



**RENFREW
EDUCATIONAL
SERVICES**
Master Site Development Plan

November 2022

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1 INTRODUCTION

This Master Site Development Plan (MSDP) supports the concurrent land use redesignation application for Renfrew Educational Services' ("The Applicant") new school in Bearspaw. This development will add a new institutional use to Bearspaw's civic heart, providing a cutting edge educational setting for children with special needs.

The intent of this document is to establish expectations regarding how the development will be implemented within the context of Rocky View County's municipal policies and development regulations. This MSDP also outlines The Applicant's

project vision, rationale, and area context, in addition to an explanation of the development's conformance with Rocky View's policy framework.

The existing conditions of the property are also described alongside a detailed development concept, discussion of the proposed architectural design and landscaping, technical considerations for the site's development, and community consultation undertaken in the Bearspaw area for this project.

Policy 1.1: The Applicant shall develop their school in accordance with this MSDP.

2 RENFREW EDUCATIONAL SERVICES

Renfrew Educational Services is a not-for-profit society and registered charity that has been welcoming children and parents since 1974. As a leader in education for children with special needs, Renfrew started as a community-based kindergarten program in the community of Renfrew almost 50 years ago and has since grown to a student population of over 650 in locations throughout the Calgary Region.

Renfrew's mission is to serve children and families, and to provide the best possible programs and services so that children can grow and work towards their potential. As Renfrew continues to grow and be successful in achieving this mission, the time has

come for a legacy project that will ensure Renfrew is able to continue delivering on its mandate for the next generation.

Building a new school is no easy feat, from finding the right location, to bringing together funding, to ensuring the building itself will be able to meet the unique and evolving needs of 21st-century learners. Fortunately, Renfrew has found the right location in Bearspaw, and is excited to begin this new chapter of its journey with Rocky View County.



3 PROJECT VISION & RATIONALE

Community life in Bearspaw is built around the Bearspaw Lifestyle Centre and Bearspaw School. As an existing institutional and civic hub there is no better place for The Applicant to locate than here, where The Applicant can further strengthen and enhance the heart of an existing community. Located just off of Highway 1A, the site allows ease of access for students coming from across the metropolitan region to access The Applicant’s exceptional programming. At the same time, the site provides the necessary room to build a school that must be particularly sensitive to the needs of its students. With extra-wide hallways, a natural setting, mix of classroom sizes, and ever-increasing demand for The Applicant’s services, Bearspaw and Rocky View County provide the room to grow that The Applicant is unable to find in the region’s urban municipalities.

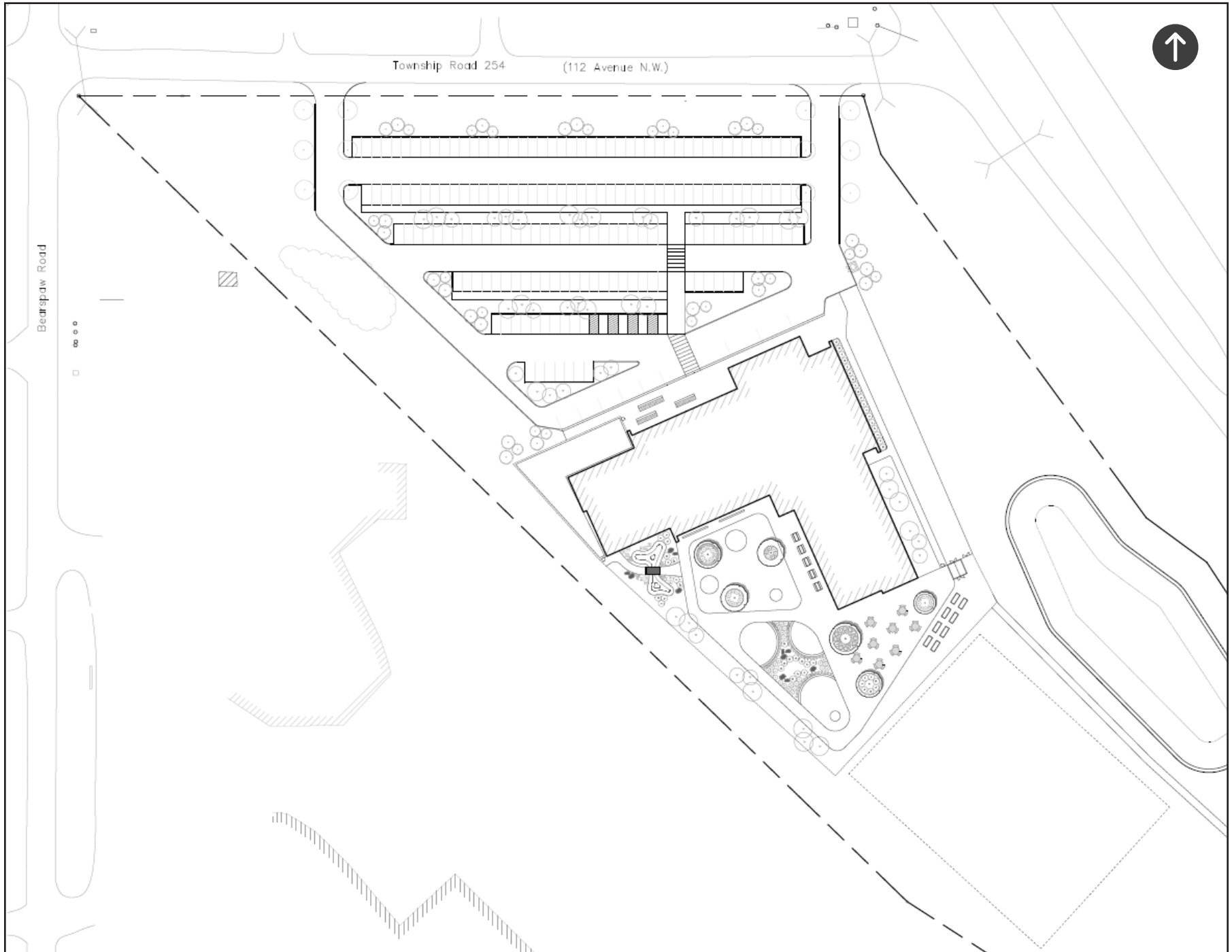
The Applicant envisions this site as home to the hallmark school in their network, allowing the opportunity to truly design and build a 21st-century school from scratch - an exciting endeavour! Respecting the traditionally lower density and lower intensity uses that exist in the Bearspaw area, The Applicant is confident their school will be welcomed by the community as opposed to many other uses

that traditionally develop alongside arterial transportation corridors. The proposed heights for the school are intended to fit in with its surroundings rather than stick out, and The Applicant has retained the landscape experts who designed the Bearspaw School to ensure The Applicant’s building positively complements the existing built form in the area. Being a good neighbour is important to The Applicant, and the school looks forward to building a strong relationship with its institutional and residential neighbours alike. The general development concept for the school is shown on the following page as Figure 01.

By taking a currently underutilized site in Bearspaw’s institutional heart and introducing a new, similar educational use, The Applicant is excited to contribute positively to the vibrant and welcoming heart of the community. Development looks inward to the block, reflecting the existing built form in the community. This will help foster an even stronger shared internal space, reflecting the intention of the Bearspaw Lifestyle Centre to further enhance this area.



Figure 01: General Development Concept



4 AREA CONTEXT

As shown in Figure 02 below, The Applicant's future school is located in the community of Bears paw and directly next to the Bears paw School and Bears paw Lifestyle Centre. With this location, the future school site is well-served by Highway 1A and Bears paw Road. While irregular in shape, the site provides ample space to locate the future school in a way that retains substantial amounts of natural land for future school programming while carefully maintaining the rural Bears paw character. As the civic heart of Bears paw, the site naturally lends itself to further institutional development, reinforcing this area's role as the local gathering place for community.

North of the site is a collection of commercial uses, including a gas station and restaurant, while lands to the east are separated from the property by Highway 1A. The site is currently designated as Agricultural, General (A-GEN), but an application for land use re-designation to the Special, Public Use (S-PUB) district is currently under way. This new designation will allow for the development of a school on the site.

Figure 02: Renfrew Educational Service's site within the Bears paw core.





Figure 03: Broader geographic context of the proposed school site in the region.

5 MUNICIPAL POLICY FRAMEWORK

5.1 CALGARY METROPOLITAN REGION GROWTH PLAN

The Applicant's school meets the objectives of the Calgary Metropolitan Region Board's Growth Plan. As proposed, the school responds to the Regional Vision's key themes, including alignment with the Blueprint for Growth, Shared Services Optimization, Water Stewardship, and Amazing Quilt of Rural and Urban. The proposed development achieves these objectives through the efficient use of existing infrastructure, protecting water quality and promoting water conservation, encouraging efficient growth, and contributing to a strong and sustainable Bearspaw and broader Rocky View County. As a new school in the community heart of Bearspaw this development will increase employment density in existing settlement areas, introduce a new use to the Bearspaw community core, and make efficient and cost-effective use of existing transportation and servicing infrastructure.

5.2 ROCKY VIEW COUNTY PLAN

Rocky View's County Plan directs development to occur per the local Area Structure Plan, which for the The Applicant's school site is the Bearspaw Area Structure Plan. The County Plan also identifies the proposed school site as a "Highway Business Area," a designation that calls for the development of employment-generating uses to take advantage of proximity to the provincial highway system. While many highway-oriented business uses directly conflict with the spirit and intent of the Bearspaw Area Structure Plan, an institutional use such as the proposed school allows for the generation of substantial employment opportunities within the Bearspaw community while largely retaining the existing community character.

The County Plan also lays a groundwork for the technical requirements and supporting information that must be submitted for various development applications. This Master Site Development Plan and associated land use redesignation conform with these requirements.



5.3 BEARSPAW AREA STRUCTURE PLAN

The Bearspaw Area Structure Plan (ASP) was adopted in 1994, making it older than the usual lifespan of most statutory plans. Despite this, the plan remains relevant today and articulates a clear vision for the community's development that supports The Applicant's proposed school.

The Bearspaw ASP clearly identifies that non-public institutional land uses are permitted in the plan area (8.7.8), and lays out a framework for how and where new schools should be sited (8.7.9). This framework recommends that consideration be given to:

- Proposed access to the sites should be via collector roads within the Municipal road hierarchy;
- Natural or man-made hazards and extreme topographic variations that may be present on site;
- The feasibility of providing the proposed site with public and/or private services;

- The appropriateness of the proposed site to accommodate a basic school development which includes an amenities area; and
- Any other matter deemed appropriate by the Municipality.

The proposed site is advantageously positioned to positively address each of these considerations, being located on an arterial that directly connects to Highway 1A, having a large flat area for development that can accommodate all required school functions and amenity space, and being located within easy access to servicing.



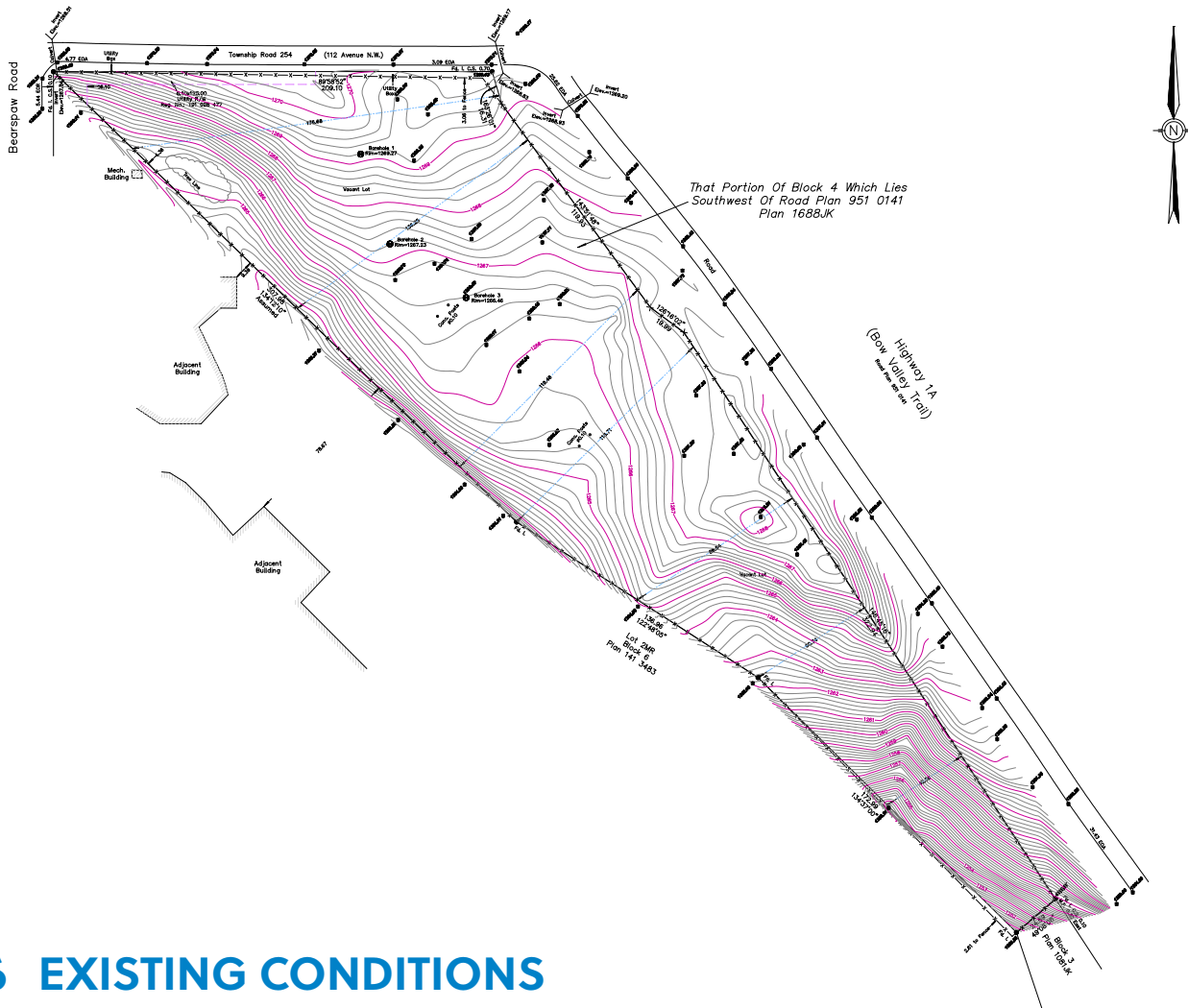
5.4 LAND USE BYLAW (C-8000-2020)

The Applicant’s development vision for the site, and by extension, the development form contemplated in this Master Site Development Plan is for a school. The concurrent land use redesignation application for this site seeks to redesignate the property from its existing Agriculture, General (A-GEN) district to the Special, Public Use (S-PUB) district.

The purpose of the S-PUB district is “to provide for the development of Institutional, Educational and Recreational uses” (Section 452, Rocky View County Land Use Bylaw). Under the S-PUB district a school is an identified discretionary use.

Although detailed design of the school itself will not be determined until after the land use redesignation and this MSDP are approved, the proposed development broadly complies with the provisions of the S-PUB district, including meeting its minimum parcel size, respecting its maximum building height and setbacks, and landscaping requirements.

Figure 04: Site Topography Conditions (site boundaries approximate)



6 EXISTING CONDITIONS

The school site is currently occupied by unworked vacant agricultural land, with the existing Bears paw School and Bears paw Lifestyle Centre using the site as a soccer field on occasion. As shown in Figure 04 above, the site is characterized by a main plateau at the north, centre, and eastern portions of the lot with gentle undulating slopes down to the southwest. There is a minor drainage channel in the central area and along the property line to the southwest. The difference in elevation increases to the south and east, with a difference of roughly 18 metres from high to low point as shown on the site plan above.

6.1 GEOTECHNICAL INVESTIGATION

Field investigations consisting of six boreholes on the property, three to depths of approximately 9.1 metres and three to approximately 3.0 metres, were

completed in spring 2021. Standpipe piezometers were installed in each of the boreholes for groundwater monitoring following drilling.

The field investigation found that the soil was glacial till composed of silty clay extending to the ends of the boreholes and each of the standpipes was dry when groundwater measurements were recorded approximately 1 week after drilling.

While some cuts and fills may be required to bring the site to the final design grade, the final grades are expected to be within 1 metre of the existing grade.

It is assumed that relatively minor grading will be required for final grading, and the investigation found that the subsurface conditions at the site are considered suitable for the proposed development.

7 DEVELOPMENT CONCEPT

While the comprehensive development concept for the new school will be included as part of a forthcoming Development Permit (DP) application, certain integral elements of the school are already known. Given The Applicant's focus on providing specialized and innovative education to children with special needs, there are requirements for the school's built form and design that are unique relative to a more traditional school. Some of these considerations are more apparent than others - for example, The Applicant's much higher teacher-to-student ratio requires more staff parking than is usually associated with schools.

Similarly, the ability for the school to "wrap around" an inner courtyard that can be easily enclosed to protect students and prevent them from leaving the school grounds is another intentional consideration for where and how the development unfolds. Because of these considerations the full school grounds are required to be fenced due to its unique student population.

Conversely, flexibility is paramount to enabling the school's development moving forward, particularly where setbacks are concerned.

Above and beyond these specific elements, there are several other components of the school that are known at this time, and these knowns are discussed in Section 10, Operation Plan, of this MSDP.

Policy 7.1: The Applicant shall implement the development concept outlined in Figure 10 (page 14), allowing for minor changes to functional programming as the final school design is determined.

Policy 7.2: The ability to allow parking in setbacks, landscaping in setbacks, and general relaxations where deemed appropriate and desirable through discussions with the County and Bears paw Community Association, shall be supported to enable the success of this development in the heart of Bears paw.

Policy 7.3: The Applicant shall work with the Bears paw Lifestyle Centre to create joint-use agreements where the Lifestyle Centre can use The Applicant's gym on special occasions and allow parking on their property for Lifestyle Centre special events, and will endeavour to outline these agreements to Council at time of DP approval if possible.

8 ARCHITECTURAL DESIGN & LANDSCAPING

8.1 OVERVIEW

As a reflection of the goals and philosophy of The Applicant the building design will holistically embody the values of wellness, exceptional student experience, delivery of high-quality education, environmental stewardship, accessibility and inclusivity, and wrap-around support for students and their families.

The Applicant's school in Bears paw will embody the true definition of inclusivity by providing the broadest range of programs to support learning for children with special needs from preschool through to senior high school. This purpose-built facility will feature specialized indoor and outdoor learning-environments from early childhood exploration through to arts, music, and science studies at the high school level.

The design will also incorporate library, gymnasias and fitness, therapy, and sensory spaces as well as those for learning critical life skills in the home and community.

The new school's design will naturally centre itself around creating a welcoming environment through the use of warm and natural materials, access to ample natural light, and the provision of flexible learning spaces to support RES and the student population. With a focus on environmental stewardship and a connection to nature, the building will also include learning spaces for growing plants and learning about food production.

Policy 8.1.1: The Applicant shall implement the architectural design, landscape, and lighting considerations outlined here in this architectural design and landscaping overview, allowing for minor changes as the final school design is determined.

8.2 ARCHITECTURAL DESIGN CONSIDERATIONS

The overall feeling of the building will be playful, warm, and welcoming. Using a warm, contextually sensitive palette, and natural shapes, the building design takes cues from the ridgelines of the Rocky Mountains and prairie vistas.

The design concepts are applied throughout the building to create a cohesive, connected and fluid experience of exterior to interior creating a narrative throughout that is both playful and timeless, while adapting to meet the changing needs of the The Applicant's community. To best take advantage of the site-specific qualities of the new Bears paw location, the orientation, massing and scale of the new school have been carefully developed to maximize efficiency and flow onto and around the site, views toward the mountains, the sun path across the site, the natural drainage patterns and storm water requirements of the new development, and with consideration of neighboring properties and proximity to Highway 1A.

Policy 8.2.1: Recognizing the importance of views to the Rockies from Bears paw, the school shall preserve and not impact existing viewsheds to the Rockies from the immediate Bears paw community south of Highway 1A.

Policy 8.2.2: The Applicant shall screen critical building infrastructure from adjacent properties and Highway 1A, such as the transformer and emergency generator as well as building waste and disposal facilities and maintenance out buildings.

Policy 8.2.3: The Applicant shall design the building to fit with the character and context of the area.

Policy 8.2.4: Detailed architectural drawings shall be provided at time of DP application.

8.3 LANDSCAPE CONSIDERATIONS

Situated at the heart of the Bears paw community, the landscape design for the building will support an indoor/outdoor sensibility to the overall design through both physical and visual connections to the site and landscape beyond. The siting of the building will seek to create an efficient entrance and exit from parking areas to the north of the site with ample room for bus and vehicular movements at the welcoming front entrance.

Outdoor spaces will be associated with indoor programming by locating adjacent or farther away from the building itself in order to support ease of access and inclusivity for students within varying grades. Importantly, siting parking towards the front of the lot allows the school's open spaces to openly flow into those of the Bears paw Lifestyle Centre and Bears paw School, reinforcing the role this collective open space plays as the heart and natural gathering place of the community.

Utilizing Calgary Region Zone 3b plants will ensure long-term viability of the proposed landscape design, and allows The Applicant to support a low maintenance design that will be beautiful and

supportive of the project year round, with particular emphasis on the portions of the site facing the existing Lifestyle Centre and Bearspaw School.

The landscape design will align with the design of the building to harvest and conserve rainwater, where appropriate, situate plant materials where access to direct sunlight or shade are required, and incorporate other innovative on-site water management strategies that work with the natural topography of the site.

The overall design of the building and landscape will seek to create an appropriate, harmonious, and timeless aesthetic that is in tune with the local Bearspaw community context and representative of the highest quality design techniques and strategies.

While these considerations provide a clear vision for future development that will be adhered to, detailed architectural drawings and landscaping plans indicating all species will be provided at time of DP application.

Policy 8.3.1: Parking shall be appropriately screened from the road with landscaping that does not unsafely obscure sight-lines.

Policy 8.3.2: The Applicant shall incorporate screening and noise buffering from the highway as possible and appropriate given the broader site design.

Policy 8.3.3: Landscape design shall utilize drought-tolerant, wind-tolerant, and hardy plants native to Calgary Region Zone 3b.

Policy 8.3.4: Detailed landscaping plans indicating all species shall be provided at time of DP application.

Policy 8.3.5: Landscaping shall adhere to Land Use Bylaw regulations.

8.4 LIGHTING CONSIDERATIONS

The site lighting is developed in multiple layers to provide site safety within the parking lot, walkways and building entrances. Additional lighting has been incorporated into the building to highlight and celebrate main features of the design.

Policy 8.4.1: A detailed lighting plan shall be provided at time of DP application.

Policy 8.4.2: Lighting shall adhere to Land Use Bylaw regulations.



9 TECHNICAL ANALYSIS

9.1 UTILITY SERVICING

The existing water network owned by Rocky View County Water Co-op Ltd. has adequate water supply to service the proposed school, and additional supporting information confirming this capacity has been provided under separate cover. A conceptual plan of the proposed water tie-in to the existing water network is shown in Figure 06.

Fire suppression will be serviced through on-site storage and will be designed and maintained in accordance with the National Fire Protection Association (NFPA), the Alberta Building Code (ABC), Rocky View's County Servicing Standards, and the Alberta Fire Code (AFC).

Wastewater will be managed on-site by a holding tank. This system will be designed to County specifications and standards, and will comply with all regulatory codes. Design requirements for this system have been developed and confirmed with the County.

Policy 9.1.1: The Applicant shall use Rocky View County Water Co-op waterline connection for potable water.

Policy 9.1.2: The Applicant shall use on-site storage to meet fire suppression requirements in accordance with the County's Servicing Standards and Fire Hydrant Water Suppression Bylaw.

Policy 9.1.3: Wastewater shall be managed on-site by a holding tank.

Policy 9.1.4: Shallow Utilities (i.e. electrical, natural gas, telecommunications) shall be provided to the proposed site by the developer.

Policy 9.1.5: The specific configuration and alignment of the services outlined in Section 9.1 shall be confirmed by detailed engineering design and reviewed at the DP stage.

9.2 STORMWATER MANAGEMENT & DRAINAGE

The existing stormwater overland flow discharges into the environmental reserve. Given this, stormwater management for the subject parcel will be managed on-site, with on-site surface storage to collect overland flows and discharge into the existing environmental reserve.

Stormwater management facilities will be designed, constructed, and maintained by the developer to ensure consistency between pre and post development drainage conditions. Stormwater infrastructure will be sited in accordance with Alberta Transportation setback requirements.

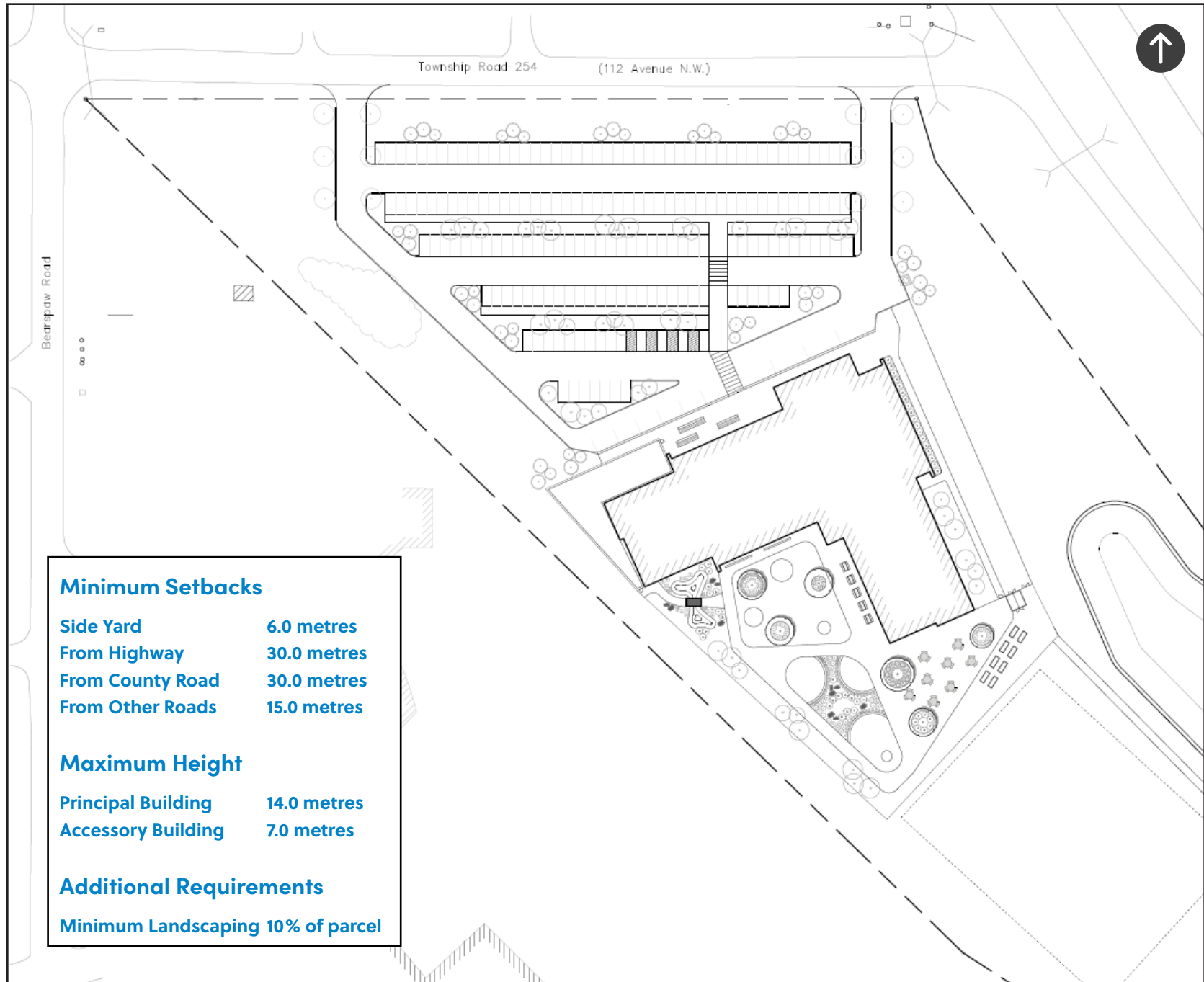
Implementation of complimentary Low Impact Development (LID) strategies such as proposed rain gardens to collect stormwater flows and control the discharge out to the existing ditch systems would serve to enhance the sustainable function of the overall stormwater strategy.

Catch basins in these gardens will be elevated above the bottom of the bioswale to allow for infiltration during minor rainfall events and will only capture rainwater during larger storm events. The use of stormwater (as opposed to potable water) will be considered for irrigation purposes within the overall development footprint.

Policy 9.2.1: Stormwater management facilities shall be designed, constructed, and maintained by the developer to ensure consistency between pre and post development drainage conditions in accordance with the County's Servicing Standards.

Policy 9.2.2: Stormwater infrastructure shall be sited in accordance with Alberta Transportation setback requirements.

Figure 05: General Development Concept



Policy 9.2.3: The Applicant shall prepare an overland drainage plan and associated easement agreement at the DP stage to specify a right for the County to access the lands to maintain the stormwater management facilities if emergency circumstances warrant.

Policy 9.2.4: The specific details of the storm water drainage and management outlined in Section 9.2 shall be confirmed by detailed engineering design and reviewed at the DP stage.

9.3 TRANSPORTATION ENGINEERING

A transportation study was prepared to County specifications and standards in order to determine whether the transportation network could accommodate the additional traffic that would be generated by the site.

Suitability of Transportation Network

The subject site is located in an area with one primary all-turns access to Highway 1A at the signalized intersection with Bearspaw Road. This signalized intersection accommodates all the traffic from the area including country residential, Bearspaw School, a nursery and a small amount of highway commercial adjacent to Highway 1A. This intersection would serve as the primary inbound access point for the subject site. The majority of the outbound traffic from the subject site will be headed east of Highway 1A and this traffic will primarily use the on-ramp located at the south end of Township Road 254A that runs along the east side of the subject site.

Based on the findings of the transportation study there appears to be no issue with capacity at the intersection of Highway 1A and Bearspaw Road. The critical traffic movements for this development include the westbound left-turn and the northbound through and left movements. The existing peak hour

traffic volumes for these critical movements are light and there is spare capacity to accommodate the proposed development.

The proposed school is expected to generate approximately 174 AM and 140 PM peak hour trips. This is based on standard trip rates for schools as published by the Institute of Transportation Engineers (ITE). The actual number of trips to the subject school will depend on the student count and the proportion of students being bussed or carpooling, but is anticipated to be roughly up to 9 buses daily in the AM and PM over 188 school days per year.

Given the configuration of the road network in the area and the access points, approximately 85 percent of the inbound trips to the subject site are expected come from the east, using the westbound left-turn movement at the Highway 1A / Bearspaw Road intersection. The remaining 15 percent are estimated to arrive from destinations north and west of the primary access intersection. For the outbound movements, 85 percent are expected to use the eastbound on-ramp from Township Road 254A to access the highway in the eastbound direction. The remaining 15 percent are expected to head north or west from the primary access intersection.

Given the above trip generation and distribution patterns, off-site upgrades to the transportation infrastructure are not anticipated. In the 2042 post development horizon, all intersections are noted to operate at an overall LOS D or better, which satisfies the threshold values outlined by Alberta Transportation. It is possible that the additional inbound trips making the westbound left-turn at the primary access will trigger the need for a signal timing adjustment and/or lane widening in the post-2042 horizon to give these movements more green time at some point in the future. Despite this, the remaining transportation network is expected to be able to accommodate the proposed school without any off-site transportation upgrades.

Proposed Site Access

Access to the property is proposed from Township Road 254 which is oriented in an east/west direction and forms the north boundary of the subject site. The length of frontage along Township Road 254 is approximately 230m.

The current site plan includes two all-turns access points, one towards the west side of the property and one towards the east side. These access points will serve the parking area for staff, visitors, bus drop-off/pick-up, and parent pick-up and drop-off activities.

The east end of Township Road 254 intersects with the southbound on-ramp onto Highway 1A. Highway 1A is classified as a multi-lane facility in Alberta Transportation's Access Management Guidelines and therefore, there are no restrictions regarding the proximity of the school access along Township Road 254.

As long as the access to the school is not located on the ramp itself, Alberta Transportation's design guidelines will be met.

Parking

The site can easily accommodate the required amount of parking. On average, it is estimated that RES's student/staff ratio will be roughly 4 to 5:1.

With the proposed student count, it is anticipated that approximately 150 stalls are required for staff.

Depending on the level of parent engagement and "parent helpers" there is typically a need for visitor parking during the day. Assuming another 20 stalls for visitors, the area required to accommodate a 170-stall parking lot would be in the range of 1.2 acres.

Given these statistics, the site is large enough to accommodate a parking lot that could accommodate the expected demand from staff and visitors and could also accommodate the demand for a larger school if required.

Policy 9.3.1: The forthcoming DP application shall include a Transportation Impact Assessment completed to the satisfaction of the County and Alberta Transportation.

Policy 9.3.2: The Applicant shall implement appropriate recommendations of the Transportation Impact Assessment as required by the County and Alberta Transportation.



Figure 06: Utility Servicing

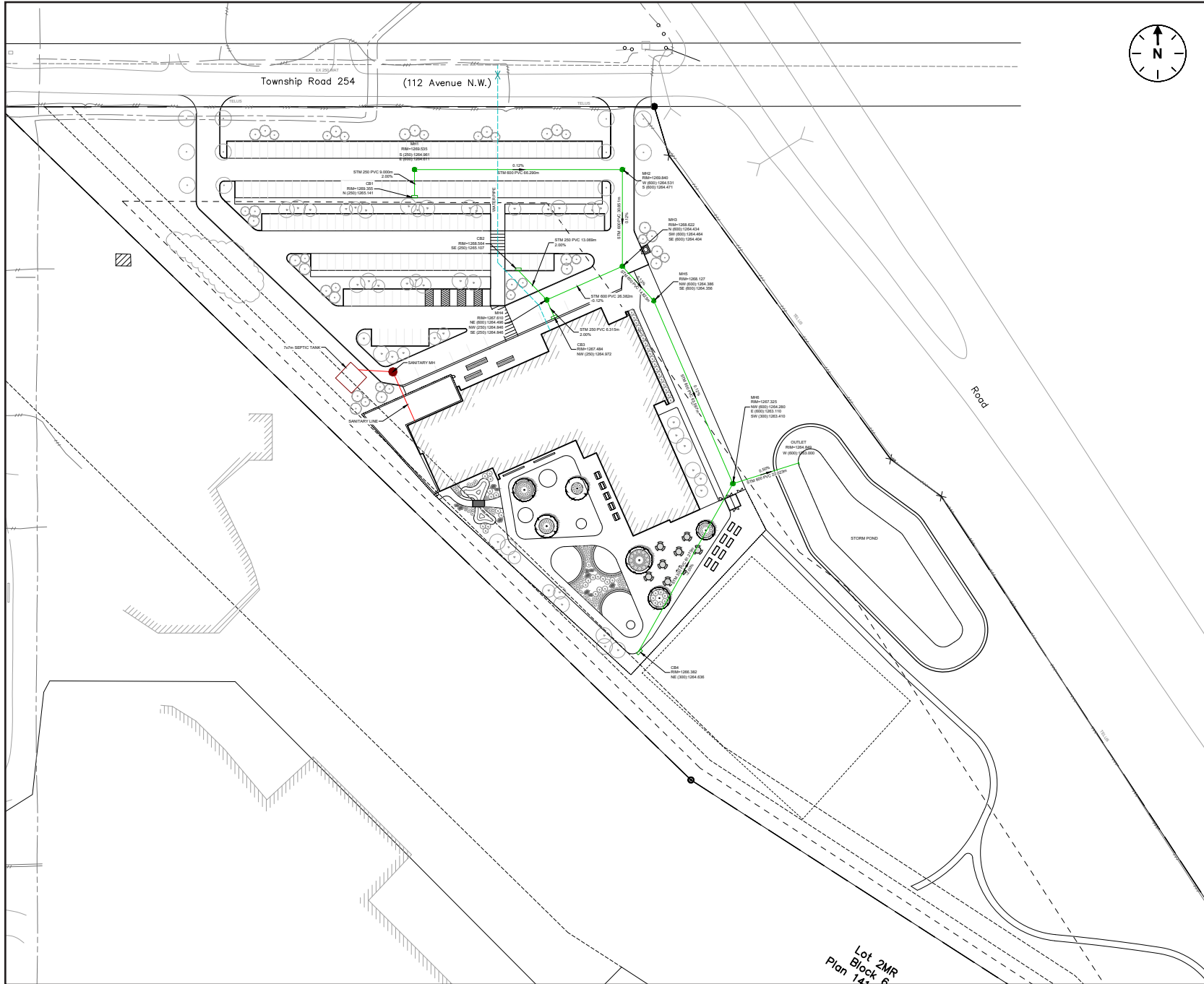
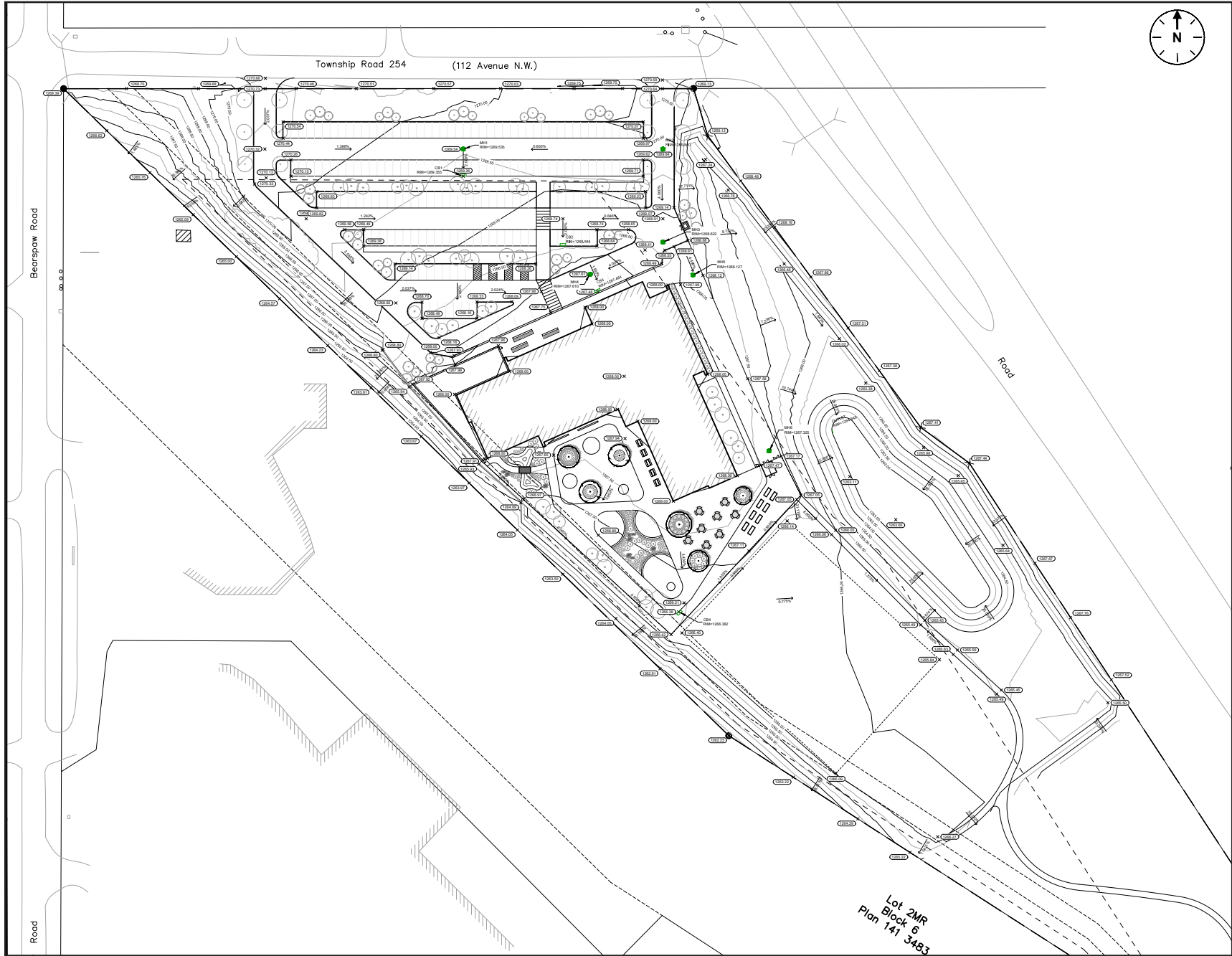


Figure 07: Grading Plan



10 COMMUNITY CONSULTATION

Over the course of application development the project team engaged in several meetings with Rocky View County administration and the Bearspaw Lifestyle Centre's board of directors in order to help determine the overall site plan for the The Applicant's school.

In the preliminary phase of the application representatives from Renfrew Educational Services attended the Bearspaw Farmers' Market. This venue was used to share the school's vision for their lands with the community and to gain insight and feedback from the public on how the school can best fit in with and contribute to the community heart.

Following the initial application submission, the project team met with the Bearspaw Lifestyle Centre's board of directors on September 16, 2021 to share the original proposal for the site, and received substantial feedback on how the school could better integrate with the overall community heart, and particularly the Lifestyle Centre's future growth plans. Three distinct areas of focus and interest for the Lifestyle Centre were brought forward, with two originally planned to be directly incorporated into a revised Municipal Reserve dedication that would enable future Lifestyle Centre growth to the north, and the development of a community plaza in the centre of the site. However, it was determined at a later date by Administration that

Municipal Reserve could not be taken as part of this application. Despite this, The Applicant endeavours to continue working collaboratively with the Lifestyle Centre to facilitate these objectives.

Following these revisions, the Lifestyle Centre's board of directors and Rocky View County recreation officials were asked to provide further comments on the application on November 10, 2021. Over the course of this second round of revisions additional language was added to the MSDP speaking to further collaboration and joint use of space between the The Applicant's school and Lifestyle Centre, such as shared parking for large-scale events and potential use of gymnasium facilities when required.

In discussion with the Lifestyle Centre's board it was determined that through their understanding the public was generally very supportive of the proposed school, and that broader public engagement was not required beyond the statutory notifications.



11 OPERATIONAL PLAN

It is proposed that the school will generally operate under the following assumptions, subject to change.

1. The school shall operate every weekday, Monday to Friday, usually between 8am and 4pm.
2. Occasionally the school shall be open outside of these core hours for extracurricular events related to its function as a school (e.g. school events, parent-teacher interviews, recitals, etc.)
3. Occasionally the school's facilities, including parking, may be used by the Bearspaw Lifestyle Centre or other community organizations as agreed upon with The Applicant.
4. At maximum capacity the school shall operate with approximately 200-250 students and 130 staff.
5. Classrooms shall be filled year by year, allowing for a "soft launch" as the school grows to its full intended capacity.
6. Approximately 90% of students are anticipated to arrive by bus.
7. Sufficient on-site parking shall be provided to the County's Land Use Bylaw standards at minimum.

Policy 11.1: A detailed operational plan confirming and expanding on Section 11 of this MSDP shall be submitted as part of a forthcoming DP application.

12 SUPPORTING TECHNICAL INFORMATION

The Applicant has prepared the following supporting technical information. The listed technical information is included under separate cover.

1. Engineering Review
WATT Consulting Group, May 2021
2. Geotechnical Report
McIntosh Lalani Engineering, June 2021
3. Private School Hydraulic Capacity Review
MPE Engineering, March 2022
4. Utility & Grading Plans
Morrison Hershfield, March 2022
5. Renfrew School Transportation Impact Assessment
WATT Consulting Group, July 2022

Policy 12.1: The Applicant shall adhere to the findings and recommendations of the supporting technical information outlined in Section 12 of this MSDP as appropriate.

13 ADDITIONAL INFORMATION REQUIRED AT DP

In compliance with Bearspaw Area Structure Plan policy 8.7.9.g) The Applicant shall endeavour to provide information identified by Administration as necessary to determine the school's appropriateness as required.

Policy 13.1: In addition to any other information deemed necessary at the discretion of County Administration, The Applicant shall provide, at the discretion of County Administration, the following additional information at time of DP application.

1. Construction Management Plan
2. Site Plan including Fire Suppression Strategy
3. Stormwater Management Plan
4. Erosion and Sediment Control Plan

APPENDIX A

Policy Requirements Analysis

COUNTY PLAN REQUIREMENTS

Master Site Development Plan submissions should address the following matters:

Policy	Addressed by:
<p>1. A general introduction to the proposed development: a discussion of the vision and the purpose of the proposal.</p>	<p>MSDP Sections 1 & 3</p>
<p>2. A master site plan addressing:</p>	
<p>a) Building placement and setbacks</p>	<p>A high-level site plan is proposed in MSDP Section 8.</p>
<p>b) Building height and general architectural appearance</p>	<p>A high-level architectural overview is provided in Section 8. The proposed development will adhere to the height restrictions of the S-PUB district.</p>
<p>c) Parking and public lighting</p>	<p>Parking is outlined in MSDP Sections 8 and 9. Public lighting is discussed in Section 8 and will be further defined at the DP stage.</p>
<p>d) Landscaping for visual appearance and/or mitigating measures</p>	<p>Notwithstanding the parking lot, school, and school play areas, the site is proposed to remain in its naturally landscaped state.</p>
<p>e) Agriculture boundary design guidelines</p>	<p>Not applicable.</p>
<p>f) Anticipated phasing</p>	<p>Not applicable.</p>
<p>3. A summary of the Applicant's community consultation and results.</p>	<p>A preliminary overview is provided in MSDP Section 10. A complete engagement summary will be submitted prior to Public Hearing.</p>
<p>4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts. These may include any item identified in Appendix C.</p>	<p>MSDP Section 9 addresses these technical issues.</p>

BEARSPAW ASP REQUIREMENTS

The Bearspaw Area Structure Plan contains the following policies regulating non-public institutional development:

Policy

Addressed by:

8.7.8 Non-public institutional land uses (i.e. churches, social organizations, clubs and private schools) may be considered appropriate within the Plan Area subject to the provisions of this Plan.

This MSDP complies with the provisions of the Bearspaw ASP.

8.7.9 When considering the appropriateness of a non-public institutional uses within the Plan Area, the following should be considered:

A site plan is provided as part of this MSDP in Section 7. The County will be provided additional opportunity to review and comment on the proposed development at the time of Development Permit application.

a) A comprehensive Development Plan

b) Any potential impact on adjacent land uses including, but not limited to, traffic noise, safety and visual impact

The applicant has closely engaged with the adjacent land uses to ensure future development is complementary and supports mutually shared objectives for the area.

c) A Traffic Impact Analysis

Section 9 of this MSDP overviews the findings of a transportation impact analysis. This engineering review is provided under separate cover.

d) The availability and adequacy of on-site and off-site private and public utilities necessary to support the non-public institutional use

Section 9 of this MSDP overviews the availability of the servicing and utilities required to support the proposed development.

e) The proposed Operational Plan (i.e. proposed days and hours of operation)

A detailed Operational Plan will be included as part of a future Development Permit application.

f) A Landscaping and Buffering Plan

A comprehensive Landscaping and Buffering Plan will be included as part of a future Development Permit application.

g) Any other matters the Municipality deems necessary.

No additional information is required at this time.

LAND USE BYLAW S-PUB REQUIREMENTS

Renfrew's development will reflect the regulations of the Special, Public Use (S-PUB) district to the greatest extent possible. An overview of regulation compliance or requested relaxations is provided here:

Policy	Compliance / Requested Variance
454 Minimum Parcel Size	
a) 0.5 ha (1.24 ac)	The site complies.
b) The minimum size of parcels designated with the letter "p" is the number indicated on the Land Use Map	Not applicable.
455 Maximum Building Height (Principal Building)	
a) 14.0 m (45.93 ft)	The future school will comply with this maximum building height. Further information will be provided at the time of Development Permit application.
b) The maximum height on parcels designated with the letter "h" is the number indicated on the Land Use Map	Not applicable.
456 Maximum Building Height (Accessory Building)	
a) 7.0m (22.97 ft)	Future accessory buildings will comply with this maximum accessory building height. Further information will be provided at the time of Development Permit application.
457 Minimum Setbacks (within a Hamlet)	Not applicable.

LAND USE BYLAW S-PUB REQUIREMENTS (CNT'D)

458 Minimum Setbacks (outside a Hamlet)

Front Yard

- 60.0 m (196.85 ft) from Highways
- 30.0 m (98.43 ft) from County roads
- 15.0 m (49.21 ft) from other roads

Future development will comply with the front yard setbacks. Parking may be located within these setbacks.

Side Yard

- 60.0 m (196.85 ft) from Highways
- 30.0 m (98.43 ft) from County roads
- 15.0 m (49.21 ft) from other roads
- 6.0 m (19.69 ft) from other parcels

Future development will comply with the side yard setbacks from other parcels unless determined mutually advantageous by Renfrew Educational Services and the Bearspaw Lifestyle Centre for the school site to be located within the side yard setback on their shared property line. However, the setback from the highway is proposed to be no less than 15.0 metres.

Parking may be located within the side yard setback to Highway 1A.

Rear Yard

- 30.0 m (98.43 ft) from any road
- 15.0 m (49.21 ft) from other parcels

Future development will comply with the rear yard setbacks.

459 Additional Requirements

- a) A minimum of 10% of the parcel area shall be landscaped

The majority of the site is proposed to remain in its naturally landscaped state.

APPENDIX B

MSDP Policy Summary

MSDP POLICY SUMMARY

The following is a comprehensive list of the policies contained within the Renfrew Educational Services MSDP.

Policy

1.1 The Applicant shall develop their school in accordance with this MSDP.

7.1: The Applicant shall implement the development concept outlined in Figure 10 (page 14), allowing for minor changes to functional programming as the final school design is determined.

7.2: The ability to allow parking in setbacks, landscaping in setbacks, and general relaxations where deemed appropriate and desirable through discussions with the County and Bearspaw Community Association, shall be supported to enable the success of this development in the heart of Bearspaw.

7.3: The Applicant shall work with the Bearspaw Lifestyle Centre to create joint-use agreements where the Lifestyle Centre can use The Applicant's gym on special occasions and allow parking on their property for Lifestyle Centre special events, and will endeavour to outline these agreements to Council at time of DP approval if possible.

8.1.1: The Applicant shall implement the architectural design, landscape, and lighting considerations outlined here in this architectural design and landscaping overview, allowing for minor changes as the final school design is determined.

8.2.1: Recognizing the importance of views to the Rockies from Bearspaw, the school shall preserve and not impact existing viewsheds to the Rockies from the immediate Bearspaw community south of Highway 1A.

8.2.2: The Applicant shall screen critical building infrastructure from adjacent properties and Highway 1A, such as the transformer and emergency generator as well as building waste and disposal facilities and maintenance out buildings.

8.2.3: The Applicant shall design the building to fit with the character and context of the area.

8.2.4: Detailed architectural drawings shall be provided at time of DP application.

8.3.1: Parking shall be appropriately screened from the road with landscaping that does not unsafely obscure sight-lines.

8.3.2: The Applicant shall incorporate screening and noise buffering from the highway as possible and appropriate given the broader site design.

8.3.3: Landscape design shall utilize drought-tolerant, wind-tolerant, and hardy plants native to Calgary Region Zone 3b.

8.3.4: Detailed landscaping plans indicating all species shall be provided at time of DP application.

MSDP POLICY SUMMARY (CNT'D)

Policy

8.3.5: Landscaping shall adhere to Land Use Bylaw regulations.

8.4.1: A detailed lighting plan shall be provided at time of DP application.

8.4.2: Lighting shall adhere to Land Use Bylaw regulations.

9.1.1: The Applicant shall use Rocky View County Water Co-op waterline connection for potable water.

9.1.2: The Applicant shall use on-site storage to meet fire suppression requirements in accordance with the County's Servicing Standards and Fire Hydrant Water Suppression Bylaw.

9.1.3: Wastewater shall be managed on-site by a holding tank.

9.1.4: Shallow Utilities (i.e. electrical, natural gas, telecommunications) shall be provided to the proposed site by the developer.

9.1.5: The specific configuration and alignment of the services outlined in Section 9.1 shall be confirmed by detailed engineering design and reviewed at the DP stage.

9.2.1: Stormwater management facilities shall be designed, constructed, and maintained by the developer to ensure consistency between pre and post development drainage conditions in accordance with the County's Servicing Standards.

9.2.2: Stormwater infrastructure shall be sited in accordance with Alberta Transportation setback requirements.

9.2.3: The Applicant shall prepare an overland drainage plan and associated easement agreement at the DP stage to specify a right for the County to access the lands to maintain the stormwater management facilities if emergency circumstances warrant.

9.2.4: The specific details of the storm water drainage and management outlined in Section 9.2 shall be confirmed by detailed engineering design and reviewed at the DP stage.

9.3.1: The forthcoming DP application shall include a Transportation Impact Assessment completed to the satisfaction of the County and Alberta Transportation.

9.3.2: The Applicant shall implement appropriate recommendations of the Transportation Impact Assessment as required by the County and Alberta Transportation.

MSDP POLICY SUMMARY (CNT'D)

Policy

11.1: A detailed operational plan confirming and expanding on Section 11 of this MSDP shall be submitted as part of a forthcoming DP application.

12.1: The Applicant shall adhere to the findings and recommendations of the supporting technical information outlined in Section 12 of this MSDP as appropriate.

13.1: In addition to any other information deemed necessary at the discretion of County Administration, The Applicant shall provide, at the discretion of County Administration, the following additional information at time of DP application:

1. Construction Management Plan
 2. Site Plan including Fire Suppression Strategy
 3. Stormwater Management Plan
 4. Erosion and Sediment Control Plan
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