

# Spruce Meadows Area Structure Plan

## IREF Evaluation Criteria Alignment Summary Report

Interim Growth Plan Policies	Spruce Meadows ASP Alignment
3.2 Region-wide Policies	
<p><b>3.2.1</b> Principles, Objectives, and Policies</p>	<p><b><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></b></p> <p>Spruce Meadows is located adjacent to the South West Calgary Ring Road and the main entrance of the facility is proposed from a traffic circle in the TUC. The applicants have worked closely with Alberta Transportation to find access solutions that will work with the eventual design of the ring road and associated interchanges.</p> <p>Water and wastewater servicing will be provided through a master servicing agreement with the City of Calgary, utilizing capacity in existing infrastructure. This was deemed to be more efficient and cost effective than creating a stand-alone system to service the plan area.</p> <p>This Area Structure plan does not contemplate any residential development. It is an expansion and intensification of an existing employment area. The plan does contemplate a cluster of facilities that could be used by residents of the adjacent communities in the City of Calgary such as pathways, skating ponds and some local commercial uses. While it is not currently feasible to extend City of Calgary transit service onto the Spruce Meadows lands, Spruce Meadows provides shuttle services to and from the nearest City of Calgary LRT station during large events. There is also provision in the existing plan for the existing bus loop that is used for the shuttle buses to incorporate a stop for Calgary Transit in the future should this be available and feasible in the future.</p> <p>As previously mentioned the applicants have worked closely with Alberta Transportation to ensure that access to the site will not interfere with this important regional mobility corridor. Transmission corridors for gas and power that are in proximity to the plan area are identified on the regional context map (Figure 1.0.1). The ones that are inside the plan area are all on the west side where the contemplated uses are Equestrian and Agricultural Animal support and</p>

Agricultural Education. These uses are envisioned to be much less intense than uses in other portions of the plan area so avoidance of the transmission corridors will not be difficult.

***Principle 2: Protect Water Quality and Promote Water Conservation***

Rather than continue to rely on ground water wells for potable water and a pump out wastewater system, the Spruce Meadows ASP contemplates piped water and wastewater servicing through an agreement with the City of Calgary. This ensures availability of safe drinking water and limits the impact on adjacent country residential parcels that are serviced by groundwater wells.

Policy 6.2.5. of the ASP indicates that the management of the stormwater should focus on achieving a system of natural drainage that enhances the community landscape, reduces peak discharges and improves water quality.

The stormwater management system for the ASP area was designed to ensure that there would be no negative impacts on Radio Tower Creek located east of the plan area. Once again refer to Policy 6.2.5. of the ASP.

There are no mapped floodways in the plan area.

***Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities***

The Spruce Meadows ASP contemplates the diversification and expansion of the existing facility. There are more lands being incorporated into the plan area but the intensity of use will be increased across the facility. There are also plans to create more 4-season activities so the facility is used more consistently throughout the year.

Spruce Meadows is located right on the boundary between the City of Calgary and Foothills County. The venue is home to facilities and events that celebrate the horse and agriculture such as horse shows and farmer's markets but is also home for the Calgary Cavalry professional soccer team, and provides an upscale venue for weddings and small conferences. It will be home to an agricultural education facility and horse breeding operation but also to a community scale commercial development. Overall, the facility promotes participation in cultural and sporting events bringing people together from the Calgary region and beyond.

	<p>While this plan is for an employment area and does not contemplate residential development, it does discuss creating a local commercial area and providing community amenities that would be used by residents of adjacent communities in the City of Calgary. Current public transit (through the use of shuttle busses) as well as the future potential connections to Calgary transit are addressed in Section 6.1.3 of the plan.</p>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<p>A comprehensive presentation on the Spruce Meadows ASP was given at the Foothills / Calgary Intermunicipal Committee meeting in January, 2019 which was held at the Spruce Meadows Facility. Shortly after this, City of Calgary staff were given the opportunity to undertake a pre-application, review of the Preliminary Draft ASP. A number of comments were provided to Foothills County from various departments at The City.</p> <p>March 4, 2019 County staff and representatives for Spruce Meadows met with City of Calgary administration to discuss the preliminary comments and how they might be addressed prior to the formal application being made.</p> <p>At the April 25, 2019 Foothills / Calgary Intermunicipal Committee meeting Foothills County administration provided an update on the status of the application.</p> <p>Formal applications for approval of the ASP and associated land use amendments were submitted to Foothills County on June 4, 2019. Later that week, the City was sent the Circulation Version of the ASP together with the supporting servicing study for a formal 60-day review (the current requirement in the Intermunicipal Development plan is 30 days). The City provided a response that was included in the report to Council for the public hearing that was held on the application on September 11, 2019.</p> <p>On October 7<sup>th</sup>, after Foothills County Council had granted first reading to the ASP, the administrations from both municipalities met once again with the agent for Spruce Meadows to go through the City's response to the formal circulation and discuss each item.</p> <p>October 18, 2019 Foothills administration provided the City with a letter which addressed each item from the response to the formal circulation. Some of the concerns were addressed by conditions which had been imposed at first reading by Foothills Council, some were addressed by minor amendments to the ASP and the remainder are proposed to be addressed by a joint project which will be discussed at the Foothills / Calgary IMC meeting on January 24<sup>th</sup>, 2020. In the October 18<sup>th</sup> letter, Foothills administration requested that City of Calgary administration</p>

	<p>provide a letter of acknowledgment prior to the County submitting the ASP to the CMRB for approval.</p> <p>December 6, 2019 City of Calgary Intergovernmental and Corporate Strategy staff provided Foothills County with a letter of support for the Spruce Meadows ASP that acknowledged the robust intermunicipal engagement that had occurred throughout the project.</p> <p>In a separate but related process, Foothills County and Spruce Meadows have worked with the City of Calgary over the past two and a half years to create a Master Servicing Agreement for the provision of water and wastewater servicing for the Spruce Meadows facility. Further to a request from Foothills County, Calgary City Council approved a request for wastewater servicing for Spruce Meadows in July, 2017. Shortly after that, staff from both municipalities began working on the development of a Master Servicing Agreement between Foothills County and the City of Calgary. This agreement is in the final draft stage and should be finalized and executed early in 2020.</p>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<p>Figure 4.1.1 of the Spruce Meadows ASP illustrates Plan Area Hydrography and Topography. This figure shows a pond, two wetlands and portions of an intermittent drainage course inside the plan area. Planned development of the site avoids interference with all of these. Policy 4.1.1 speaks to the support and maintenance of natural areas in and around Spruce Meadows.</p> <p>The ASP indicates that the existing Pond is utilized by schools as part of a wetland education program and that this will continue. In the long term a Wetland Learning Centre is proposed to be constructed on the west side of the venue in the Agricultural Education District (See Appendix C).</p> <p>To the east across Spruce Meadows Way (just outside of the plan area) is the Radio Tower Creek wetland, which is part of the headwaters of the Pine Creek drainage system. This wetland conveys water to the south along a drainage channel that eventually reaches Pine Creek. Section 4.1 of the ASP notes that this drainage system, primarily within the City of Calgary, has a limited release rate requiring additional stormwater features and low-impact development strategies. The proposed new site developments will incorporate additional drainage that conveys water into this system and new storm ponds to be constructed in the plan area will accommodate for the increased run off.</p>

	A stormwater management plan was provided as part of the Spruce Meadows Servicing Study that was submitted in support of the ASP.
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<b>3.3 Flood Prone Areas</b>	
<b>3.3.1</b> Development in the floodways	There are no identified floodways in the plan area.
<b>3.3.2</b> Flood protection in flood fringe areas	There are no identified flood fringe areas in the plan area.
<b>3.4 Development Types</b>	
<b>3.4.1 Intensification and Infill Development</b>	
<b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages	Not applicable.

<p><b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p>Not applicable.</p>
<p><b>3.4.2 Expansion of Settlement Areas</b></p>	
<p><b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern</p>	<p>Not applicable.</p>
<p><b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units</p>	<p>Not applicable.</p>
<p><b>3.4.2.3</b> Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<p>Not applicable.</p>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1</b> New freestanding settlement areas</p>	<p>Not applicable.</p>

<p><b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units</p>	<p>Not applicable.</p>
<p><b>3.4.3.3</b> Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<p>Not applicable.</p>
<p><b>3.4.4 Country Residential Development</b></p>	
<p><b>3.4.4</b> Country Residential Development</p>	<p>Not applicable.</p>
<p><b>3.4.5 Employment Areas</b></p>	
<p><b>3.4.5.1</b> New employment areas</p>	<p>This is an existing employment area; the ASP contemplates the incorporation of additional lands and the intensification of use in the existing area to will make more efficient (and year-round) use of existing infrastructure and servicing.</p>
<p><b>3.4.5.2</b> Connections to transit stations and corridors</p>	<p>This is an existing employment area; however, the ASP does discuss the facility's current practice of running shuttle services to and from City LRT stations. It also contemplates the potential for using the existing bus loop as a future transit stop should connection to City of Calgary Transit service become a possibility.</p>

3.5 Regional Corridors	
<p><b>3.5.1.1</b> Mobility Corridors</p>	<p>Figure 1.0.1 Regional Context illustrates all of the mobility corridors identified in Schedule 3 and/or 4 of the IGP that are within 1.6 km of the plan area. While this figure does not extend a full 1.6 km north of the plan area, there are no corridors contained in the area that would be added in order to show the full 1.6 km to the north.</p> <p>The diversification and intensification of use contemplated for this site in the ASP makes better use of the adjacency to the Level 1 Highway / TUC. The main entry to the facility is planned off a new traffic circle to be constructed in the TUC right of way. The location and design of this intersection was done in consultation with Alberta Transportation.</p> <p>The applicants have worked closely with Alberta Transportation throughout the development of the ASP to ensure that access for the facility has been planned to be compatible with the South West Calgary Ring Road both during the construction phase and once complete.</p> <p>Spruce Meadows currently offers a free shuttle service from a nearby LRT Station during events to help reduce the impact of venue traffic on local and regional roads. Section 6.1.3 of the ASP indicates that this practice will continue and that routes will be adjusted as the City's LRT system evolves.</p>
<p><b>3.5.2.1</b> Transmission Corridors</p>	<p>Figure 1.0.1 Regional Context illustrates transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP in proximity to the plan area.</p> <p>The only transmission corridors that are located within the plan area are along the far west boundary. The uses proposed for these portions of the plan area are Agricultural Education uses and Equestrian and Agricultural/Animal Support uses. These are low intensity uses with minimal development required and so avoidance of the pipeline right of ways, which are adjacent to the plan boundary, will not be difficult.</p>