


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
AREA STRUCTURE PLAN
December 18, 2019**

APPLICATION INFORMATION		FILE NO. 19R030 & 19R 031
	DATE APPL. COMPLETE: June 6, 2019	
	LEGAL DESCRIPTION: Multiple Legals in S ½ 20-22-1 W5 and N ½ 17-22-1 W5 (see Plan Area Map attached in Appendix A)	
	LANDOWNER: Spruce Meadows Ltd. and Chaparo Tree Farm	
	AGENT: Kristi Beunder – Township Planning + Design Inc.	
PROPOSALS: Council is asked to consider endorsing changes to the circulation version of the Spruce Meadows ASP document and directing staff to submit the ASP to the Calgary Metropolitan Region Board (CMRB) for approval.		
DIVISION NO: 5		COUNCILLOR: Alan Alger
FILE MANAGER: Julie McLean		

BACKGROUND

On Sept 11, 2019 Foothills County Council held a public hearing regarding the proposed new ASP which contemplates diversification and expansion of the existing Spruce Meadows equestrian and sport facility.

Subsequent to the hearing, Council granted first reading to a bylaw that would adopt the ASP with the following conditions:

1. Council acceptance of required changes to the circulation version of the ASP.
2. Approval of the ASP by the Calgary Metropolitan Region Board.
3. Execution of the Master Servicing Agreement with the City of Calgary.

A number of changes have been made to the Circulation Version of the ASP to address:

1. CMRB mapping requirements;
2. City of Calgary concerns as outlined in their response to the agency circulation;
3. Comments from Foothills County administration with respect to municipal processes;
4. Minor errors in the text of the document.

SUMMARY OF CHANGES TO THE ASP DOCUMENT

Figure 1.0.1 Regional Context, p. 9

Map updated to include regionally significant transportation and utility corridors as per the requirements of the Calgary Metropolitan Region Interim Growth Plan and Interim Regional Evaluation Framework.

Section 2.1.6, p. 15

Last sentence in circulation version indicated that “a Master Site Development Permit (MSDP) will be prepared which will describe all of the current and future activities outlined in this ASP”. All references to the MSDP in the document were removed to address planning department concerns regarding implementation and conflicts with existing processes for approval of development permit applications.

Policy 2.1.1, p. 15

Changed to indicate that applications shall (not should) be referred to the City of Calgary in accordance with the Intermunicipal Development Plan.

Plan Area Land Ownership Table 3.0.1, p. 16

Parcel #9 – Lot Block Plan corrected to: Legal Subdivision 12, SE of Centreline of Road Plan 4854 EZ.

Parcel #10 – Lot Block Plan corrected to: Legal Subdivision 11.

Figure 3.0.1 Plan Area Land Ownership, p. 17

Corresponding corrections to those in Table 3.0.1 on page 16.

Policy 3.1.1, p. 19

At the request of Foothills planning staff, References to MSDP removed. Policy changed to indicate that development permit applications will be made for all new development or significant changes to existing development.

Policy 5.3.5, p. 43

Reference to MSDP removed. Replaced with a policy indicating that DPs will be obtained for future venue diversification in accordance with this plan.

Policy 5.3.6, p. 43

This policy was removed as it was very similar to policy 3.1.3 It was determined it was more appropriate to keep it in the section for Plan Area and Land Use Policies (which would apply to the whole plan area) and then it was not needed in the Sports and Entertainment District Policies.

Section 5.4, p. 44

In the second paragraph: “...As a result, the new face and entrance to the venue will be located along the ~~east west~~ side of the upgraded Spruce Meadows WY SW which contains a highly utilized pedestrian sidewalk.” This change was made to correct an error.

Section 5.5 Policies, p. 51

New policy added as 5.5.2, and subsequent policies renumbered. The new policy indicates that Spruce Meadows will provide adequate parking as development proceeds to the satisfaction of the County. This policy was added at the request of Foothills County planning staff.

Figure 6.1.1, p. 53

At request of the City of Calgary, added “Active Modes Connections” to this figure. Includes indication of a sidewalk along the east boundary of the venue along Spruce Meadows Way and the potential for a transit stop within the existing bus loop.

Section 6.1.3, p. 55

Changed to address the City of Calgary’s requested language preference as follows: “Spruce Meadows will work with Calgary Transit in the future to determine bus zones should service be extended down Spruce Meadows Way SW.”

Policy 6.1.4

Added the words “and improvements to” to address a City of Calgary concern that necessary improvements to Spruce Meadows Way (not just accesses) will be designed to their satisfaction and costs will be paid by Spruce Meadows.

Policy 6.1.9, p. 55

At request of the City of Calgary, added this policy indicating that Spruce Meadows will work with the City of Calgary to encourage active modes of transportation to and from the venue.

Policy 6.2.5, p. 60

Deleted date of ISL study.

Section 8.0 Emergency Response Plan, p. 66

Second paragraph had stated: “Spruce Meadows is served by City of Calgary Police, EMS and Fire, as well as the Foothills County Fire Hall located south of the International Ring”.

As per the comments from Calgary Fire this section was amended to indicate that Spruce Meadows is served by Foothills County Fire department through the Heritage Pointe Fire Hall and the fire hall located south of the International Ring. Any attendance by City of Calgary Fire would be only at Foothills’ request through mutual aid agreements. Likewise, it is the RCMP that provide police services. EMS are dispatched regionally through Alberta Health Services.

Policy 8.0.2, p. 66

At the request of Calgary Fire, Policy 8.0.2 from the circulation version of the plan was removed and Policy 8.0.3 was renumbered to 8.0.2.

Section 9.2, p. 67

At the request of Foothills Planning staff, added a paragraph indicating that the Appendices to the plan are non-statutory and can be revised without requiring amendment to the plan.

INTERMUNICIPAL ENGAGEMENT – CITY OF CALGARY

A number of the changes made to the ASP were to address concerns that were brought forward by the City of Calgary. Foothills County staff and the agent for Spruce Meadows have met with staff from The City a number of times over the past year to ensure that the ASP that will be submitted to the CMRB for approval is one that The City can support. The City of

Calgary have provided a letter of support that will be part of the package that is submitted to the CMRB. The letter of support is attached to this staff report as Appendix B.

REQUEST OF COUNCIL:

Council is being asked to consider the following two motions:

1. To accept the changes to the circulation version of the Spruce Meadows ASP satisfying condition #1 of first reading of the bylaw to adopt the Plan.
2. To direct staff to submit an application to the CMRB for approval of the Spruce Meadows ASP as per the requirements of the Interim Regional Evaluation Framework.

APPENDICES:

APPENDIX A: MAP SET:







REGIONAL CONTEXT MAP

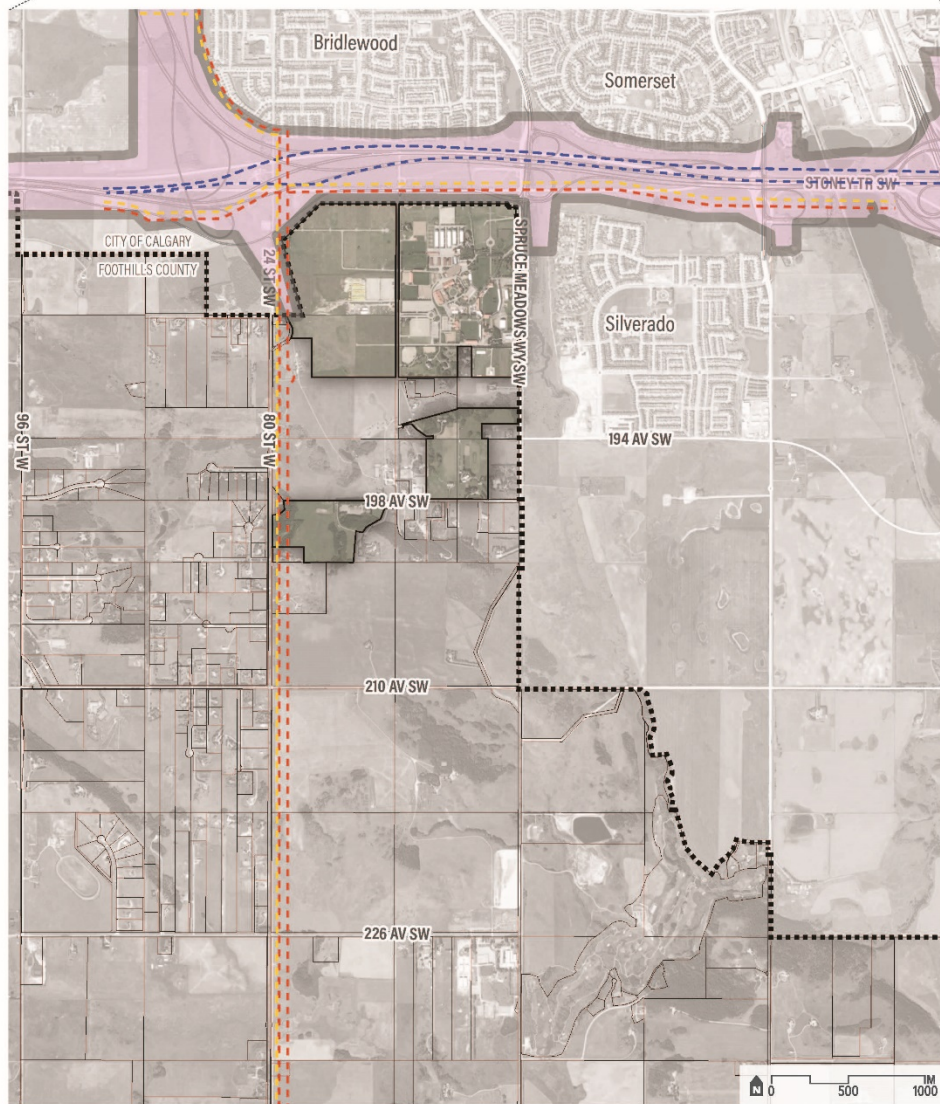
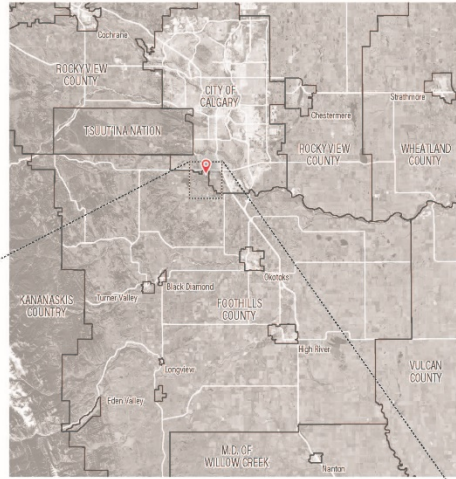
PLAN AREA MAP

APPENDIX B: LETTER OF SUPPORT FROM CITY OF CALGARY

REGIONAL CONTEXT MAP

FIGURE 1.0.1 Regional Context

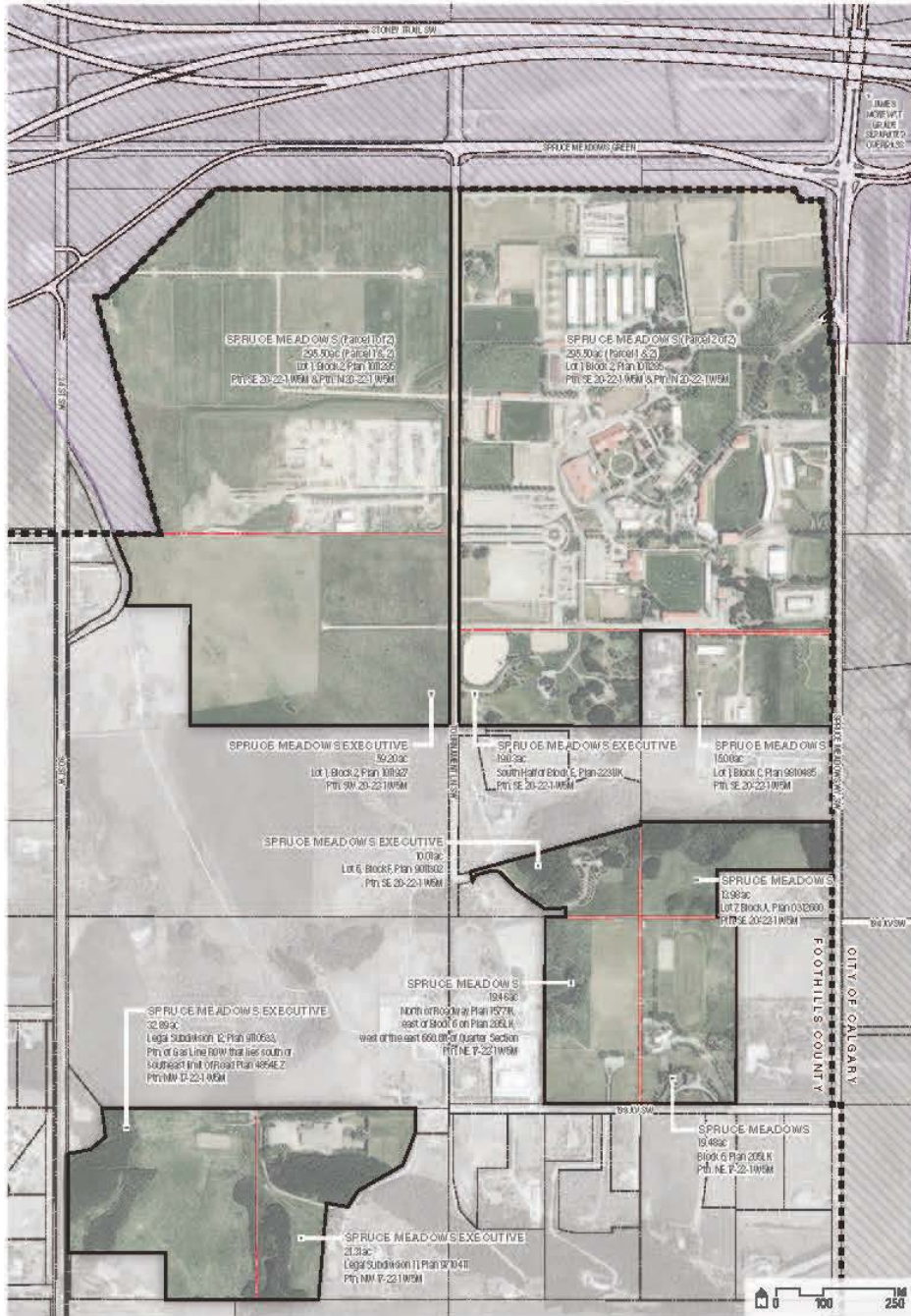
-  ASP Boundary
-  Future Stoney Trail / SWCRR Alignment
-  Transportation and Utility Corridor
-  Regional Roads
-  Energy Pipes
-  Energy SuperPipes



PLAN AREA MAP

FIGURE 3.0.1 Plan Area Land Ownership

- ASP Boundary
- - - City of Calgary / Foothills County Municipal Boundary
- ▬ Future Stoney Trail Alignment
- ▭ Transportation Utility Corridor (TUC)
- Property Line (within Plan Area)
- Property Line (outside Plan Area)



APPENDIX B: LETTER OF SUPPORT FROM CITY OF CALGARY



December 6, 2019

Diane Shearer
Senior Strategist
The City of Calgary, Deputy City Manager's Office
Intergovernmental & Corporate Strategy
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

RE: Spruce Meadows ASP

Dear Ms. McLean ^{JULIE}

We would very much like to thank yourself, other County of Foothills administration and the agent for Spruce Meadows for a robust intermunicipal engagement relating to the Spruce Meadows ASP. It is recognized that the Spruce Meadows facility is a regional asset providing benefit to both municipalities and to the broader region.

Beginning with a presentation in January 2019 at the Foothills/Calgary Intermunicipal Committee, our two municipalities have worked very hard over the past year to ensure best and mutually beneficial outcomes.

We appreciate the ASP policy amendments and other adjustments that were made to address The City of Calgary's comments and concerns throughout the planning process. Thank you again for your willingness to collaborate with The City of Calgary. Our collaboration and coordination will result in best outcomes for Spruce Meadows and the interface with Calgary communities and roadways.

Sincerely,

A handwritten signature in black ink, appearing to read "D Shearer".

Diane Shearer, APP, MCIP
Senior Strategist
T 403.268-3538 | Mail code #8003
The City of Calgary, Deputy City Manager's Office
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cc:

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