

Comparison Matrix of Bremner and Colchester**Report Purpose**

To provide Council with a populated comparison matrix of the Bremner and Colchester Growth Management Strategies.

Recommendation

THAT the Growth Management Strategy for the _____ be endorsed, and that Administration proceed with preparation of an Area Concept Plan for the endorsed growth area.

Council History

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

May 22, 2007 – Council passed Bylaw 1-2007, the Municipal Development Plan.

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

February 19, 2013 - Council gave third reading to Bylaw 42-2012, a Bylaw that amended the Municipal Development Plan (MDP) to conform to the Capital Region Growth Plan.

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.

February 2, 2016 - Council received the Colchester Growth Management Strategy as information.

February 2, 2016 - Council directed Administration to bring a report to the February 16, 2016, Priorities Committee meeting with a draft matrix developed for the purpose of comparing the Colchester and Bremner Growth Management Strategies, and to provide a second report to the March 8, 2016, Priorities Committee meeting with a completed matrix.

February 16, 2016 – Priorities Committee received a draft unpopulated matrix for the purpose of comparing the Colchester and Bremner Growth Management Strategies.

March 8, 2016 - Priorities Committee referred the March 8, 2016 Planning and Development Services Department report entitled Comparison Matrix of Bremner and Colchester to Council for debate and decision on the Growth Management Strategies at the March 22, 2016 Council meeting.

Strategic Plan Priority Areas

Economy: The Comparison Matrix process will include an assessment of growth options using the Fiscal Impact Model.

Governance: The public engagement and communications plans for the Growth Management Strategies aimed to create an inclusive process that engaged residents, businesses, and affected landowners.

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

Culture: The Growth Management Strategies included principles and goals to guide the creation of a vibrant and creative community in the development areas.

Environment: The Growth Management Strategy process assessed the environmental impacts of various growth options and reflected the objectives of the Environmental Sustainability Framework.

Other Impacts

Policy: Municipal Development Plan (MDP) 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 Urban Reserve (Bremner Area) as well as the Rural/Urban Transition Policy Area (Colchester Area).

Legislative/Legal: n/a

Interdepartmental: Multiple Strathcona County departments were involved in the development of the Growth Management Strategies through inter-departmental Technical Advisory Committees

Summary

On February 2, 2016, Council directed Administration to bring a populated matrix for the purpose of comparing the Colchester and Bremner Growth Management Strategies to Priorities Committee on March 8, 2016. On March 8, 2016 Priorities Committee put forward a motion of referral to debate and make a decision on the Growth Management Strategies at the March 22, 2016 Council meeting.

The populated matrix has been created to include criteria for comparison from the Colchester and Bremner Growth Management Strategies as well as from the completed supporting technical documents such as the high-level Biophysical Assessments and Transportation Analysis. In addition, supplementary information was incorporated as requested by Priorities Committee on February 16, 2016. The populated matrix also includes criteria for comparison on the Fiscal Impact Assessments of the final recommended concepts for both Colchester and Bremner.

Please note that Slide 8 of the Bremner/Colchester Populated Comparison Matrix – Existing Conditions – Wetlands Percentage of Plan Areas - has been updated due to an error in previous calculations for this slide. The total wetland area for Bremner is 141 ha or 5% of the Plan Area. The change reflected in this slide does not impact the Fiscal Impact Analysis or the Bremner Growth Management Strategy.

The numbers shown in the wetland slide were calculated separately from Environmental Reserve and Municipal Reserve utilized for the Fiscal Impact Analysis and Bremner Growth Management Strategy. These documents are based on information provided through the Biophysical Assessment. The wetland slide was a separate calculation to determine total wetland area and type of wetlands within each Plan Area and is based on a separate review of Alberta Merged Wetland Inventory Data.

In the appendices, Administration identified additional items requested by the Priorities Committee on February 16. Appendix G identifies items which would require more time to prepare, would require an additional study, and/or would be required at the Area Concept Plan (ACP) or Area Structure Plan (ASP) stage of planning.

When preparing high level Growth Management Strategies, the conceptual plans and policy direction created use a number of strategic assumptions related to land use, transportation, servicing, environment and finance. The significant key assumptions have been included in Appendix H and a full list of key assumptions has been included within Enclosure 2.

With respect to additional information requested at the March 8, 2016, Priorities Committee regarding pipelines in Bremner, the Capital Region Energy Corridors Master Plan identifies a pipeline corridor that runs through the northwest corner of the Urban Reserve (Bremner) area north of Point-Aux-Pins Creek. These pipelines were identified through the growth management strategy process and have been accounted for in the technical analysis. They do not impact the recommended community design concept for Bremner.

Communication Plan

Information Release

Website Update

Enclosures

- 1 Bremner/Colchester Populated Comparison Matrix
- 2 Bremner/Colchester Growth Management Strategy Key Assumptions