

**Colchester Growth Management Strategy****Report Purpose**

To present Council the final draft of the Colchester Growth Management Strategy.

**Recommendation**

THAT the Colchester Growth Management Strategy Final Report, as set out in Enclosure 1 to the February 2, 2016 Planning and Development Services report, be received for information.

**Council History**

March 6, 2007 – Council approved amendments to the Municipal Development Plan (MDP) Bylaw 1-2007.

May 22, 2007 – Council passed Bylaw 1-2007, the MDP.

March 11, 2010 – Capital Region Growth Plan was adopted by the Province.

July 17, 2012 – Council directed Administration to bring back a Terms of Reference, a revised Growth Management Strategy and timeline.

October 23, 2012 – Council directed Administration to initiate a Growth Management Strategy and timeline for the Urban Reserve Area (Bremner).

November 20, 2012 – Council directed Administration to commence preparation of the Growth Management Strategy for the Colchester Urban/Rural Transition Policy Area following completion of the Bremner Urban Reserve Growth Management Strategy.

September 23, 2014 – Council received the Bremner Growth Management Strategy as information.

March 31, 2015 – Council received an update on the Colchester Growth Management Strategy process.

July 07, 2015 - Council received an update on the Colchester Growth Management Strategy. Council directed Administration to proceed with Part 2 Optional Work, being the Recommended Concept and Policy Direction, and complete the Colchester Growth Management Strategy.

September 29, 2015 – Priorities Committee received an update on the Colchester Growth Management Strategy, specifically to present the results of the fiscal impact analysis of the three initial design concepts, as well as the draft community design concept.

November 24, 2015 – Priorities Committee received an update on the Colchester Growth Management Strategy, specifically to present the draft recommended community design concept, as well as the draft policy directions.

January 26, 2016 - Administration presented an overview of the Draft Colchester Growth Management Strategy to Priorities Committee.

### **Strategic Plan Priority Areas**

**Economy:** The Growth Management Strategy process will include an assessment of growth options using the Fiscal Impact Model.

**Governance:** The public engagement and communications plan for the Growth Management Strategy are aimed to create an inclusive process that engages residents, businesses, and affected landowners.

**Social:** The Growth Management Strategy process assesses the social impacts of various growth options and reflects the objectives of the Social Sustainability Framework. Growth management decisions have implications for future community affordability and provision of housing.

**Culture:** The Growth Management Strategy will include principles and goals to guide the creation of a vibrant and creative community in the development area.

**Environment:** The Growth Management Strategy process will assess the environmental impacts of various growth options and reflects the objectives of the Environmental Sustainability Framework.

### **Other Impacts**

**Policy:** Municipal Development Plan 1-2007, Policy 17.41 requires a Growth Management Strategy and associated servicing studies to be completed and endorsed by Council prior to the acceptance of new applications for Area Concept Plans, Area Structure Plans, rezoning or subdivisions within the boundaries of the Rural/ Urban Transition Policy Area (Colchester Growth Area).

**Legislative/Legal:** n/a

**Interdepartmental:** Multiple Strathcona County departments will be involved in the development of the Growth Management Strategy through an inter-departmental Technical Advisory Committee.

### **Alternative Option**

1. THAT Council REFER BACK the Colchester Growth Management Strategy document to Administration for additional analysis.

### **Summary**

On November 20, 2012 Council directed Administration to commence preparation of the Growth Management Strategy for the Colchester Urban/Rural Transition Policy Area following completion of the Bremner Urban Reserve Growth Management Strategy. The Bremner Growth Management Strategy was completed in September 2014 and was received as information by Council. Subsequent to the completion of the Bremner Growth Management Strategy, the Growth Management Strategy for the Urban/Rural Transition Policy Area (Colchester) commenced in early 2015 with a timeline of 10 months to complete the study. The purpose of the study is to describe and illustrate a vision, community design concept, and set of policy directions intended to guide more detailed planning in Colchester, should the County decide to proceed with its development. It is important to note that the completion of the growth strategy does not commit Council to approving any development plans for the area.

The Colchester Growth Management Strategy followed the same process as the Bremner Growth Management Strategy; however, the phases were split into two parts; Part 1 – Required Work and Part 2 – Optional Work. In July 2015 Council directed Administration to proceed with Part 2 Optional Work, being the Recommended Concept and Policy Direction, and complete the Colchester Growth Management Strategy.

The Growth Management Strategy document is organized into seven sections that describe the Context, Plan Area, Planning Process, Vision and Principles, Community Design Concept, Policy Directions, and Implementation. Section 2 Context, describes the background to the Colchester Growth Management Strategy, including previous studies and other relevant planning documents. Section 3 then looks at existing conditions of the Plan Area and the opportunities and challenges they would create for developing a new urban community. Section 4 of the document describes the extensive consultation undertaken to prepare the Growth Management Strategy. The Vision and Principles are introduced in Section 5 which describes and illustrates the qualities and features a new community in Colchester should have, based on public input and best-practices in sustainable community design. Section 6 contains the Community Design Concept which describes and illustrates how a new community in Colchester should be structured by environmental and open space features, roads and other major infrastructure, and land use. Section 7 provides the Policy Directions that will help ensure the community is developed as envisioned. Finally, Section 8 Implementation outlines the various planning tools and other measures that will be needed to implement the Growth Management Strategy, such as an Area Concept Plan, multiple Area Structure Plans, more detailed engineering, as well as consultation with stakeholders including Alberta Transportation, EPCOR, the City of Edmonton and the School Boards.

### **Communication Plan**

A range of stakeholders such as landowners, developers, community groups, school boards, Alberta Transportation, EPCOR, the City of Edmonton, as well as the general public, were consulted in the development of the strategy. Similar to Bremner, the County utilized workbooks, open houses, landowner meetings, stakeholder interviews, background and technical papers, Citizen Bulletins and the County website to engage these groups. Newspaper advertisements and individual mail outs were used to invite landowners and the public to planned open houses and landowner meetings.

### **Enclosure**

I Colchester Growth Management Strategy Final Draft Report