



RECREATION, PARKS & COMMUNITY SUPPORT

TO: Council
DATE: October 27, 2020
FILE: N/A
SUBJECT: Bingham Crossing Community Use Building

DIVISION: 2
APPLICATION: N/A

POLICY DIRECTION:

On July 14, 2020, Council passed the following Motion Arising in relation to the Bingham Crossing Phase 2 Master Site Development Plan (MSDP):

MOVED by Councillor McKylor that Administration be directed to enter into discussions with the developer to dedicate a small parcel of land suitable for the development of a community use building and report back to Council at the October 6, 2020 Council meeting.

EXECUTIVE SUMMARY:

Administration deferred the presentation of this report to the October 27, 2020, Council meeting due to the need to further explore the development potential of alternative sites within the Springbank area, and to review the preliminary recommendations of the Recreation Master Plan.

In response to Council's direction, Administration met with Rencor Developments Inc. to discuss the possibility of whether land for a community facility could be dedicated within the MSDP and determined the following:

- The developer may dedicate land for a community use building as part of their overall 10% Municipal Reserve (MR) requirement;
- The most compatible location for this community facility would be in the NW corner of the development, which will not be developed until phase 5 or 6; and
- It is uncertain whether the developer would be willing to provide a serviced site.

The Recreation Master Plan (anticipated completion in December, 2020) will provide guidance regarding what is needed to support recreation in the community and at that time Administration and the developer can continue to further explore options and a strategy to move forward.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The Bingham Crossing MSDP Phase 1 was adopted by Council on July 23, 2013. The Phase 2 MSDP was adopted on July 14, 2020, including an additional 80 acres of land to the overall development. The development's Phase 2 component will accommodate a large format anchor store along the highway edge zone that will provide a draw for both smaller format retailers and customers.

Bylaw C-7186-2012 identifies Arts and Cultural Centers as approved uses for all of Bingham Crossing development cells. Rencor has not identified an intention to accommodate such amenities in their most recent build-out plans, but a community centre was considered in their original 2010 development proposal. The open space strategy for the development has been to accommodate

Administration Resources

Gurbir Nijjar, Manager Planning & Development Services



linear buffers and pathways on the exterior of the development. Though community space has not been a consideration in the most recent plans, Springbank residents have identified a desire to see the inclusion of such amenities in this area.

Administration met with Rencor Developments Inc. on July 23, 2020, to discuss the possibility of dedicating land for a community facility within the MSDP. The following conclusions were identified regarding this possibility:

- Timing will be a key issue due to the need for the development to build out further in order to dedicate this land;
- Rencor did not express interest in providing a fee simple piece of land to dedicate to the development of a community facility above their legislated MR requirement;
- Should this proposal proceed, this land would be dedicated as part of their overall 10% MR requirement totaling approximately 16 acres of their 160 acre site (or equivalent cash-in-lieu contribution). Though Rencor is uncertain about the amount of land the County is requesting, parking was contemplated to be covered offsite, which would allow for a smaller parcel of two acres or less;
- The most compatible place for this site would be in the northwest corner of the development, near their future seniors' living complex. This portion of the plan is expected to be developed in the latter phases of the development (phase 5 or 6);
- Due to the lack of information and location, it is uncertain whether Rencor would be willing to provide a serviced site; and
- Access to such a proposed facility would come via Bingham Crossing's internal road network.

Once the Recreation Master Plan is completed, it will provide better guidance regarding what is needed to meet the needs of the community, at which time Administration and the developer can continue to further explore options and develop a strategy to move forward.

BUDGET IMPLICATIONS:

There are no budget implications associated with this application.

STRATEGIC OBJECTIVES:

There are no strategic objectives associated with this report.

OPTIONS:

Option #1: THAT the report on the Bingham Crossing Community Use Building be received for information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

GN/rp