



Springbank Recycle Depot Relocation

Electoral Division: 2

File: N/A

Date:	February 13, 2024		
Presenter:	Mason Austen, Acting Manager		
Department:	Utility Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

At the November 29th, 2023, Special Council Meeting, Council requested an update on the Springbank Recycle Depot relocation:

MOVED by Deputy Reeve Kochan that Administration be directed to prepare a report to be presented to Council, no later than the end of Q1 2024, with additional information on the relocation of the Springbank Recycle Centre.

This report is intended to provide Council with options for relocating the Springbank Recycle Depot.

ADMINISTRATION'S RECOMMENDATION

THAT Council direct Administration to incorporate the Springbank Recycle Depot into the 75 acres north of the Springbank Park for All Seasons lands.

BACKGROUND

The Springbank Recycle Depot is sited on a 7,800 sq. ft. private lot located at 100 Commercial Drive (Attachment A). The County leases this land with the 5-year agreement expiring on June 30, 2025. The Recycle Depot accepts glass, metal, cardboard, mixed paper, and plastic in five roll-off bins, as well as leaves, grass, and branches from May to October in seasonal roll-off bins.

In terms of site usage and visitor capacity, the site hosted 5,091 vehicles in 2023, averaging 49 vehicles per operational day with the highest single day total being 88 vehicles. This is comparable to the number of visitors in 2022. The highest site usage days occur between May and October, which aligns with the County's seasonal branch and yard waste collection programs.

At the March 14, 2023, Council Meeting, Administration had previously presented a Springbank Recycle Depot Accessibility Report.

MOVED by Councillor Kochan that Administration be directed to make operational and administrative changes at the Springbank Recycle Depot to relieve vehicle congestion.

MOVED by Councillor Kochan that Administration be directed to continue to pursue opportunities for relocation of the Springbank Recycle Depot, limited to County owned lands.

After the March 14 Council Meeting, Administration made operational changes that no longer allowed trailers on site due to the site's limited footprint. To accommodate residents with trailers, a one-day branch collection event was held on May 13, 2023, which 51 residents utilized.

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Administration also explored County owned lands in the Springbank area for suitability of siting the Recycle Depot. In addition to relocating the site, Administration was also looking for a larger site to accommodate increased materials and site usage, which aligns with the Solid Waste Servicing Strategy Goal 6, Objective J: Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot.

ANALYSIS

The current Recycle Depot is located on 7,800 sq. ft. or 0.18 acres with the proposed site needing approximately 1.5 acres. The County's three other Transfer Sites are located on approximately 1 acre.

Administration reviewed and assessed County owned lands within the Springbank area, and the search was narrowed down to a 4 km catchment of the current Recycle Depot location. The 4 km catchment was chosen based on the geographic distance of the Elbow Valley Chuck Wagon to the South, Calgary City limits and Bow River to the East, as well as the proximity to Harmony and the Town of Cochrane's Eco Centre to the Northwest.

This search resulted in 37 County owned lands. Administration identified 1 Fee Simple and 2 Municipal Reserve (MR) lands as suitable options for relocation. The three locations identified are:

- 75 acres north of the Springbank Park for All Seasons (Attachment B): This option comprises of 75 acres designated as Fee Simple (Roll #04727039). There is an approved Business Case identifying 30 to 35 acres for the first three phases, with approximately 40 to 45 acres for future planning initiatives to meet community needs.

This site will be undergoing preliminary studies in 2024 to complete an overall site plan to accommodate the proposed recreation facility. This would allow Administration sufficient time and space to relocate the Recycle Depot prior to the current lease agreement expiring in June 2025.

- Springbank Dog Park (Attachment C): This option is located at 32190 Twp Rd 245 and comprises of 4 acres designated as Municipal Reserve (Roll #04734033).
- North Springbank Water Co-op (Attachment D): This option is located at 196 Lariat Loop and comprises of 12.5 acres designated as Municipal Reserve (Roll #05711014). The North Springbank Water Co-op is in the process of applying to the County to transfer the adjacent public utility lot (PUL).

Administration recommends relocating the Springbank Recycle Depot to the 75 acres north of the Springbank Park for All Seasons lands in early 2025.

COMMUNICATIONS / ENGAGEMENT

Following Council's direction, Administration will work with the project team on community engagement and a subsequent communications plan.

IMPLICATIONS

Financial

There are no financial implications involved with relocating as the cost savings on the lease agreement would cover the relocation cost. Relocating to County owned lands would result in future cost savings of \$21,000 per year on the lease agreements.

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STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment	
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Percent of services with defined service levels	Goal 6, Objective J of the Solid Waste Service Strategy: Replace the Springbank Recycling Depot with a Full-Service Transfer Site & Recycling Depot.
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Goal 6, Operational Efficiency Metric of the Solid Waste Servicing Strategy Key Performance Indicator: Cost of Service (on a per-tonne basis) for different levels of waste management services

ALTERNATE DIRECTION

Alternate Direction 1

THAT Council direct Administration to pursue relocating the Springbank Recycle Depot to the Springbank Dog Park Municipal Reserve.

Benefits

The dog park is near the current Recycle Depot and is in the Springbank commercial area, free from residential homes. Additionally, the site has an existing road approach and is already a fenced and secure location. There could also be County operational efficiencies in waste management services of the dog park.

Disadvantages

The location is a MR, which limits the usage options for the site. The site would need Council direction to redesignate the land use, which would include a redesignation application, notification and circulation, and a public hearing element. Relocating to this location would reduce the dog park size by a third. Additionally, this would increase the traffic on the site and could result in safety risks being adjacent to an active dog park.

Alternate Direction 2

THAT Council direct Administration to pursue relocating the Springbank Recycle Depot to the Municipal Reserve located at 196 Lariat loop.

Benefits

The location provides ample space with over 12 acres adjacent to a PUL utilized by the North Springbank Water Co-op, which is in the process of applying to the County to transfer. The PUL transfer would require a new parking area to be constructed on the MR land, which could serve as both a Recycle Depot and parking area for users of the MR.

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Disadvantages

The location is an MR, which limits the usage options for the site. The site would need Council direction to redesignate the land use, which would include a redesignation application, notification and circulation, and a public hearing element. The site is also in a rural residential neighborhood with neighboring acreages. If the land North Springbank Water Co-op transfer is successful there could be additionally costs to widen the road approach.

Alternate Direction 3

THAT Council direct Administration to pursue private lease agreements for the Springbank Recycle Depot on non-County owned lands.

Benefits

The Springbank commercial area has a multitude of fenced lots and businesses that could be suitable for siting a Recycle Depot. A private lease agreement could result in a quicker relocation option.

Disadvantages

This option could result in a larger budget implication by continuing with lease payments. Lease agreements can also limit the number of materials that can be collected depending on the landowner.

ATTACHMENTS

Attachment A: Springbank Recycle Depot

Attachment B: South Springbank Community Facility lands map

Attachment C: Springbank Dog Park Municipal Reserve map

Attachment D: North Springbank Water Co-op Municipal Reserve map