



PLANNING SERVICES

TO: Policy & Priorities Committee
DATE: December 4, 2018 **DIVISIONS:** 2 and 3
FILE: 1015-550
SUBJECT: Update on review of Springbank Area Structure Plans

¹POLICY DIRECTION:

The purpose of the Policy and Priorities Committee (PPC) is to advise Council on a variety of matters impacting or potentially impacting Rocky View County. One of the Committee's objectives is to hear presentations from the public, community, groups, organizations and Administration.

Review of the Springbank Area Structure Plans (ASPs) is directed by Policy 28.3 of the County Plan, which indicates a 10 year cycle for review of existing ASPs. The Terms of Reference guiding the review project were adopted by Council on October 25, 2016, with an addendum approved on May 23, 2017.

EXECUTIVE SUMMARY:

The purpose of this report is to provide the Policy and Priorities Committee with an update on the review of the Springbank ASPs. This report and the attached presentation provide an update with respect to the following matters:

- Description of engagement findings from the June 2018 feedback;
- Assessment of the impact of the Interim Growth Plan on the ASP process;
- Presentation of a new draft land use scenario; and
- Identification of the next steps in the process.

At this point, no direction from the Committee is required. There will be an opportunity for public input in the coming months, as the review progresses.

DISCUSSION:

Review of the three existing Springbank ASPs commenced in November 2016, before the timing and impacts of the Calgary Metropolitan Region Board (CMRB) regulations were known. It soon became apparent that the Springbank ASP review process would not be completed prior to enactment of regulations to establish the CMRB and its associated regional planning and servicing framework. Consequently, Council adopted revised timelines for the ASP review in May 2017 to align the process with formation of the CMRB and to reduce risk to the ASP review process.

Progress has been made in undertaking public engagement sessions to establish community priorities and the general direction of any revisions to the existing ASPs. Initial land use scenarios, a draft vision, goals, and objectives have also been presented for public comment. However, until the policy direction of the CMRB was established, the ASP review project could not progress with any confidence.

The Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF) were adopted by the CMRB on October 4, 2018, which set the principles, objectives, and policies for regional planning prior to adoption of the Regional Growth Plan and Regional Servicing Plan in 2021.

¹Administration Resources

Dominic Kazmierczak, Planning Services
Jessica Anderson, Planning Services



Although the IGP and IREF are not expected to receive ministerial approval until early 2019, adoption by the CMRB provides sufficient direction for Administration to move forward with drafting a revised Springbank ASP (s). The attached presentation reviews the impacts of the IGP on the ASP review process, and outlines the current status of the project and the forthcoming key milestones for its completion.

With respect to the next steps in the project, the County shall continue to work with The City of Calgary, especially on matters relating to the identified Future Policy Areas. Servicing and transportation studies are anticipated to be completed in early 2019 and, at that point, there will be the opportunity for further public input on the project. A first draft is expected to be presented for public review in spring 2019, with the Area Structure Plan presented to Council at a Public Hearing later in the year.

BUDGET IMPLICATIONS:

There are no budget implications at this time.

CONCLUSION:

Public engagement sessions were held to establish community priorities and the general direction of any revisions to the existing ASPs. Initial land use scenarios, a draft vision, goals, and objectives were also presented for public comment. The attached presentation reviews the impacts of the IGP on the ASP review process, and outlines the current status of the project and the forthcoming key milestones for its completion.

OPTIONS:

- Option #1: THAT the Springbank Area Structure Plans review presentation be received as information.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

DK/rp

ATTACHMENTS:

Attachment 'A': Springbank ASP Review Presentation



Area Structure Plan
SPRINGBANK

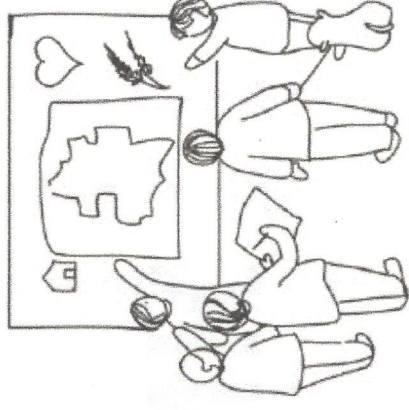
December 4, 2018
Policy and Priorities Committee



Area Structure Plan
SPRINGBANK

Engagement Findings

- Equal split between those supporting and opposing a higher level of development.
- General support for the draft vision, goals, and objectives, subject to amendments.
- Contrasting views on supporting different forms of housing in Springbank.
- Concern over servicing options.
- Support for creation of pathways and open space.
- General agreement on how the County engaged.

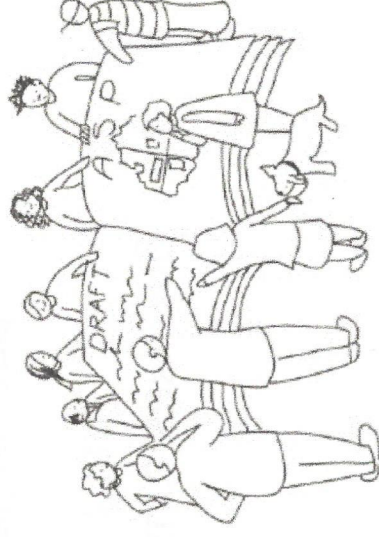


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Engagement Findings

- Support for public services along Range Road 33.
- Support for business development around Springbank Airport and RR33/Hwy 1 intersection.
- General support for expanding ASP boundaries west to allow for further business use opportunities.
- Contrasting views on seniors and cluster residential development.
- Mixed views on higher density development forms adjacent to the municipal boundary.



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Stakeholder Feedback

- **City of Calgary**
 - Not prepared to support the County's current or future servicing needs in Springbank, citing the Regional Servicing Plan.
 - Concerns over impacts on source water, transportation, and agricultural lands.
 - Concern over the scale and intensity of uses proposed within the land use scenarios.





Stakeholder Feedback

- **Springbank Airport**
 - Highlight economic importance of airport and constraints affecting development on surrounding lands.
- **Alberta Transportation**
 - Plans should reflect Functional Planning Studies for Highway 1 at RR31 and RR33.
 - Encourage robust east-west routes to connect ASP area to West Stoney Trail interchanges.



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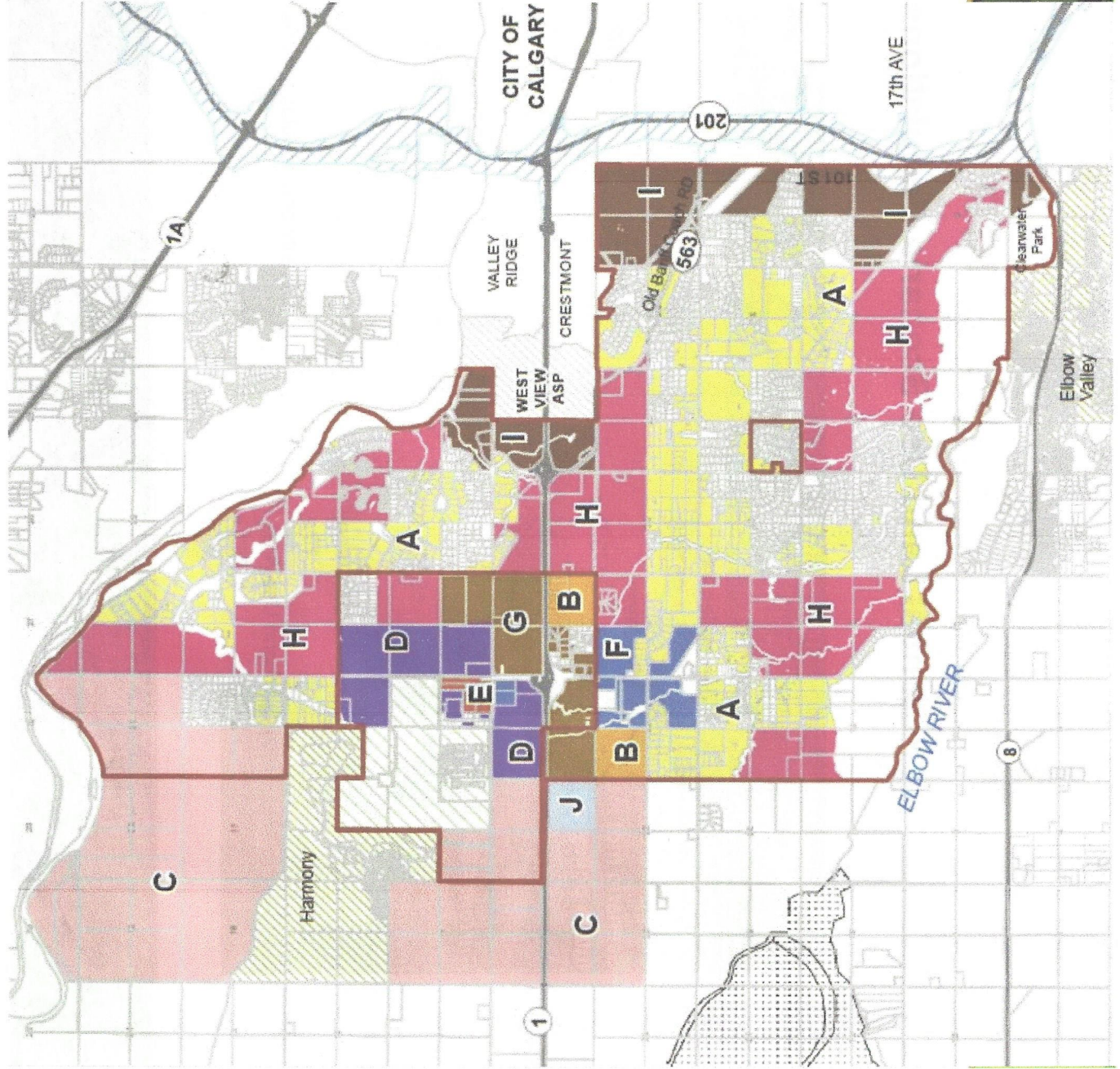
Interim Growth Plan (IGP)

- Plan will be reviewed by the CMRB and will have to comply with the IGP.
- Demonstrate collaboration with The City of Calgary to ensure coordinated planning of land use, infrastructure and service provision.
- Parallel process to ASP review – working with Calgary on lands along the municipal boundary.
- Important to plan development in an efficient, contiguous manner that reflects servicing and infrastructure capabilities.
- Timing and scale of effective planning.



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Draft Land Use Scenario



Land Use Areas	Area (ac)
A-Country Residential Infill	4309
B-Mixed Use	297
C-Future Policy Area	6210
D-Business Industrial/Commercial	928
E-Business Transition	77
F-Public Services	433
G-Business Commercial	770
H-Cluster Residential Development	5113
I-Future Policy Area	1763
J-Business Commercial (Add to ASP Area)	164
Proposed Springbank Off Stream Reservoir	
Proposed Transportation and Utility Corridor	
Current Springbank ASP Boundaries	



Population Growth

Potential Land Use Scenario Populations at Full Build-Out

	Developable Area (acres)	Potential # New Lots	Potential Additional Population	Existing Population	Total Estimated Population at Full Build-Out
Draft Land Use Scenario (not including future policy areas).	Residential: 9570.5				
	Business: 2075.5	5,467	14,762	5,743	20,505
	All lands: 13,842				
Current ASP Policies (Residential Land Inventory)	All land: 15,221.93	4,551	13,653	5,743	19,396
Future Policy Areas	Land Use Area C: 6,210	Density and population to be determined by future policy document(s).			
	Land Use Area I: 1,763				



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Next Steps

- Work with The City of Calgary on ASP, esp. Future Policy Area (ongoing).
- Complete technical studies (early 2019).
- Public engagement (upon completion of technical studies).
- Finalize land use scenario, vision, goals, and objectives (spring, 2019).
- First draft of Springbank ASP anticipated (spring, 2019).
- Anticipated Public Hearing (fall, 2019).

