council

**DATE:** January 12, 2021 **DIVISION:** 2

**FILE:** N/A

**SUBJECT:** Terms of Reference – West Elbow Valley Area Structure Plan

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### POLICY DIRECTION:

The Interim Growth Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, and County Plan.

### EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference (see Attachment 'A') for a developer-led and wholly developer-funded West Elbow Valley Area Structure Plan (ASP) to guide future development in the area, in accordance with the relevant statutory plans.

The proposed ASP is located immediately west of the proposed Elbow View ASP and the existing Elbow Valley community; Highway 8 is located immediately south, with the Elbow River defining its northern boundary. The ASP area is approximately 2,000 acres in size; however, technical considerations and stakeholder feedback may result in adjustment of the final plan area, subject to Council's approval.

The Terms of Reference submitted to Administration proposes that the ASP shall predominantly plan for residential uses, with supporting commercial and institutional uses serving the ASP and neighbouring communities.

The proposed ASP area covers lands that were previously part of the Elbow View ASP Terms of Reference approved by Council on February 11, 2020; however, following Council's approval of the Terms of Reference, the developer group representing these lands decided not to participate in that ASP process. They have since sought to develop their own planning framework through this proposed West Elbow Valley ASP. As the Elbow View ASP project is at an advanced stage, with Council giving first reading to the ASP bylaw on December 22, 2020, there is no potential to include these additional lands into the current ASP process without incurring substantial delays to the project timelines.

Although this is proposed as a developer-led and funded project, County staff would provide input at several points in the plan's development, including assisting the project team in discussions with the City of Calgary and other jurisdictions such as the Calgary Metropolitan Regional Board. The County will also ensure that any applicable County policies/standards are being addressed in the proposed Area Structure Plan. The County would anticipate cost recovery in providing this support.

### ADMINISTRATION RECOMMENDATION

Administration recommends approval of the Terms of Reference for a developer-led and wholly developer-funded West Elbow View Area Structure Plan in accordance with Option #1.

### BUDGET IMPLICATIONS

The proposed Terms of Reference proposes that developer would be responsible for all costs associated with completing the ASP.

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#### Administration Resources

Dominic Kazmierczak, Planning Policy

**OPTIONS:**

Option #1:      Motion #1      THAT the Terms of Reference for a developer-led and wholly developer-funded West Elbow Valley Area Structure Plan be adopted as presented in Attachment 'A'.

Option #2:      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

DK/llt

**ATTACHMENTS:**

ATTACHMENT 'A': Developer-led and Developer-funded ASP Terms of Reference