

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: March 9, 2021 **DIVISION:** 2

TIME: Afternoon Appointment

FILE: 04722001 **APPLICATION:** PL20200130

SUBJECT: Conceptual Scheme Item – Amendment to Springbank Creek Conceptual Scheme

Note: To be considered in conjunction with Site Specific Amendment PL20200105 (agenda E-6)

APPLICATION: To amend the Springbank Creek Conceptual Scheme (SCCS) to allow for the development of a private school and associated recreational facilities on the subject parcel.

GENERAL LOCATION: Located approximately 0.81 km (1/2 mile) south of Springbank Road, 0.41 km (1/4 mile) west of Range Road 32 and 4.5 miles west of the city of Calgary.

LAND USE DESIGNATION: Direct Control District 116

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8117-2020 on December 22, 2020. The bylaw has been amended to reflect clerical changes. The application is consistent with the vision and goals of the Central Springbank Area Structure Plan, and with the proposed amendments to the Direct Control District 116. Technical aspects are sufficiently addressed at this stage and would be further implemented through the Development Permit process.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8117-2020 be amended as per Attachment 'C'.
 Motion #2 THAT Bylaw C-8117-2020 given second reading, as amended.
 Motion #3 THAT Bylaw C-8117-2020 be given third and final reading, as amended.
- Option #2: That application PL20200130 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources
Jessica Anderson, Planning Policy

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Interim Growth Plan (IGP) • Central Springbank Area Structure Plan (CSASP) • Springbank Creek Conceptual Scheme (SCCS) • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Deep Fills Report prepared by Almor Testing Services Ltd dated October 2, 2020; • Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020; • Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020; • Transportation Impact Assessment prepared by Bunt and Associates dated July 23, 2020; • Stormwater Management Report prepared by Richview Engineering Inc. dated September 25, 2020; • Biophysical Impact Assessment prepared by Solstice dated August 12, 2020; • Conceptual water and wastewater servicing strategy prepared by Watertech Engineering Research & Health Inc. dated February 10, 2021; • Phase I Groundwater Assessment Report prepared by Groundwater Resources Information Technologies Ltd. dated February 9, 2021.
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BACKGROUND:

The subject lands include two separate parts (contained within one title). Namely, the western portion which is approximately 80 acres in size and the eastern 10.0 metre wide strip of land which is intended as a future linear Municipal Reserve (MR) parcel for development as a regional trail.

POLICY ANALYSIS:
Central Springbank Area Structure Plan (Bylaw C-5354-2001)

The subject lands are identified in Map 12 – New Residential Areas, supported for residential development with the adoption of a concept plan; the SCCS was adopted in 2013 and provides a framework for further redesignation and subdivision of the lands.

Further, section 2.1.2.2 of the CSASP sets out policy direction for new or expanded institutional uses. Generally, the Plan states that future institutional development, such as schools and other community institutions, should benefit the local community by adding community amenities and open space for area residents; the ASP notes that such benefits should be outlined in future conceptual schemes. School facilities should be developed as multi-disciplined joint use facilities, offering access to a wide composition of the community to satisfy a variety of needs and opportunities, including the provision of open space and daycare. Community awareness and participation in recreational activities should be

promoted by offering a wide range of recreational and cultural programs, which would include but not be limited to agricultural, athletic, social and educational events and programs.

The proposed development is consistent with these policies.

Springbank Creek Conceptual Scheme (Bylaw C-7298-2013)

The vision for Springbank Creek states:

“Springbank Creek will be a comprehensively planned community. Through more efficient residential design, over 25 percent of the area will be conserved in naturalized open spaces. Springbank Creek will feature approximately 20 kilometres of interconnected pathways within this extensive open space network connecting residential development to the Springbank Creek valley and a private school site.”

The private school site had previously been envisioned on the east 80 acres of the subject quarter; however, since adoption of the Direct Control District providing for this, no development has occurred. The proposed Conceptual Scheme amendment would facilitate the relocation of the institutional uses provided in Springbank Creek to the western 80 acres. The revised concept would not define uses on the eastern 80 acre portion and would leave planning of these lands to a later date, as the Springbank Creek community, and wider Springbank area, develop.

This application was submitted to amend the Springbank Creek Conceptual Scheme mapping and policies to reflect the new location of the proposed school site. The amendments further clarify the intent for these lands and how the proposed development would be incorporated into proposed and existing development in the area.

Direct Control District 116 (Bylaw C-6475-2007)

The proposed amendments to the Direct Control District submitted with application PL20200105 are consistent with the overall intent of the district to provide for both residential and institutional and recreation uses within the Springbank Creek community.

ADDITIONAL CONSIDERATIONS:

Access to the site will be provided by extension of Lower Springbank Road towards the west. Additional off-site improvements may also be warranted at a future development stage. Wastewater service is proposed to be provided by an onsite private sewage disposal system as there is no available connection to regional wastewater collection system at this time. At time of future DP, the Applicant will be required to submit detailed technical studies that demonstrate the feasibility of this option. County Policy 449 recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized system.

Potable water is proposed to be supplied via groundwater wells. The submitted technical assessments demonstrate that the use of groundwater wells is feasible to service the proposed development, and that minimal impact to surrounding properties is anticipated. Piped water services are preferable as the subject lands are located within the Calalta Exclusive Franchise Area and the servicing option is better suited for the development proposed.

The Applicant submitted a Transportation Impact Assessment, a Stormwater Management Plan, a conceptual water and wastewater servicing strategy and a Phase I Groundwater Assessment Report for the ultimate proposed development. Detailed technical studies would be required at the future development permit stage. There are no further concerns at this time



Respectfully submitted,

“Theresa Cochran”

Executive Director
Community Development Services

Concurrence,

“Al Hoggan”

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-8117-2020 and Schedule A

ATTACHMENT ‘D’: Redline version of Springbank Creek Conceptual Scheme

ATTACHMENT ‘E’: Map Set