

# CMRB Growth Plan



Board Meeting | February 2021

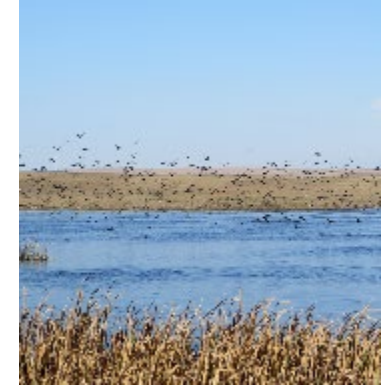
# Policy Areas



Growth Management  
Efficient Use of Land



Economic Wellbeing



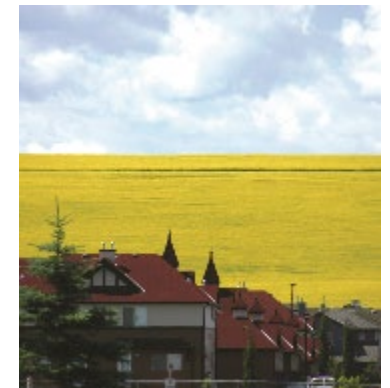
Environmentally  
Responsible Land Use



Water Stewardship



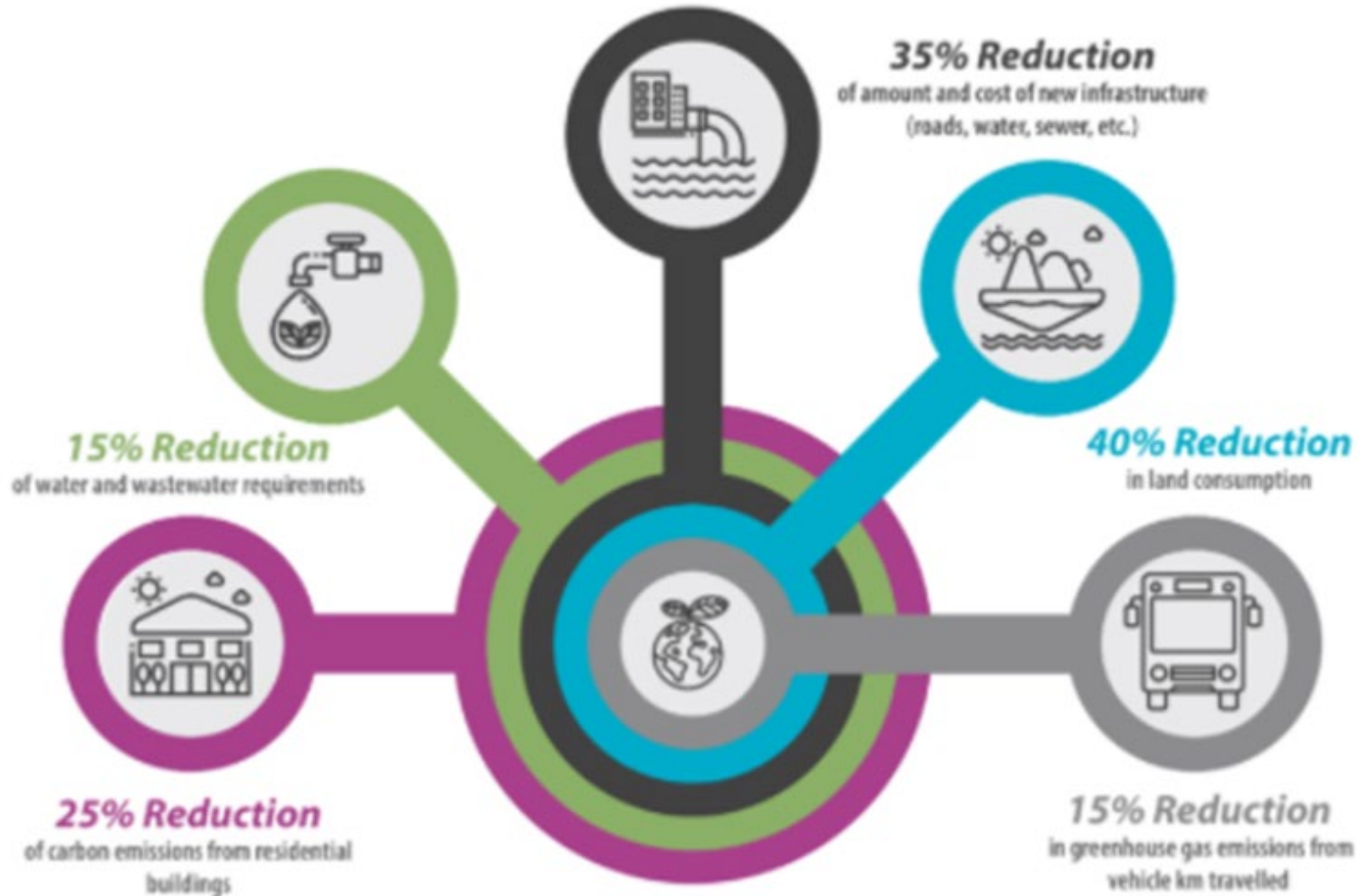
Shared Services  
Optimization



Celebrating Urban-Rural  
Differences

# Regional Scenarios | Scenarios Results

The Compact, TOD scenarios and Synthesis Plan had significant benefits



# Mixed Use and Masterplan vs Subdivision

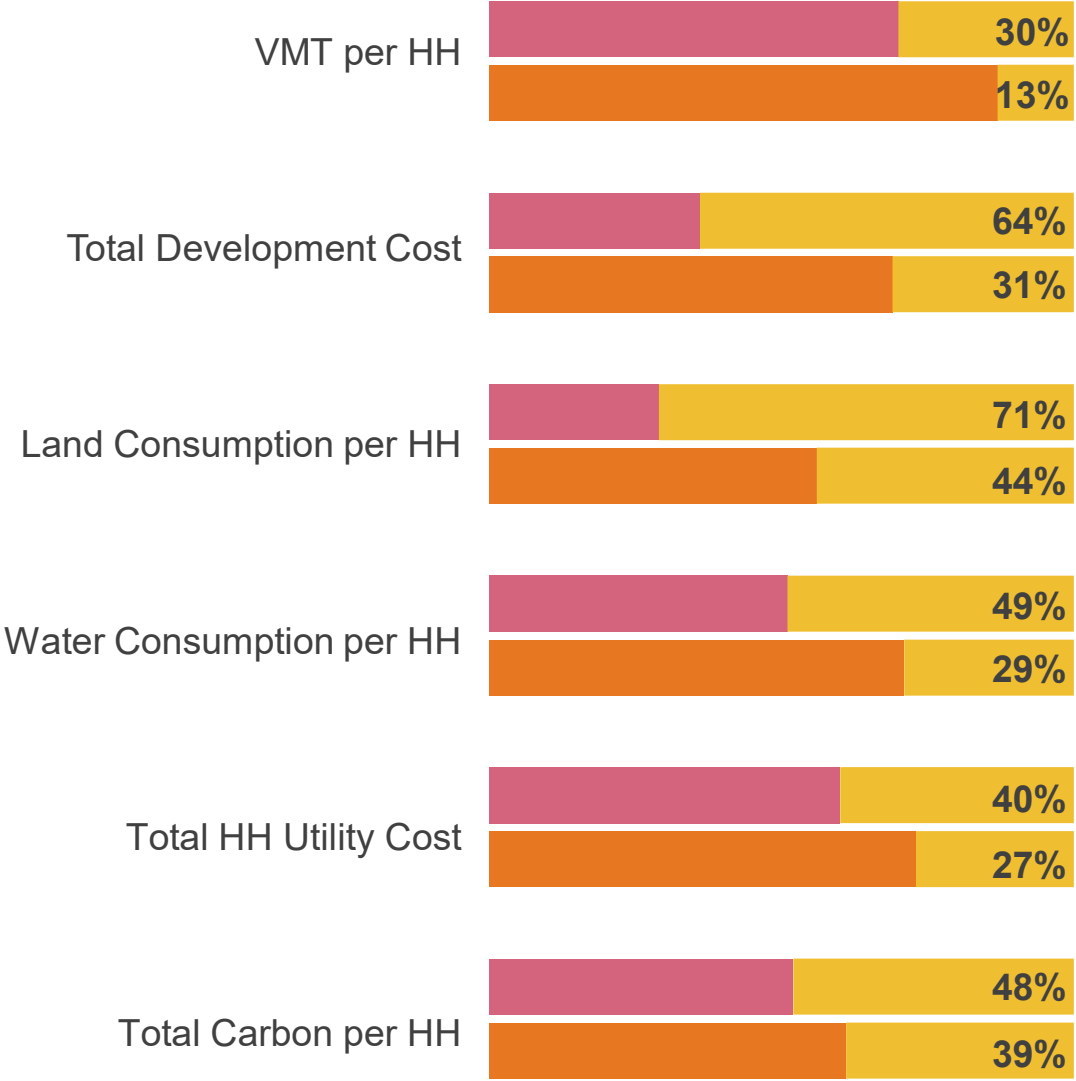
Mixed Use Centre



Masterplan

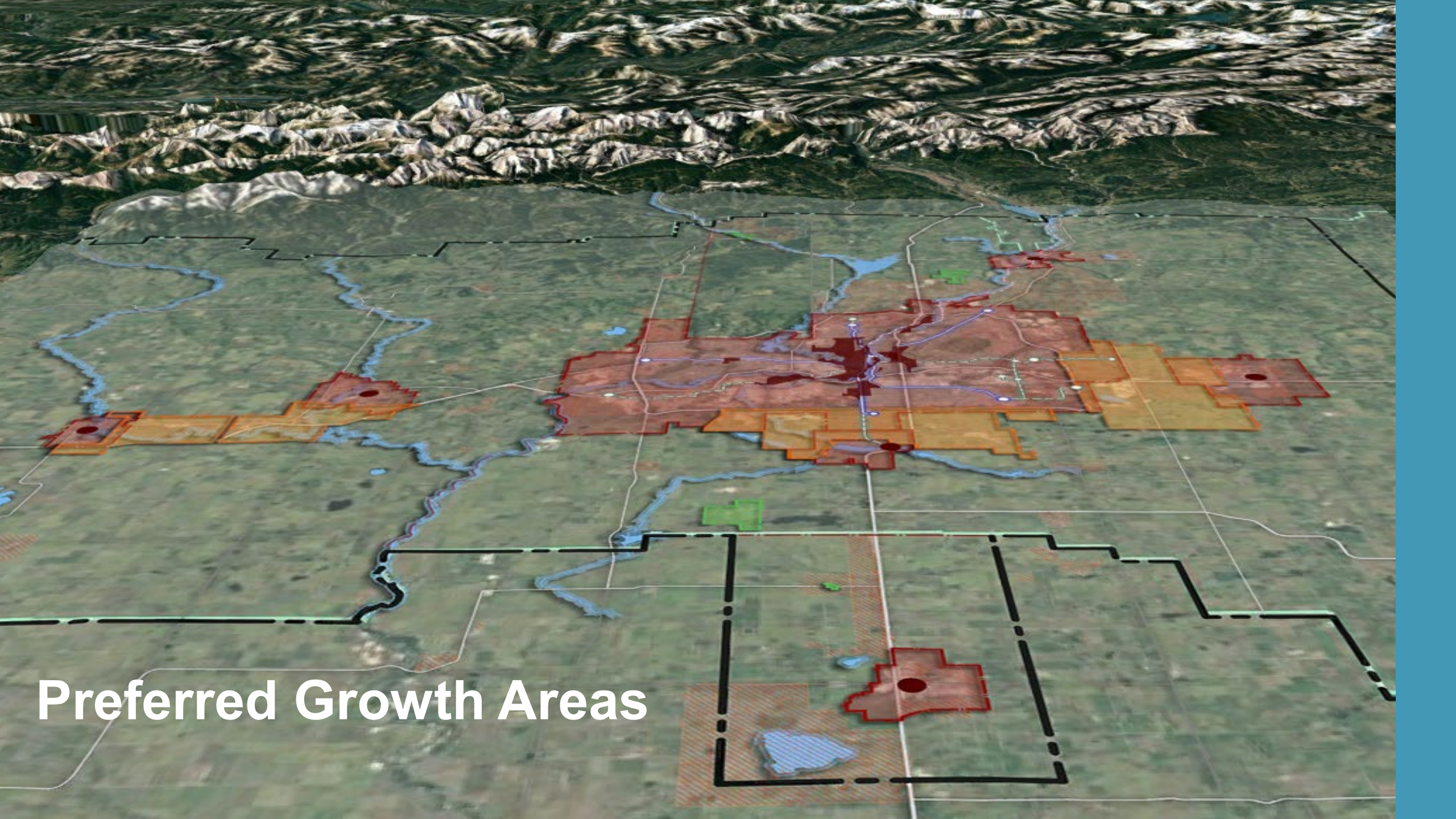


Subdivision



Mixed Use Masterplan Subdivision



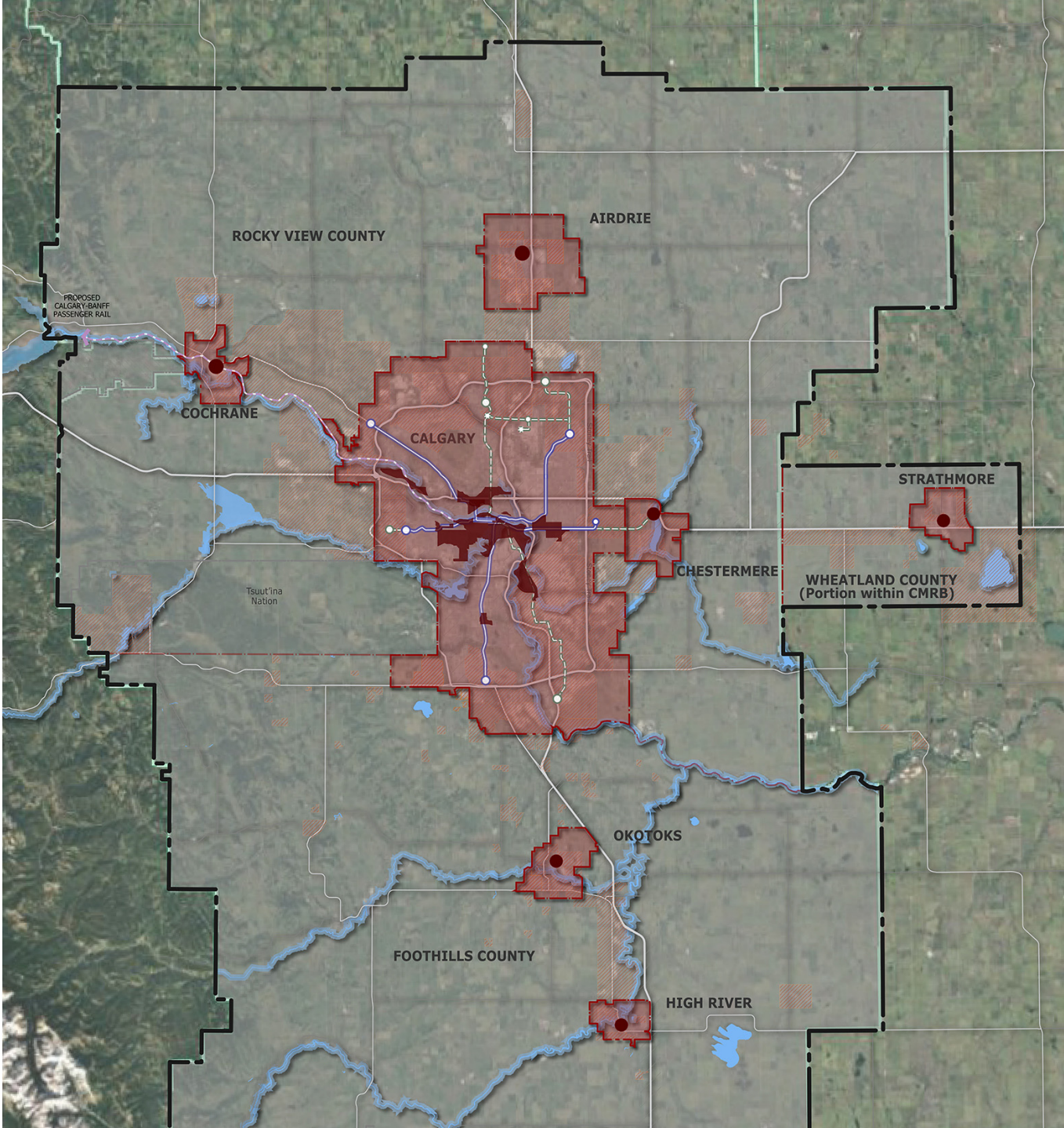


**Preferred Growth Areas**



# Preferred Growth Areas

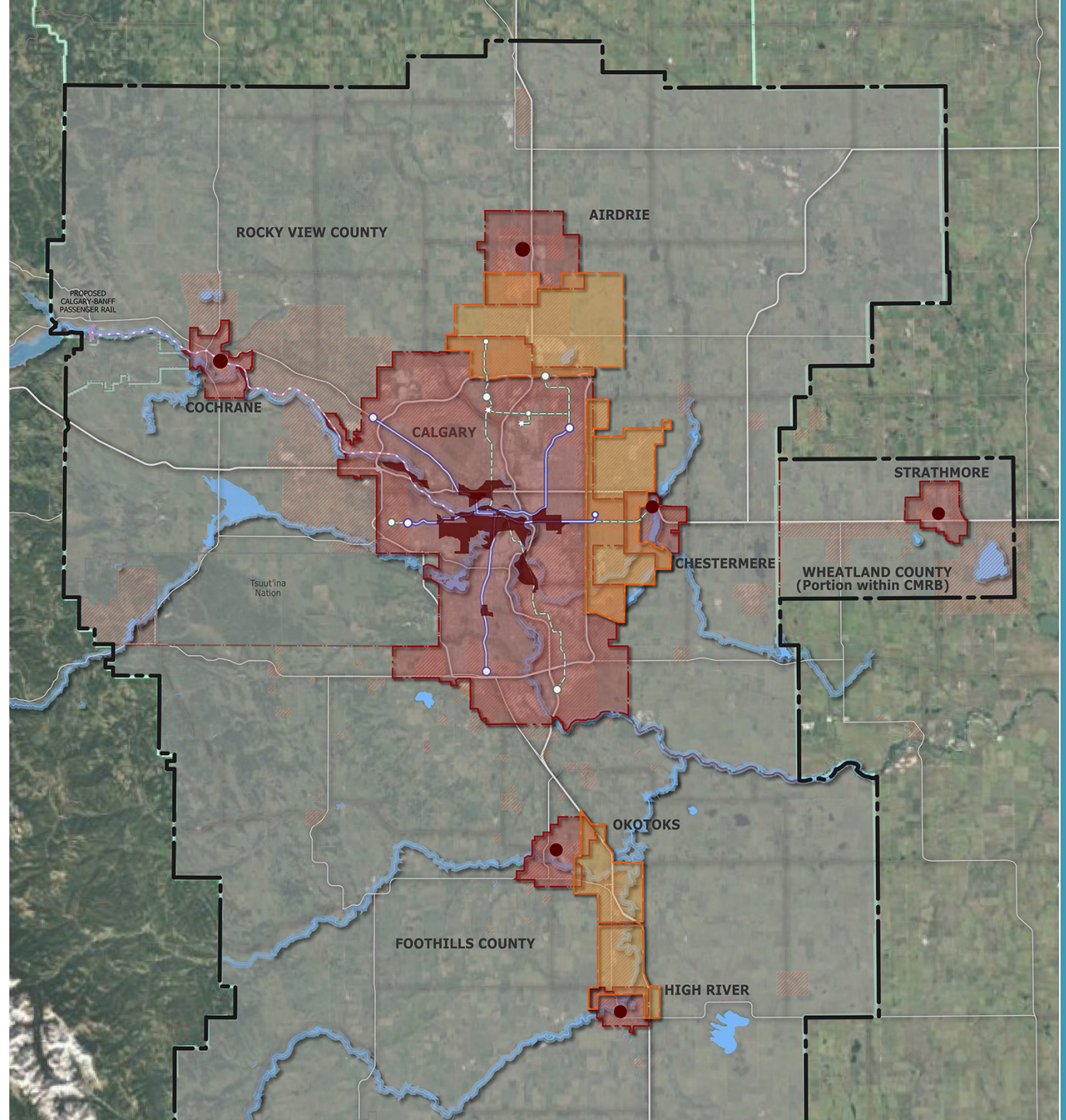
Urban Jurisdictions  
77% of Growth





# Preferred Growth Areas

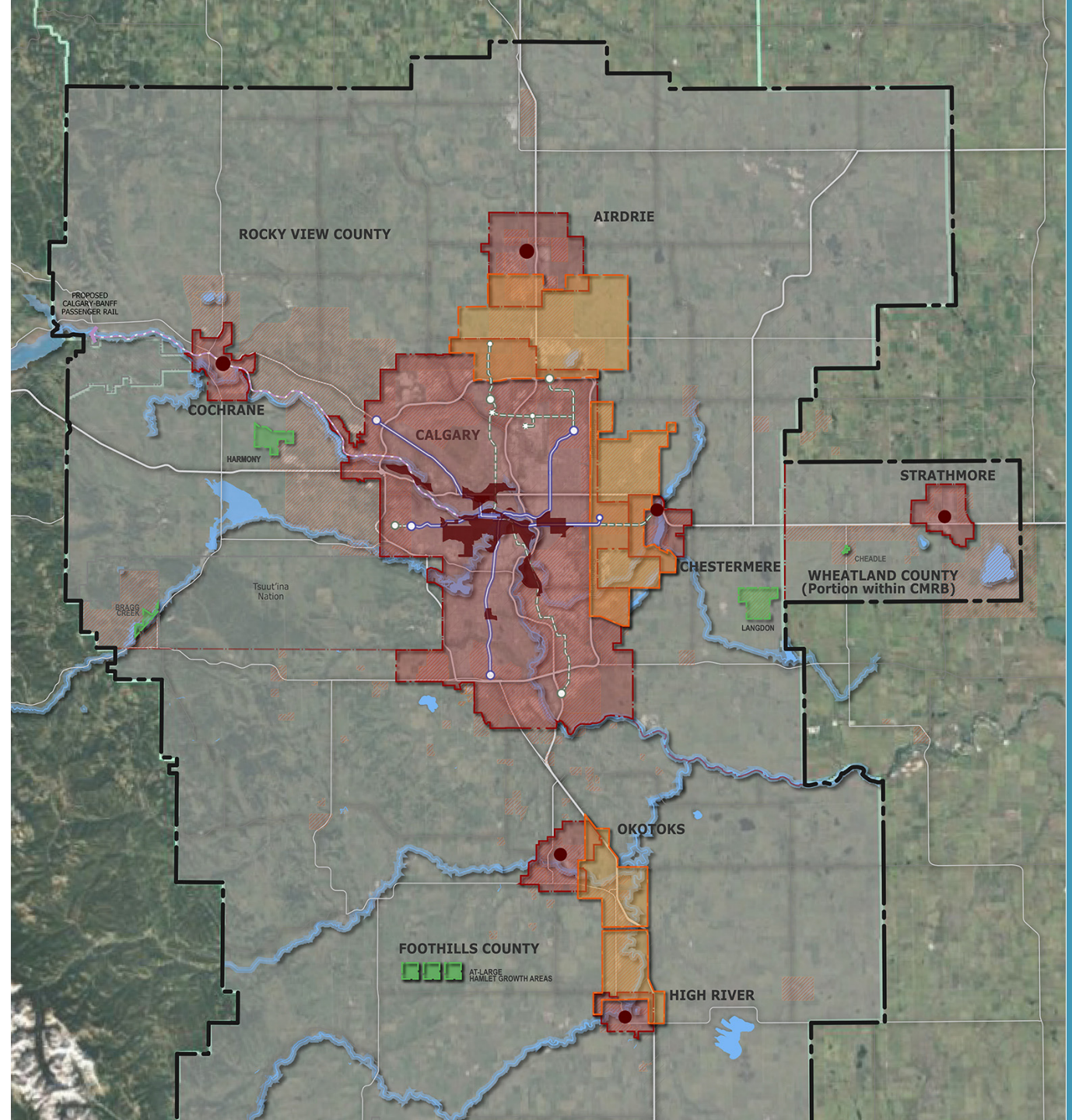
Joint Planning Areas  
20% of Growth





# Preferred Growth Areas

Hamlet Growth Areas  
4% of Growth





# Feedback Received on Initial Draft

- Detailed comments from 6 member municipalities
- 2 others provided revised municipality profiles
- All feedback was considered – changes to the content are a result of feedback received
- Next version will be graphically designed (in-progress)

# Significant Changes

- Mixed-use Centre/TOD
  - permitted in Infill and Masterplan Placetypes.
- ‘Preferred Growth Area’
  - new policy section and definition includes City Centered, JPA, HGA
  - clarifies the role and definition of areas appropriate for new mixed-use and employment development
- ‘Preferred Placetype’
  - new section for to formalize the definition in a policy
  - moved the quantitative density requirements to this section



# Significant Changes

- Residential Communities
  - Reduced the density in Hamlet Growth areas to 3.5 (was 5 too close to required 6du/ac for 60% Masterplanned community in Hamlet)
  - Allows Country Cluster (moved the quantitative density requirements to this section)
- Employment Areas
  - Placetype section added in general description of Placetype Target policy section

# Significant Changes

- Hamlet Growth Areas

- Added new subsection to define number of HGA for each County

<b>County</b>	<b>Hamlet Growth Areas</b>
Foothills	3 – location to be defined by Foothills
Rocky View	3 – Harmony, Langdon, Bragg Creek
Wheatland	1 - Cheadle

- New Hamlet Growth Areas / Joint Planning Areas

- Requires demonstrated ‘established growth pressure and market demand’ for new or expanded HGA and JPA



# Growth Opportunities Summary

	Applies to Towns and Cities		Applies to Counties	
	Urban Municipalities	JPA	Hamlet Growth Area	Rural / Country Cluster
<b>Location/Boundary</b>	urban area	urban edge	freestanding	freestanding
<b>Potential Size</b>	forecast	varies	640 ac	27 ac
<b>Potential Dwelling Units</b>	forecast	varies	~ 3,000	80
<b>Highest Avg Minimum Density (du/acre)</b>	20/15	15	12	3
<b>Lowest Avg Minimum Density (du/acre)</b>	5	5	0.5	0.5
<b>Employment Areas</b>	allowed	allowed	allowed	restricted
<b>Proportion of New Growth in Preferred Placetypes</b>	90% Calgary 75% Others	90% Calgary 75% Others	60%	0%

