



PLANNING POLICY

TO: Council
DATE: July 27, 2021 **DIVISION:** 2
FILE: 1013-220 **APPLICATION:** N/A
SUBJECT: Amending Bylaw – Bylaw C-8111-2020 (Elbow View Area Structure Plan)

APPLICATION: To adopt the Elbow View Area Structure Plan to provide a policy framework to guide future redesignation, subdivision and development proposals within the Plan area.

GENERAL LOCATION: Located south of the Elbow River and north of T'suu Tina Nation, west of Elbow Valley.

EXECUTIVE SUMMARY: On May 11, 2021, Council held a Public Hearing to consider the Elbow View Area Structure Plan (ASP). Second reading was granted and Administration was directed to refer the Plan to the Calgary Metropolitan Region Board (CMRB). CMRB Administration reviewed the proposed Elbow View ASP in relation to the principles and objectives of the Interim Growth Plan (IGP) and the evaluation criteria of the Interim Regional Evaluation Framework (IREF). The review found the Elbow View ASP to be inconsistent with the objectives of the IGP and IREF. Subsequently, on July 9, 2021, CMRB Administration recommended that the CMRB Board refuse the application.

On July 13, 2021 Council directed Administration to formally withdraw IREF Application 2021-10 (Elbow View ASP) from the CMRB process and to work with the Applicant (Qualico) to prepare amendments for Council's consideration at the July 27, 2021 Council meeting. A summary of CMRB Administration's reasons for recommending refusal is provided below, together with the Applicant's proposed ASP revisions addressing these reasons. The amended ASP bylaw is also set out within Attachment 'A' for Council's review.

CMRB RECOMMENDATION

The full CMRB Administration refusal recommendation is set out within Attachment 'B'. The recommendation centered on the following concerns:

- Deferral of land use and servicing details to non-statutory local plans
- Lack of Details around Consistency with Encouraging Efficient Growth and Strong Sustainable Communities and Freestanding Settlement Areas
- Lack of Sufficient Detail and Technical Review within the Elbow View ASP

Amendments are presented below for Council's consideration to address the reasons for the recommendation.

PROPOSED ASP AMENDMENTS

In response to the CMRB Administration recommendation the Applicant has proposed two policy additions, and text amendments to Sections 20 (transportation) and 21 (water servicing) of the draft ASP document. Administration supports the proposed policy additions as they would strengthen the Plan, confirm expectations at future planning stages and further align the Plan with the Interim Growth Plan.

Administration Resources

Jessica Anderson, Planning Policy



1. Local Plan requirements

That a new policy be added to Section 26.9 of the Plan as follows:

26.9 To provide a holistic, efficient, and thorough approach to community development in Elbow View, local plans must be prepared in accordance with Section 27 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.

This amendment would ensure that all Local Plans approved by Council are statutory. Statutory plans must be consistent with one another and with higher order Growth Plans. Each Local Plan developed in the Elbow View community would necessitate an amendment to the Elbow View ASP (to append the new bylaw); therefore, depending on its scale, each Local Plan would be referred to the CRMB for approval. This would allow further consideration of the Plans alignment with the IGP with respect to servicing, population and density at each planning stage. The CMRB Administration review repeatedly stated a concern with the Elbow View community developing without regional oversight and decision-making. Other ASP's in the County operate with this Local Plan requirement such as Bearspaw ASP and Central Springbank ASP; therefore, Administration has no concerns with this approach.

2. Servicing

That a new policy be added to Section 21 of the Plan as follows:

21.9 As part of the initial local plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders.

This amendment is intended to provide additional certainty around the timing and comprehensive nature of the water servicing strategy for the area. The CMRB Administration's review noted that without a single, clear option for water servicing it is difficult to confirm the requirements of the IGP are being met. By appending Local Plans, as discussed above, and inclusion of this policy further clarifying that a water servicing strategy will be required at first Local Plan with a full, multi-phase plan to be implemented through each Local Plan stage. In addition, wording has been proposed within both the text of the water servicing section as well as policies 21.2 and 21.3 to improve clarity and to strengthen connection between policy and supporting technical studies.

3. Transportation

That additional text be added to Section 20 to further clarify requirements for further transportation planning to be in accordance with the supporting Transportation Servicing Study.

Details around transportation requirements, timing, and implementation are detailed in the supporting study; however, the CMRB Administration review did not find sufficient connection between policy of the ASP and the supporting technical studies. Therefore, additional wording has been proposed within both the text of the transportation section as well as policies 20.2 and 20.11 to improve clarity and to strengthen connection between policy and supporting technical studies.

ADMINISTRATION RECOMMENDATION

Administration recommends that Council amend the Elbow View ASP and re-submit to the CMRB in accordance with Option #1.

OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended to insert a new policy (Policy 26.9) that reads:



To provide a holistic, efficient, and thorough approach to community development in Elbow View, local plans must be prepared in accordance with Section 27 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.

Motion #2 THAT Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended, revising Section 21 in accordance with Attachment 'A', including insertion of a new policy (Policy 21.9) that reads:

As part of the initial local plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders.

Motion #3 THAT Bylaw C-8111-2020 (Elbow View Area Structure Plan) be amended, revising Section 20 (Transportation) of the Area Structure Plan in accordance with Attachment 'A'.

Motion #4 THAT Bylaw C-8111-2020, as amended, be re-submitted to the Calgary Metropolitan Region Board for approval.

Option #2: That Council provides alternative direction.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/

ATTACHMENTS:

ATTACHMENT 'A': Amendments to Bylaw C-8111-2020 & Schedule A

ATTACHMENT 'B': CMRB Administration Recommendation (IREF Application 2021-10)