

PLANNING

TO: Council
DATE: September 13, 2022
FILE: 1013-220
SUBJECT: Request for Decision: Elbow View Area Structure Plan

DIVISION: 1
APPLICATION: N/A

EXECUTIVE SUMMARY:

A Terms of Reference for the developer-led and developer-funded Elbow View Area Structure Plan (ASP) was approved by Council on February 11, 2020. On May 11, 2021, Council held a public hearing to consider the proposed Elbow View Area Structure Plan (ASP). Following the hearing, second reading of the Elbow View ASP Bylaw was passed and Administration was directed to submit the plan to the Calgary Metropolitan Region Board (CMRB).

On July 9, 2021, CMRB Administration recommended refusal, and so the CMRB application was withdrawn from the process. Following amendments to the Plan by the project proponents, Council directed Administration to resubmit the draft ASP to CMRB. CMRB Administration again recommended refusal of the County's application on September 9, 2021, and the application was withdrawn. The proponents have since been working to amend the ASP and held public engagement sessions over the summer to seek input on a revised draft. No public hearing date has been scheduled for Council's consideration of the revised ASP bylaw.

Although no update has been presented to Council since the second withdrawal from the CMRB process, taking into account approval of the Regional Growth Plan (RGP), Administration considers it appropriate to now seek Council's direction on whether the ASP project should continue.

Administration has assessed the draft ASP against the policies of the Growth Plan and concludes that the residential and employment growth in this location would not be supported as a proposed new settlement outside of Preferred Growth Area. Taking into account the challenges in demonstrating alignment with the Growth Plan, Administration recommends that the Terms of Reference for the Elbow View ASP be rescinded, with the resulting discontinuation of the project.

ADMINISTRATION RECOMMENDATION:

Administration recommends that Council rescind the Terms of Reference for the Elbow View ASP in accordance with Option #1.

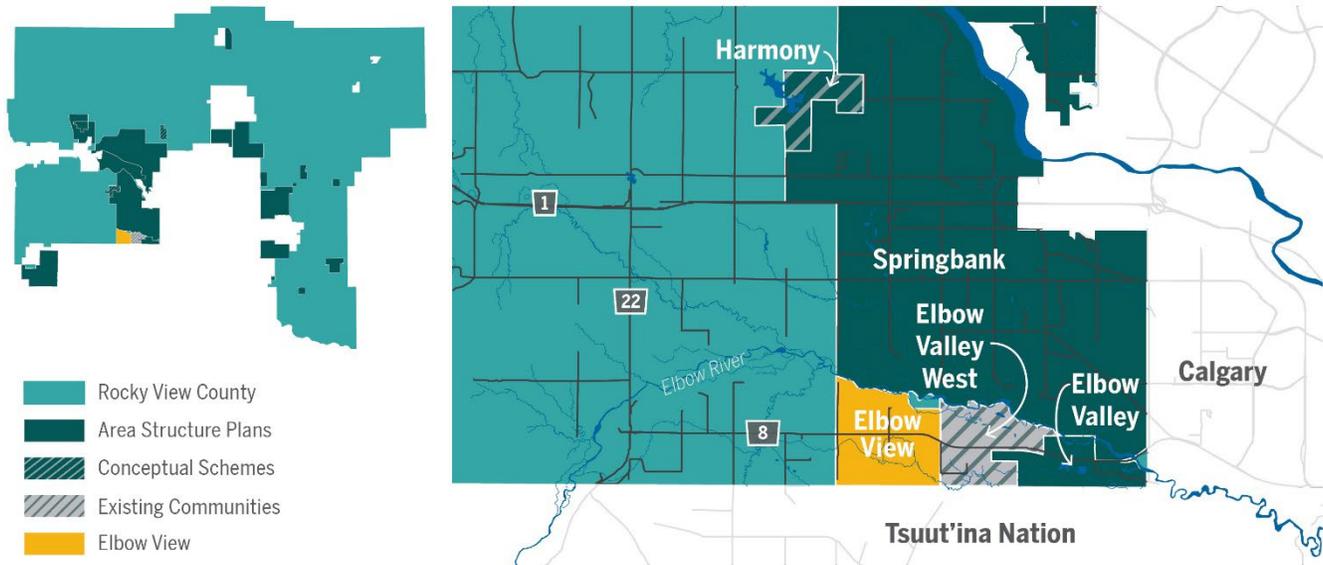
BACKGROUND:

The proposed Elbow View ASP covers approximately 900 hectares (2,224 acres) of land along Highway 8, between the Elbow River (north) and Tsuut'ina Nation, and immediately west of the communities of Elbow Valley and Elbow Valley West.

The ASP provides a mix of residential housing types, together with commercial and other employment uses, as well as community and recreation services. A gross density of 2.5 to 4 units per acre is proposed with an overall population of 13,500 to 18,000 anticipated.

Administration Resources

Dominic Kazmierczak, Planning



DISCUSSION:

At the public hearing in May 2021, Administration advised Council that there was broadly sufficient support for justifying Elbow View as a new hamlet under Policy 5.4 of the County's Municipal Development Plan (County Plan) and that the proposed ASP met the criteria set out in Policy 5.5 relating to determining the appropriate size of hamlets. However, in recommending support of second reading of the ASP bylaw, Administration did also note that the policy was not explicit and that Council may wish to wait for a decision to be made on the County's draft MDP to offer clearer support for the growth area.

Although Administration previously determined that the proposed ASP was aligned with all regional and municipal statutory plans, the previous policy assessment was against the Interim Growth Plan, which had lesser requirements for supporting new residential and employment growth areas. The Regional Growth Plan establishes new requirements around maximum size and need for new Hamlet Growth Areas.

As the Elbow View ASP proposes a mix of housing types and employment uses, it would be defined as a new Hamlet Growth Area under the Regional Growth Plan. Policy 3.1.8.5 of the RGP relating to new Hamlet Growth Areas states that the maximum area allowed for new Hamlet Growth Areas is 260 hectares (640 acres). The proposed ASP area significantly exceeds the Growth Plan threshold. Policy 3.1.8.5 also requires that proposals for new Hamlet Growth Areas must demonstrate that they are necessary to meet established growth pressure and market demand. This criterion may be difficult to demonstrate considering remaining available residential development capacity within the County's existing Hamlet Growth Areas and established country residential areas.

Considering the highlighted conflicts with the RGP, and opposition from The City of Calgary towards previous drafts of the ASP, Administration concludes that approval of the proposed ASP is unlikely to be supported by the CMRB.

BUDGET IMPLICATIONS:

None.



STRATEGIC OBJECTIVES:

Council's Strategic Plan supports responsible growth and implementation of a vision for growth through a clear planning framework. Similarly, a strategic objective is to guide the County's growth pattern in an orderly and economically sound manner that aligns with regional planning. Given the policy conflicts identified, continuation of this ASP project would be in conflict with the Strategic Plan.

OPTIONS:

- Option #1: THAT the Elbow View (Highway 8) ASP Terms of Reference be rescinded.
- Option #2: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Dorian Wandzura"

Acting Executive Director
Community Services

Chief Administrative Officer

DK/rp

ATTACHMENTS

ATTACHMENT 'A': Elbow View (Highway 8) ASP Terms of Reference.