



Vision, Goals, Objectives and Land Use Scenarios

June 2018



ROCKY VIEW COUNTY

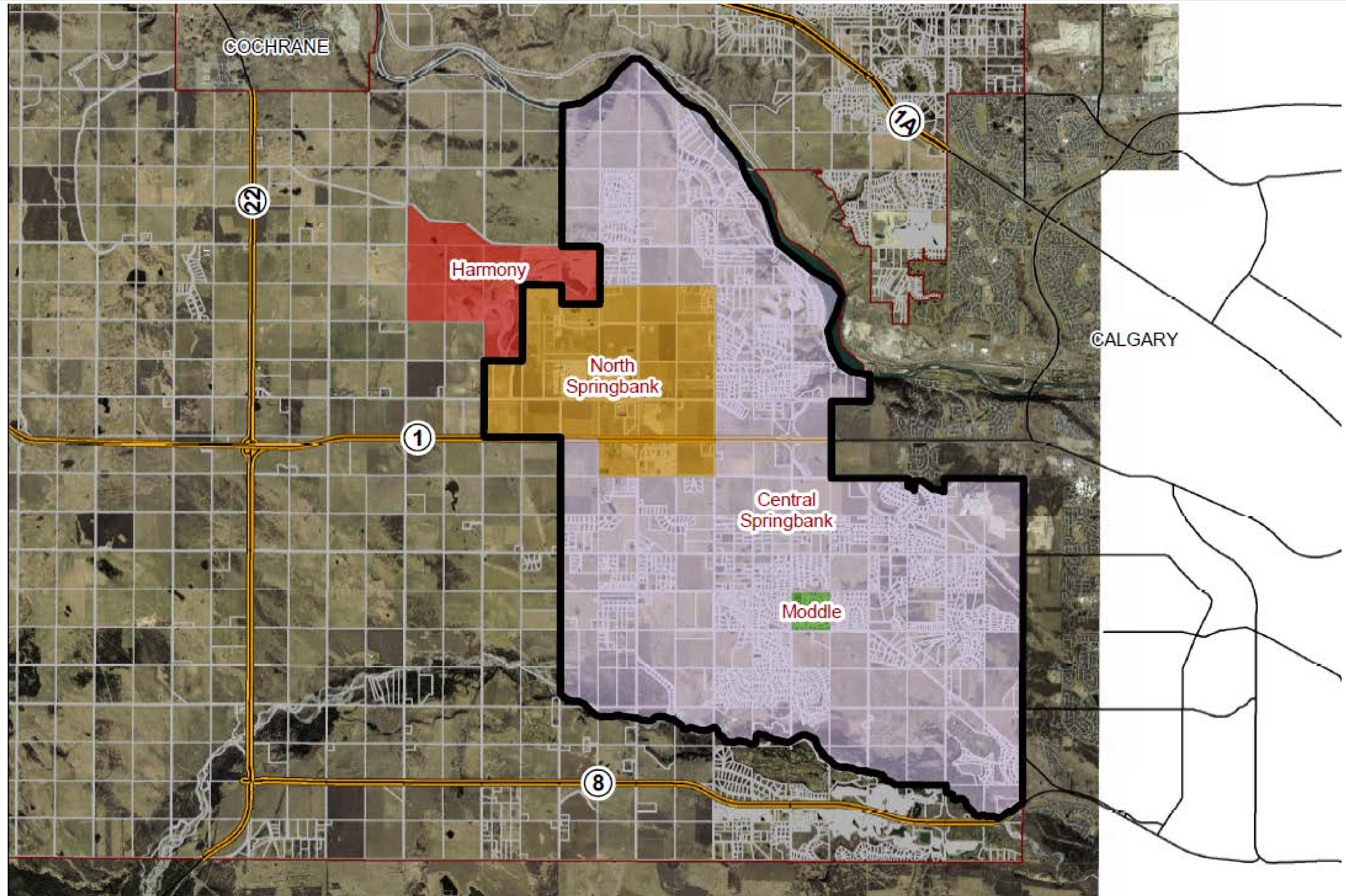
Event Objectives

1. To present the ASP draft land use scenarios, vision, goals and objectives.
2. To provide an update on the ASP project and next steps.
3. To let you know how you can provide feedback on the ASP.

Agenda

- Introduction & Update
- New Vision, Goals & Objectives
- Land Use Scenarios
- Servicing
- Next Steps
- Questions
- Close at 8:30pm



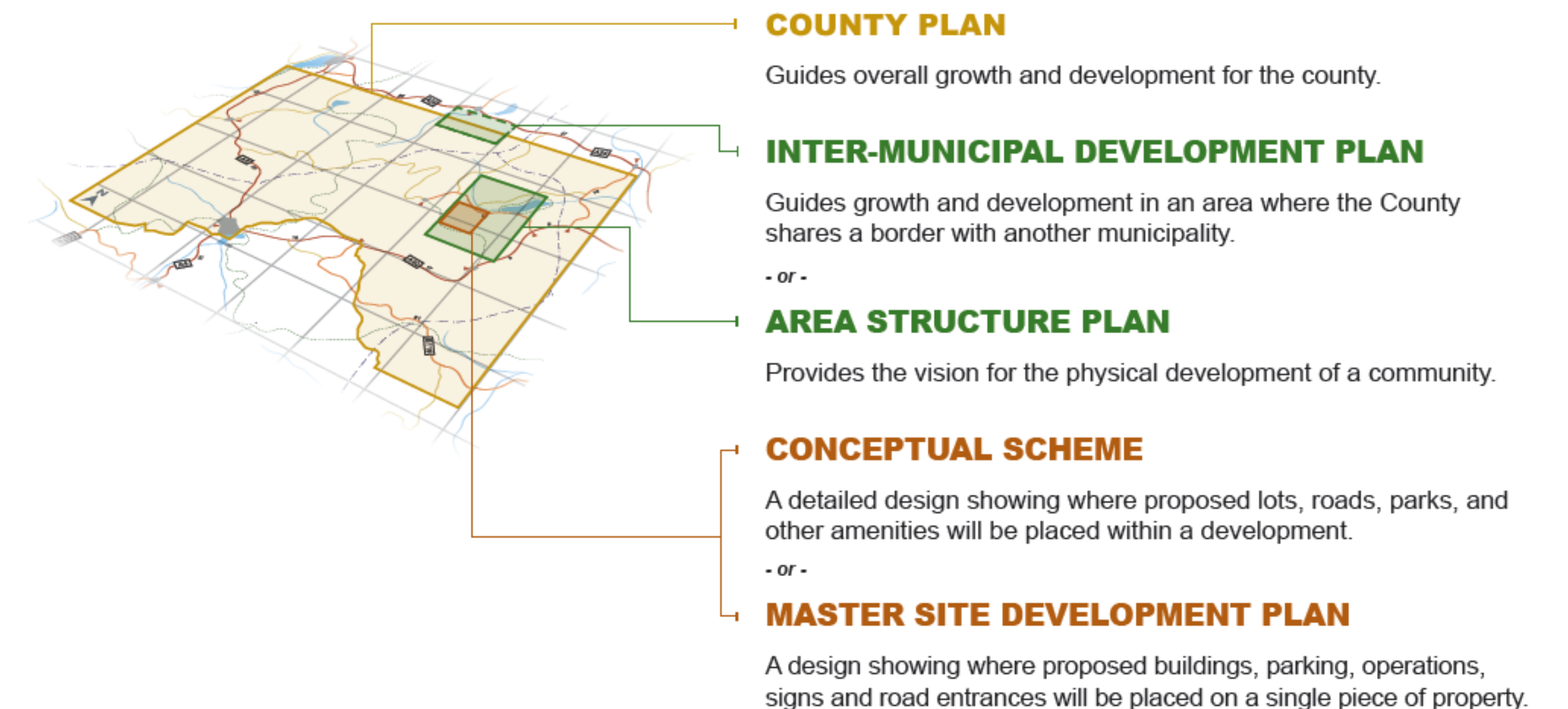


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Why are we reviewing the ASPs?

- To ensure the ASPs remain relevant
- Springbank has grown and conditions have changed
- To align with related plans, policies and studies

Rocky View County Plans



Project Timeline



A Vision for Springbank

“Straddled by the Bow and Elbow Rivers, Springbank will offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritise sensitive watershed management. Acreages will continue to be the predominant housing option in the community, but with further choice to serve residents as they progress through various stages of life.

Business uses and new forms of housing will be carefully managed and will be centred on the Highway 1 corridor and Springbank Airport. Residents and visitors will access a growing range of public uses on Range Road 33 and will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character.”

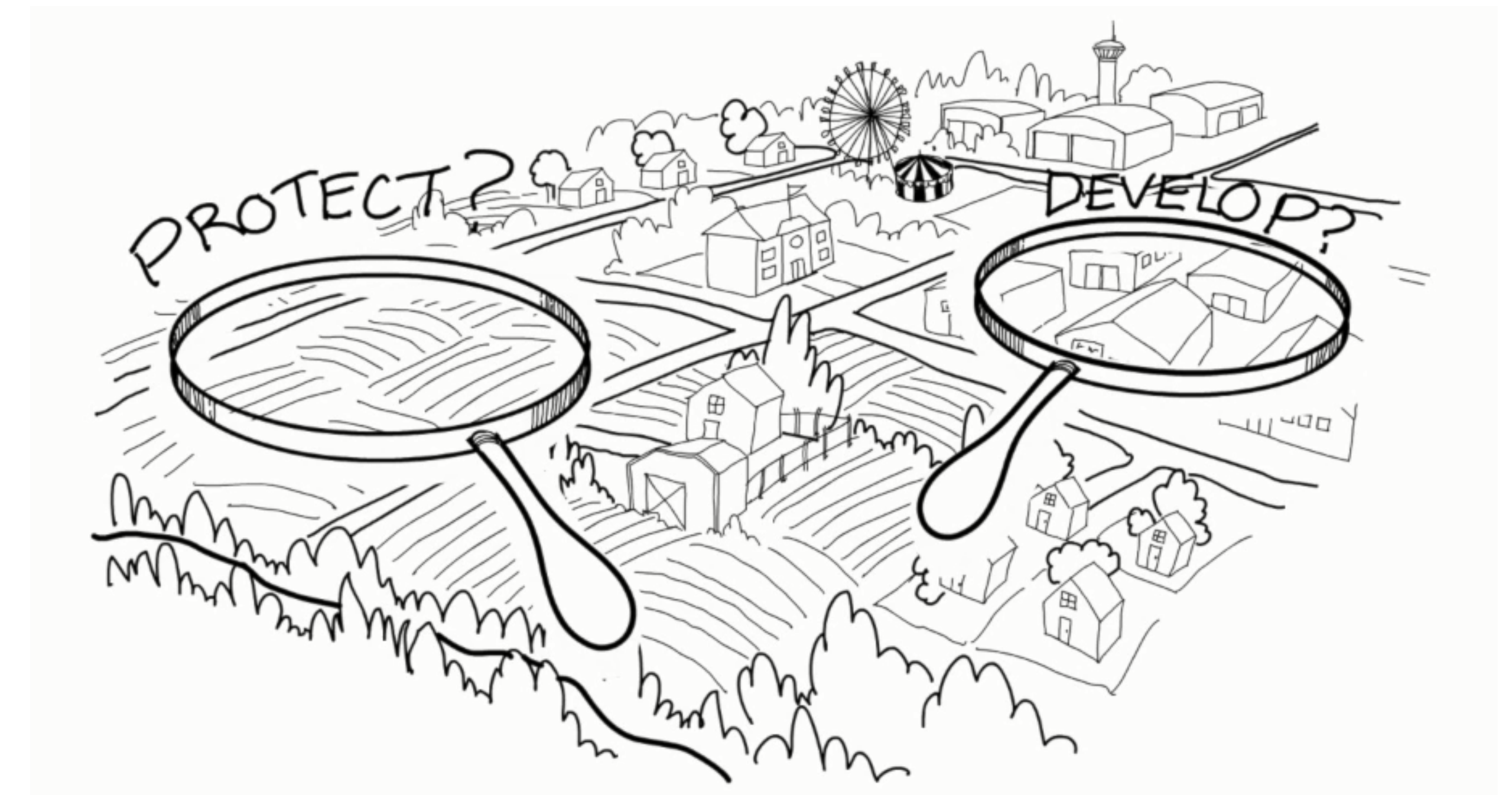


Draft ASP Goals

We've drafted 16 goals to support the new vision for Springbank.

These goals are clustered into the following categories:

- ❖ Land Use Strategy
- ❖ Community Character and Appearance
- ❖ Housing
- ❖ Business
- ❖ Agriculture
- ❖ Transportation Network
- ❖ Servicing
- ❖ Environment

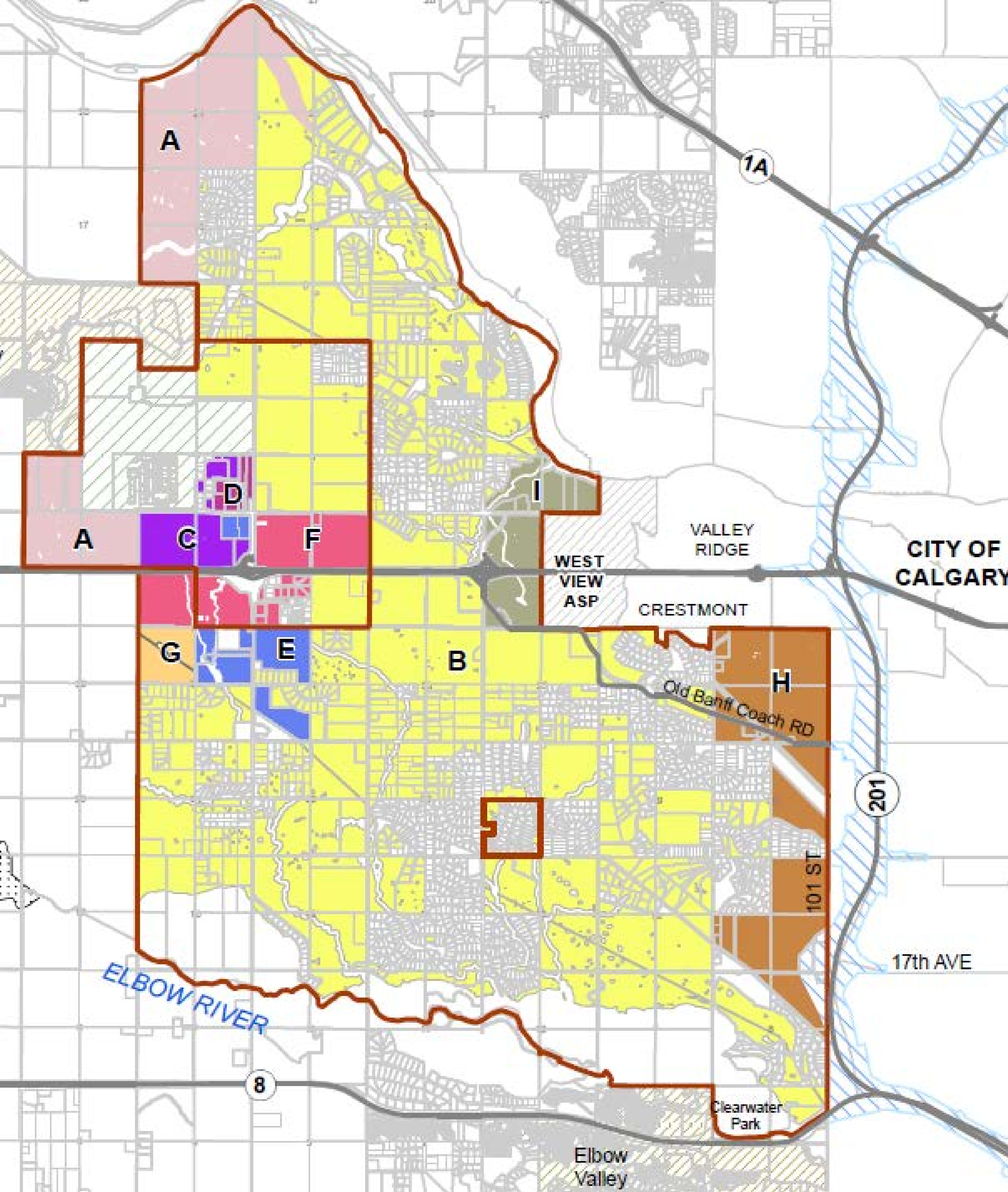


Draft ASP Objectives

LAND USE	RESOURCES AND ASSETS	INFRASTRUCTURE	IMPLEMENTATION AND MONITORING
1. Residential <ul style="list-style-type: none">• Country Residential• Cluster Residential• Urban Development Area• Business Transition• Seniors’ Housing	9. Natural and Historic Environment	16. Transportation Network	20. Implementation
2. Business <ul style="list-style-type: none">• Business Industrial• Business Commercial	10. Groundwater	17. Utility Services	21. Intermunicipal Coordination & Cooperation
3. Mixed Use	11. Active Transportation Network, Parks and Open Space	18. Stormwater	
4. Agriculture	12. Public Services	19. Solid Waste	
5. Transition Area	13. Reserves		
6. Interface Areas <ul style="list-style-type: none">• Business-Residential Interface• Residential Form Interface• Agricultural Interface	14. Emergency Services		
7. Design and Appearance	15. Natural Resources		
8. Gateways			



Draft Scenario 1 Low Development

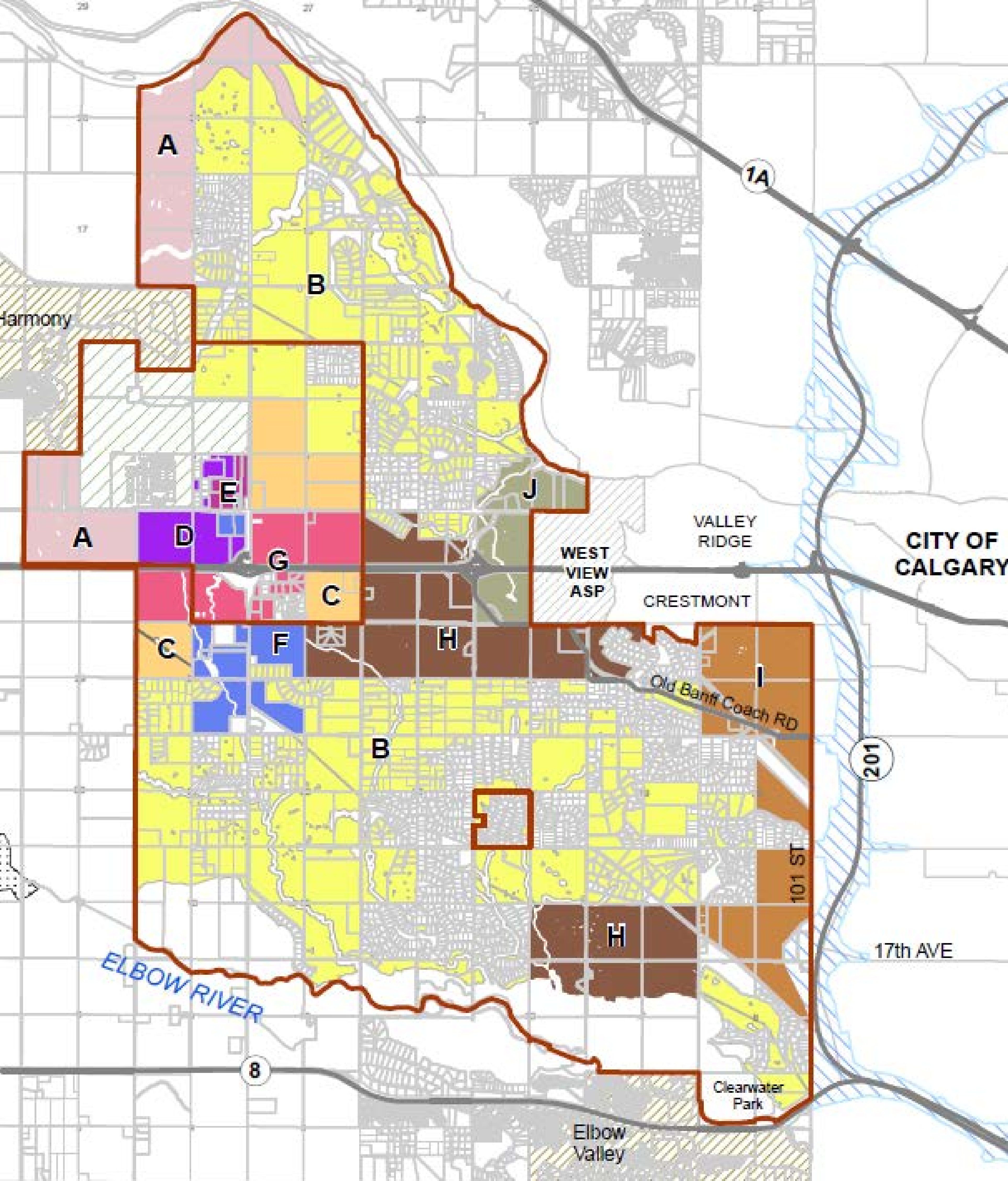


Land Use Areas	Area (ac)
A-Country Residential	8424.28
B-Mixed Use	1073.3
C-Remove from ASP area	299.40
D-Business Industrial/Commercial	459.80
E-Business Transition	76.84
F-Public Services	433.28
G-Business Commercial (Add to ASP)	145.60
H-Business Commercial	614.69
I-Cluster Residential Development	1967.64
J-Urban Development Area	428.93
K-Mixed Use	142.39
L-Country Residential	575.96
M-Transition Area	1266.21
Proposed Springbank Off Stream Reservoir	
Proposed Transportation and Utility Corridor	
Current Springbank ASP Boundaries (Central Springbank, North Springbank, Middle)	

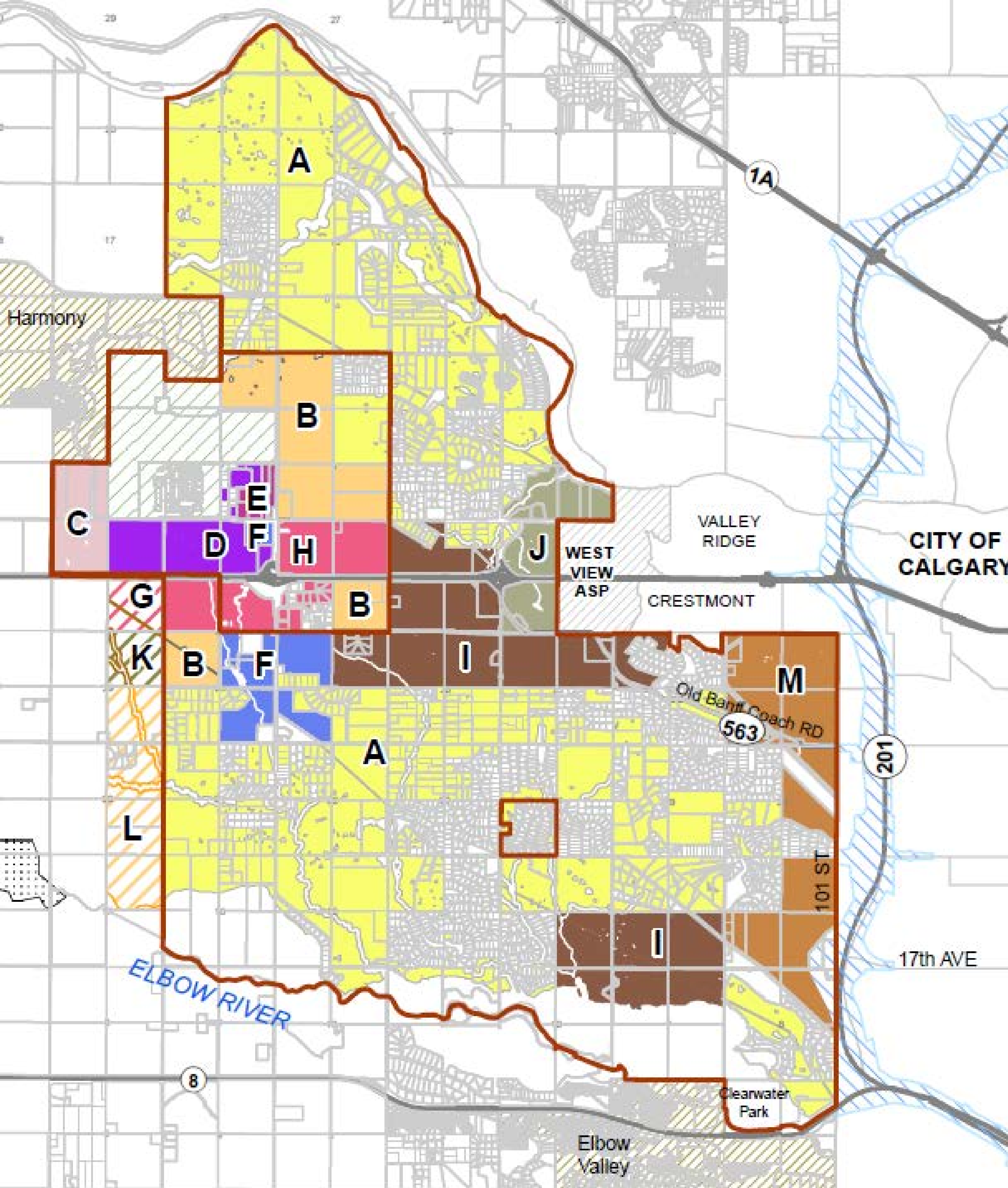


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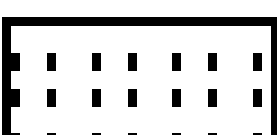

Draft Scenario 2 Moderate Development



Draft Scenario 3 High Development



Land Use Areas	Area (ac)
A-Remove from ASP area	1452.25
B-Country Residential	10,411.00
C-Business Industrial/Commercial	304.27
D-Business Transition	76.84
E-Public Services	336.04
F-Business Commercial	614.69
G-Mixed Use	154.04
H-Transition Area	1266.46
I-Urban Development Area	438.68

-  Proposed Transportation and Utility Corridor
-  Proposed Springbank Off Stream Reservoir
-  Current Springbank ASP Boundaries (Central Springbank, North Springbank, Middle)



ROCKY VIEW COUNTY

Population Growth

Potential Land Use Scenario Populations at Full-Build Out

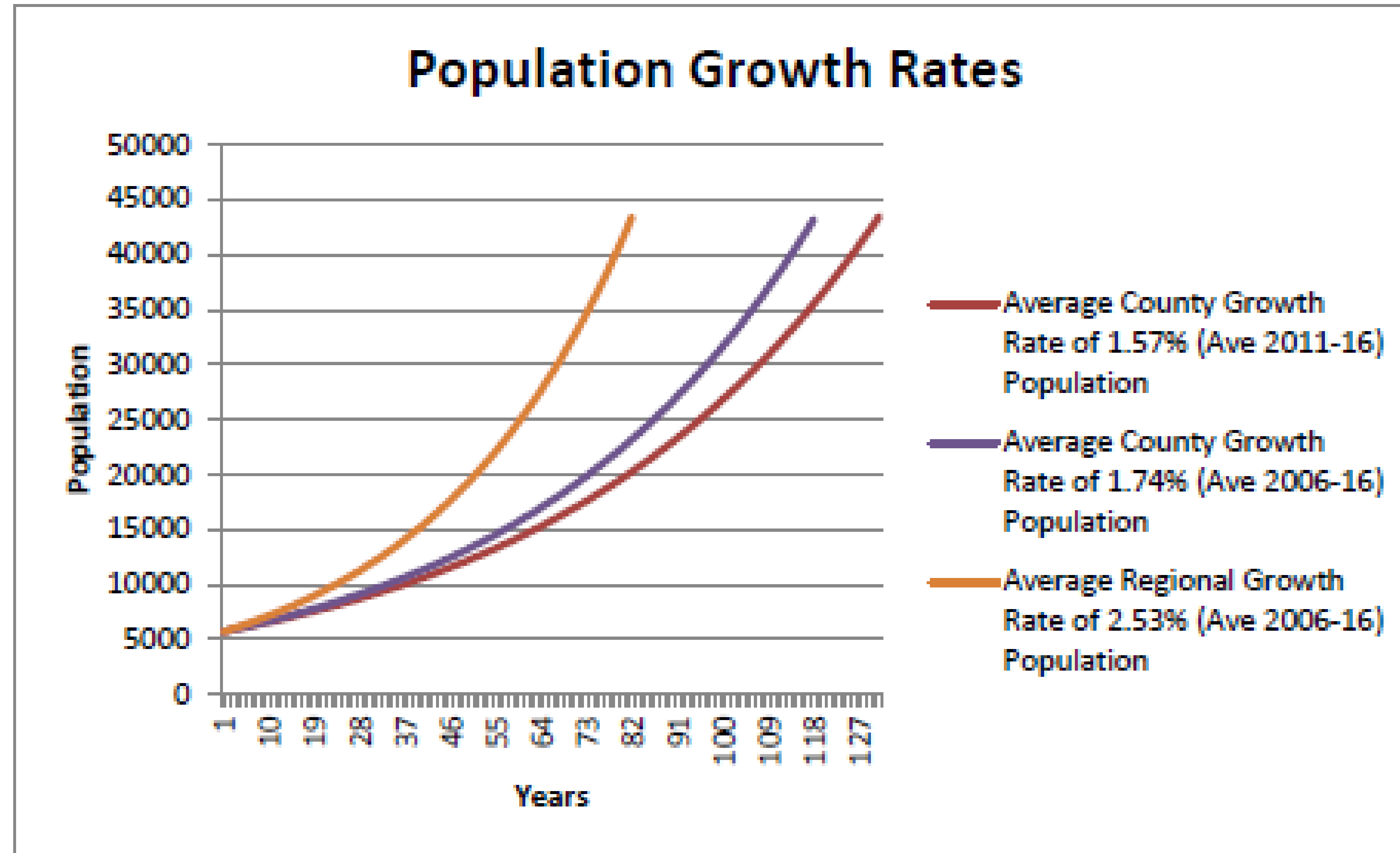
	Developable Area	Potential New Lots	Potential Additional Population	Existing Population	Total Estimated Population at Full Build Out
Land Use Scenario 1 Low Development	Residential 8,163.59 ac	7,652 lots	20,659	5,743	26,402
	Business 1,122.67 ac				
Land Use Scenario 2 Moderate Development	Residential 7,635.92 ac	9,687 lots	26,154	5,743	31,897
	Business 1,344.06 ac				
Land Use Scenario 3 High Development	Residential 8,504.65 ac	13,877 lots	37,465	5,743	43,208
	Business 1,719.53 ac				
Current ASP Policies (Residential Land Inventory)	All land 15,221.93 ac	4,551 lots	13,653	5,743	19,396



Population Growth

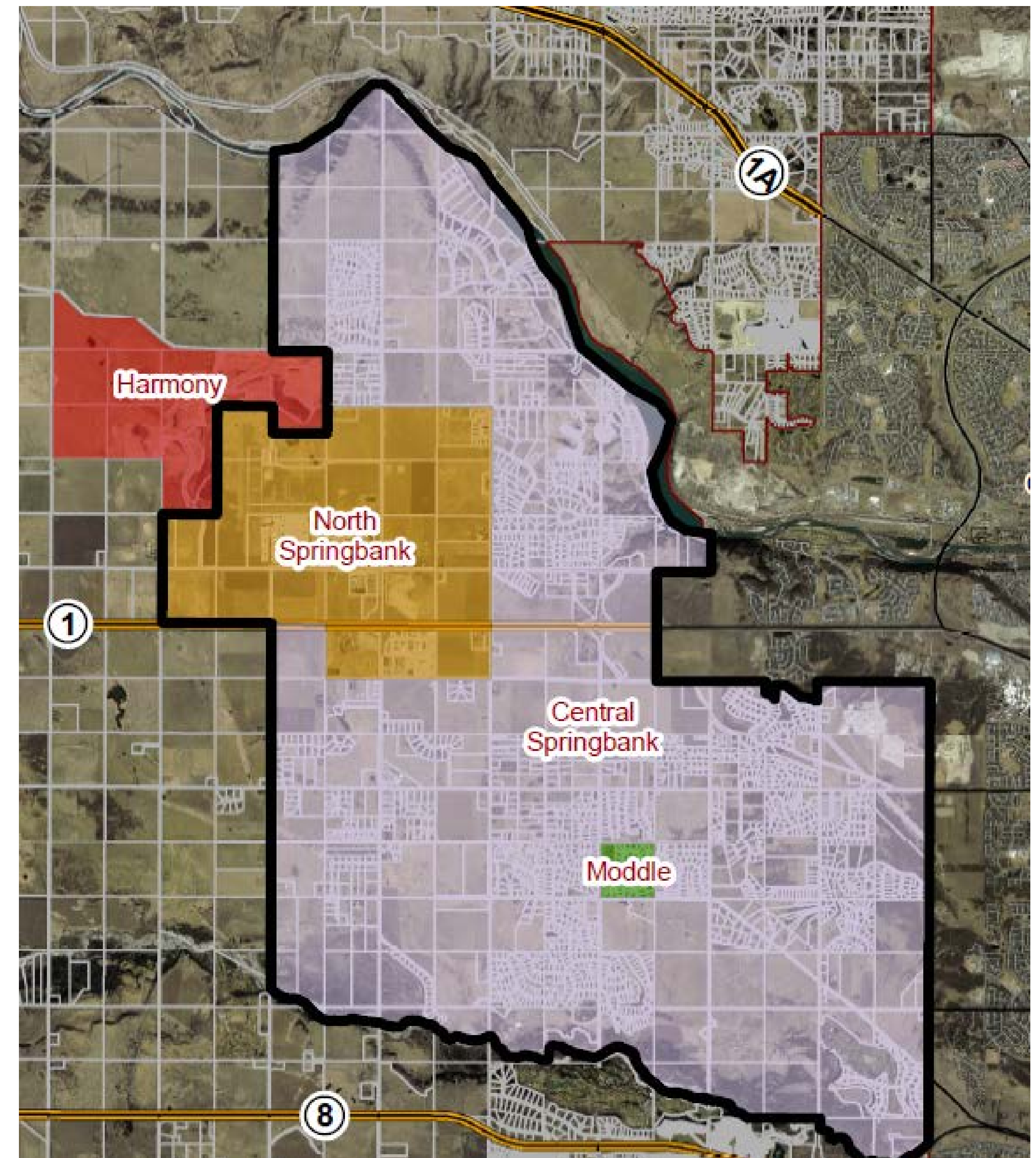
How long would it take to reach the forecast population numbers?

- Between **62 and 98 years** to reach full build out under Land Use Scenario 1 (low development)
- Between **69 and 111 years** to reach full build out under Land Use Scenario 2 (moderate development)
- Between **81 and 130 years** to reach full build out under Land Use Scenario 3 (high development).



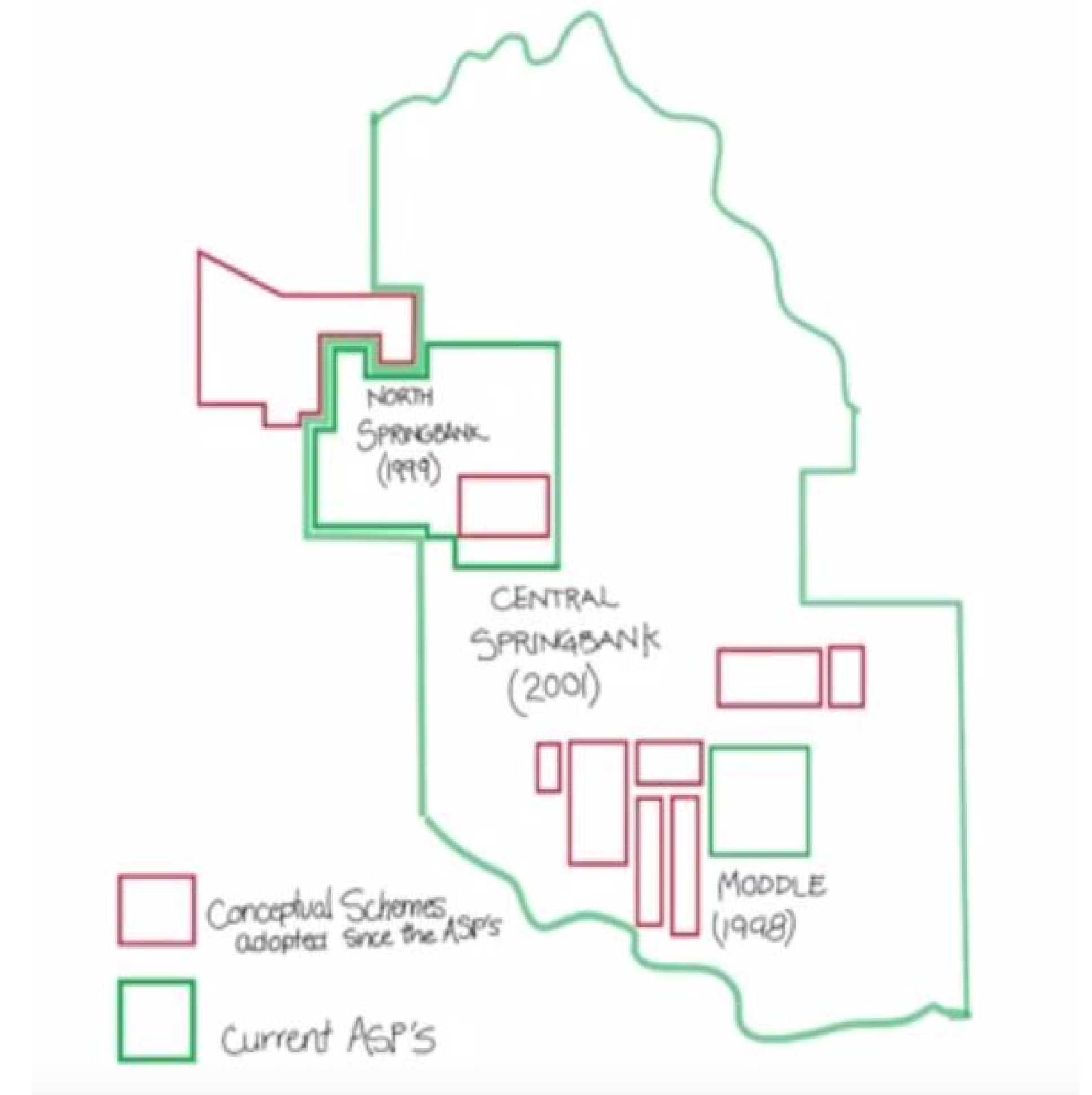
1 ASP or Multiple ASPs?

- No consensus from previous feedback.
- No decision has yet been made.
- Are there areas which require a separate ASP?



Servicing Issues and Opportunities

- The County commissioned a Servicing Strategy encompassing water and wastewater infrastructure
- The study reviewed all existing systems in the area.
- It provides a preliminary assessment and recommendations on servicing options.
- No negotiations are ongoing with The City of Calgary on potential extension of City services into Springbank.



Servicing Issues and Opportunities

WATER SERVICING OPTIONS

- Connection to The City of Calgary
- New Raw Water Intake
- Deep Water Aquifer



Servicing Issues and Opportunities

WASTEWATER SERVICING OPTIONS

- Connection to The City of Calgary
- New Outfall to Bow or Elbow Rivers
- Sewage Lagoon
- Spray Effluent Disposal

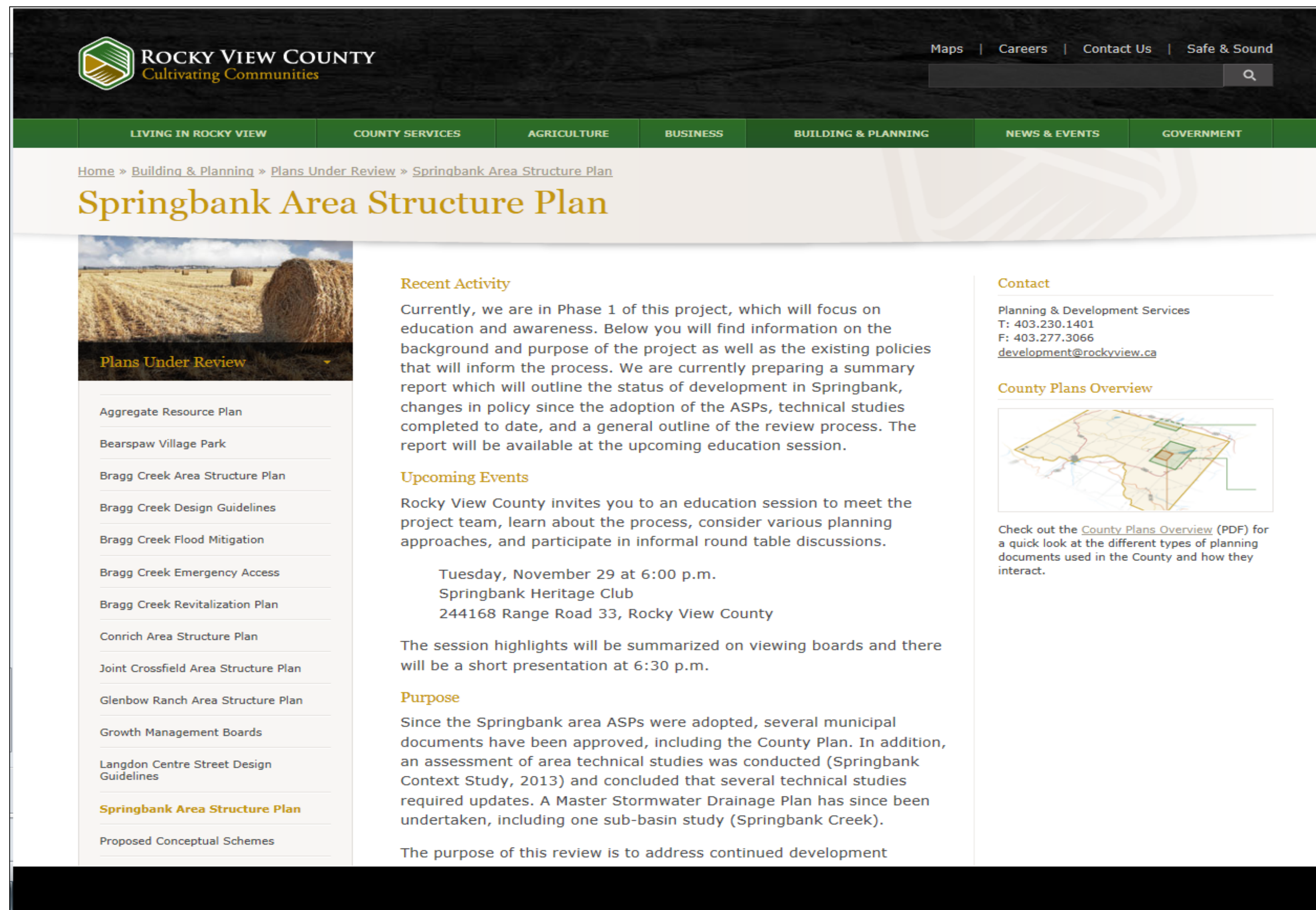


Next Steps

- Vision, Goals and Objectives
- Land use scenarios
- Servicing
- Interim Growth Plan and Growth Management Board discussions.



Feedback



Springbank ASP Webpage

- Get project updates
- Review technical reports
- Sign up for project emails
- **Provide feedback.**

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Please provide feedback by Friday, July 13th, 2018

Low Development

UPA = Units Per Acre

Land Use Block	Scenario	Developable Area	Developable Area -30% roads/infrastructure	Residential Density/Lots	Population potential of developable area
A	Remove from ASP area	1,453.78 acres	-	-	-
B	Country Residential 1 UPA and 0.5 UPA calculation. 0.75 UPA average.	10,411.12 acres	7,287.78 acres	1 UPA = 7,287 lots Or 0.5 UPA = 3,643 lots	7,287 lots x 2.7 = 19,674 Or 3,643 x 2.7 = 9,836 Average 5,465 x 2.7 = 14,755
C	Business Industrial/Commercial	304.27 acres	212.99 acres	-	-
D	Business Transition Country Residential to Business Industrial and Business Commercial.	76.84 acres	53.79 acres	-	-
E	Public Services	336.47 acres	235.53 acres	-	-
F	Business Commercial	614.69 acres	430.28 acres	-	-
G	Mixed Use 50% Business Commercial 50% Residential with average of 1 UPA.	154.04 acres 77.02 acres Business 77.02 acres Residential	107.83 acres Business 53.91 acres Residential 53.91 acres	1 UPA = 53 lots	53 lots x 2.7 = 143
H	Transition Area 35% Business Commercial 65% Residential with average 2 UPA.	1,266.46 acres Business 443.26 acres Residential 823.20 acres	886.52 acres Business 310.28 acres Residential 576.24 acres	2 UPA = 1152 lots	1,152 lots x 2.7 = 3110
I	Urban Development Area 20% Business Commercial 80% Residential with average 4 UPA	438.68 acres Business 87.74 acres Residential 350.94 acres	307.08 acres Business 61.42 acres Residential 245.66 acres	4 UPA = 982 lots	982 lots x 2.7 = 2,651
	Totals:	15,056.35 acres	Business 1,122.67 acres Residential 8,163.59 acres Business and Residential 9,286.26 acres	9,474 lots (1 UPA Country Res.) or 5,830 lots (0.5 UPA Country Res.) 7,652 lots (average 0.75 UPA)	25,578 additional population or 15,740 additional population 20,659 people (Average 0.75 UPA)



UPA = Units Per Acre

Moderate Development

Land Use Block	Scenario	Developable Area	Developable Area -30% roads/ infrastructure	Residential Density/Lots	Population of developable area
A	Remove from ASP area	1,186.45 acres	-	-	-
B	Country Residential 1 UPA and 0.5 UPA calculation. 0.75 UPA average.	8,000.25 acres	5,600.18 acres	1 UPA = 5,600 lots Or 0.5 UPA = 2800 lots	5,600 lots x 2.7 = 15,120 Or 2800 x 2.7 = 7,560 Average 4,200 x 2.7 = 11,340
C	Mixed Use 50% Business Commercial 50% Residential with average of 1 UPA.	771.88 acres Business 385.94 acres Residential 385.94 acres	540.32 acres Business 270.16 acres Residential 270.16 acres	1 UPA = 270 lots	270 lots x 2.7 = 729
D	Business Industrial/Commercial	304.27 acres	212.99 acres	-	-
E	Business Transition Residential to Business Industrial and Business Commercial.	76.84 acres	53.79 acres	-	-
F	Public Services	433.28 acres	303.30 acres	-	-
G	Business Commercial	614.69 acres	430.28 acres	-	-
H	Cluster Residential Development 70% Residential with average of 1.5 UPA (net)(1.02 UPA gross) and minimum 30% Open Space	1967.71 acres – 30% Open Space = Residential 1377.40 acres	Residential 934.18 acres	1.5 UPA (net) = 1401 lots.	1401 lots x 2.7 = 3,782
I	Transition Area 35% Business Commercial 65% Residential with average 4 UPA.	1287.55 acres 450.64 acres Business Residential 836.91 acres	901.29 acres 315.45 acres Business 585.84 acres Residential	4 UPA = 2,343 lots.	2343 lots x 2.7 = 6,326
J	Urban Development Area 20% Business Commercial 80% Residential with average 6 UPA	438.50 acres Business 87.7 acres Residential 350.8 acres	306.95 acres Business 61.39 acres Residential 245.56 acres	6 UPA = 1,473 lots.	1,473 lots x 2.7 = 3,977
	Total:	15,081.42 acres	Business 1,344.06 acres Residential 7,635.92 acres Business and Residential 8,979.86 acres	11,087 lots (1 UPA Country Res.) or 8,287 lots (0.5 UPA Country Res.). 9,687 lots (Average 0.75 UPA)	29,934 additional population or 22,374 additional population. 26,154 people (Average 0.75 UPA)



High Development

UPA = Units Per Acre

Land Use Block	Scenario	Developable Area	Developable Area -30% roads/ infrastructure	Residential Density/Lots	Population of developable area
A	Country Residential 1 UPA and 0.5 UPA calculation. 0.75 UPA average.	8,416.78 acres	5,891.75 acres	1 UPA = 5,891 lots Or 0.5 UPA = 2,945 lots	5,891 lots x 2.7 = 15,905 Or 2,945 x 2.7 = 7,951 Average 4,418 lots x 2.7 = 11,928
B	Mixed Use 50% Business Commercial 50% Residential with average of 1.5 UPA.	1073.30 acres Business 536.65 acres Residential 536.65 acres	751.31 acres Business 375.66 acres Residential 375.66 acres	1.5 UPA = 563 lots	563 lots x 2.7 = 1,520
C	Remove from ASP area.	299.40 acres	209.40 acres	-	-
D	Business Industrial/Commercial	459.80 acres	321.86 acres	-	-
E	Business Transition Residential to Business Industrial and Business Commercial.	76.84 acres	53.79 acres	-	-
F	Public Services	433.28 acres	303.30 acres	-	-
G	Business Commercial Add to ASP area.	145.60 acres	101.92 acres	-	-
H	Business Commercial	634.53 acres	444.17 acres	-	-
I	Cluster Residential Development 70% Residential with average of 2 UPA (net)(1.40 UPA gross) and minimum 30% Open Space	1967.64 acres – 30% Open Space = Residential 1377.35 acres	Residential 964.15 acres	2 UPA (net) = 1928 lots	1,928 lots x 2.7 = 5,205
J	Urban Development Area 20% Business Commercial. 80% residential with average 8 UPA	428.93 acres Business 85.79 acres Residential 343.14 acres	300.25 acres Business 60.05 acres Residential 240.20 acres	8 UPA = 1,921 lots	1,921 lots x 2.7 = 5,186
K	Mixed Use Add to ASP area. 50% Business Commercial 50% Residential with average of 1.5 UPA.	142.39 acres Business 71.20 acres Residential 71.20 acres	99.67 acres Business 49.84 acres Residential 49.84 acres	1.5 UPA = 106 lots	106 lots x 2.7 = 286
L	Country Residential Add to ASP area. 1 UPA and 0.5 UPA calculation. 0.75 UPA average.	575.96 acres	403.17 acres	1 UPA = 403 lots Or 0.5 UPA = 201 lots	403 lots x 2.7 = 1,088 201 lots x 2.7 = 542 Average 302 lots x 2.7 = 815
M	Transition Area 35% Business Commercial 65% Residential with average of 8 UPA.	1,274.46 acres Business 446.06 acres Residential 828.40 acres	892.12 acres Business 312.24 acres Residential 579.88 acres	8 UPA = 4,639 lots	4,639 lots x 2.7 = 12,525
	Total:	15,928.91 acres	Business 1,719.53 acres Residential 8,504.65 acres Business and Residential 10,224.16 acres	15,451 lots (1 UPA Country Res.) or 12,303 lots (0.5 UPA Country Res.). 13,877 lots (Average 0.75 UPA)	41,715 additional population or 33,215 additional population. 37,465 people (Average 0.75 UPA)

