



# COUNCIL REPORT

## Springbank Area Structure Plan: Request for Direction

Electoral Division: 1 & 2

Project: 1015-550

|              |   |        |  |
|--------------|---|--------|--|
| Date:        | May 28, 2024  |        |  |
| Presenter:   | Steve Altena, Supervisor, Planning Policy                         |        |  |
| Department:  | Planning  |        |  |
| Approved by: | <input checked="" type="checkbox"/> Executive Director / Director | and/or | <input checked="" type="checkbox"/> Chief Administrative Officer |

### REPORT SUMMARY

The purpose of this report is to present the Springbank Area Structure Plan (ASP) Options Report to Council. Administration is seeking Council's direction on how to proceed with any revisions to the three existing Springbank ASPs.

Considering feedback from community engagement in 2022, Administration prepared a new single ASP for Springbank and conducted engagement on this new plan in June and July of 2023. On January 16, 2024, Administration presented the feedback from the 2023 engagement and proposed changes to the draft Springbank ASP to the Governance Committee. Noting concerns from many Springbank residents on the draft ASP document, the Committee provided direction to explore the feasibility of combining the existing ASPs into a single ASP, but to maintain the adopted land use strategies set out within the Central Springbank, North Springbank and Moddle ASPs. The Governance Committee also directed that Administration assess the feasibility of implementing minor amendments to address ASP policy gaps and incorporate current technical information.

The Springbank ASP Options Report, provided in Attachment A, explores three options for addressing the existing ASPs. Option 1 proposes to merge all ASPs into a single comprehensive document, aiming to maintain existing land use strategies while addressing policy gaps. Option 2 proposes to merge Moddle ASP into Central Springbank ASP and address policy gaps in each ASP. Option 3 proposes to maintain the existing ASPs without amendments.

Considering the advantages and disadvantages of each option, Option 2 is recommended. Option 2 allows for minor updates to each ASP to address policy gaps and update technical information, while minimizing administrative effort and avoiding a Regional Evaluation Framework application to the Calgary Metropolitan Region Board.

### ADMINISTRATION'S RECOMMENDATION

THAT Council direct Administration to prepare amendments to the Central Springbank, North Springbank, and Moddle Area Structure Plans that:

- Combine the Moddle ASP into the Central Springbank ASP while maintaining the North Springbank ASP as a separate statutory planning document;
- Update technical policies for the combined ASP and the North Springbank ASP to reflect current studies; and,
- Address minor policy gaps for the combined ASP and the North Springbank ASP.

THAT Administration present amendments to the Springbank Area Structure Plans before the end of Q3 2024 at a public hearing for Council's consideration.

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### BACKGROUND

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The Springbank ASP Options Report has been prepared to address Governance Committee's direction on January 16, 2024:

MOVED by Chair Kochan that Administration be directed to provide a report to Council in Q2 of 2024 on the feasibility of combining the Central Springbank, North Springbank and Moddle Area Structure Plans (ASP) into one ASP with the intent to maintain the existing land use strategies while implementing minor amendments that:

- a) Ensure alignment with higher order policy and guiding documents adopted since the approval of the ASPs;
- b) Update technical policies to reflect current studies; and
- c) Address policy gaps in the existing ASPs identified by Council, Administration, and the public.

The objective of the Springbank ASP Options Report is to assess the feasibility of merging the three Springbank ASPs, Moddle, North Springbank and Central Springbank, into an effective, comprehensive statutory planning document. The report also identifies alternative options and evaluates each option against criteria to develop a recommendation.

### ANALYSIS

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Administration has identified three options and evaluated each against general criteria, including consideration of planning objectives, policy compatibility, administrative effort, and regional engagement. This evaluation is detailed in the Springbank Area Structure Plan Options Report, provided in Attachment A, and is summarized below.

Option 1 proposes to merge the ASPs into a single document, while maintaining the existing land use strategies, addressing policy gaps and updating technical information. This option presents the most comprehensive approach, aiming to create a holistic ASP document for the Springbank area. However, Option 1 faces challenges including policy compatibility between merging documents and the need for approval from the Calgary Metropolitan Region Board (CMRB).

Option 2 offers an intermediate alternative by proposing to merge Moddle ASP into Central Springbank ASP, while addressing policy gaps for each ASP and updating technical information. The North Springbank ASP would remain a separate document. This option partially achieves the intent to merge the Springbank ASPs and leverages the policy compatibility between the Moddle and Central Springbank ASPs to minimize the scope of amendments.

Option 3 proposes to maintain the existing ASPs without amendments and rescindment of the project Terms of Reference. This option requires minimal administrative resources, however, opportunities to address policy gaps and incorporate updated technical information would not be realized.

Administration recommends Option 2 as it provides an intermediate alternative to update the Springbank ASPs while minimizing staff commitment and regional risk. This would allow administrative resources to be further focused on other statutory planning projects and still achieve the aim of maintaining existing land use framework for the Springbank community.

### COMMUNICATIONS / ENGAGEMENT

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Residents and stakeholders will be updated on the status of the project following Council's direction.

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### IMPLICATIONS

#### Financial

Additional financial resources are not required for the recommended motion.

#### Staff Resources

The Planning department is currently working on the following long-range documents, with targeted public hearing dates:

- Janet ASP – To be determined
- Conrich ASP – Q3 2024
- Springbank ASP – Q3 2024
- Bearspaw ASP – Q4 2024
- Langdon ASP – Q4 2024
- Municipal Development Plan – Q1 2025

The timely completion of the Springbank ASP would allow administrative resources to be focused on the remaining projects.

### STRATEGIC ALIGNMENT

| Key Performance Indicators |   |   | Strategic Alignment   |
|----------------------------|---|---|---|
| Financial Prosperity       | FP1: Successfully planning and managing tax revenues between residential and non-residential landowners                                   | FP1.1: Residential/Non-Residential Assessment Split Ratio as set out in the Assessment Diversification Policy | Maintaining the existing land use strategies of the Springbank ASPs will not provide further opportunities to shift the residential/non-residential assessment split ratio. |
| Thoughtful Growth          | TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies | TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities | Regional Growth Plan policy allows for the existing Springbank ASPs to build-out as approved.   |

### ALTERNATE DIRECTION

#### Alternate Direction 1 (Option 1)

THAT Council direct Administration to prepare a new Springbank Area Structure Plan that combines the Central Springbank, North Springbank, and Moddle ASPs while keeping the direction of the existing land use strategies.

THAT Administration present amendments to the Springbank Area Structure Plans in Q4 2024 at a public hearing for Council's consideration.

#### Alternate Direction 2 (Option 3)

THAT Council rescind the approved Springbank ASP Terms of Reference and direct Administration to close-out the project.

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### ATTACHMENTS

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Attachment A: Springbank Area Structure Plan Options Report