

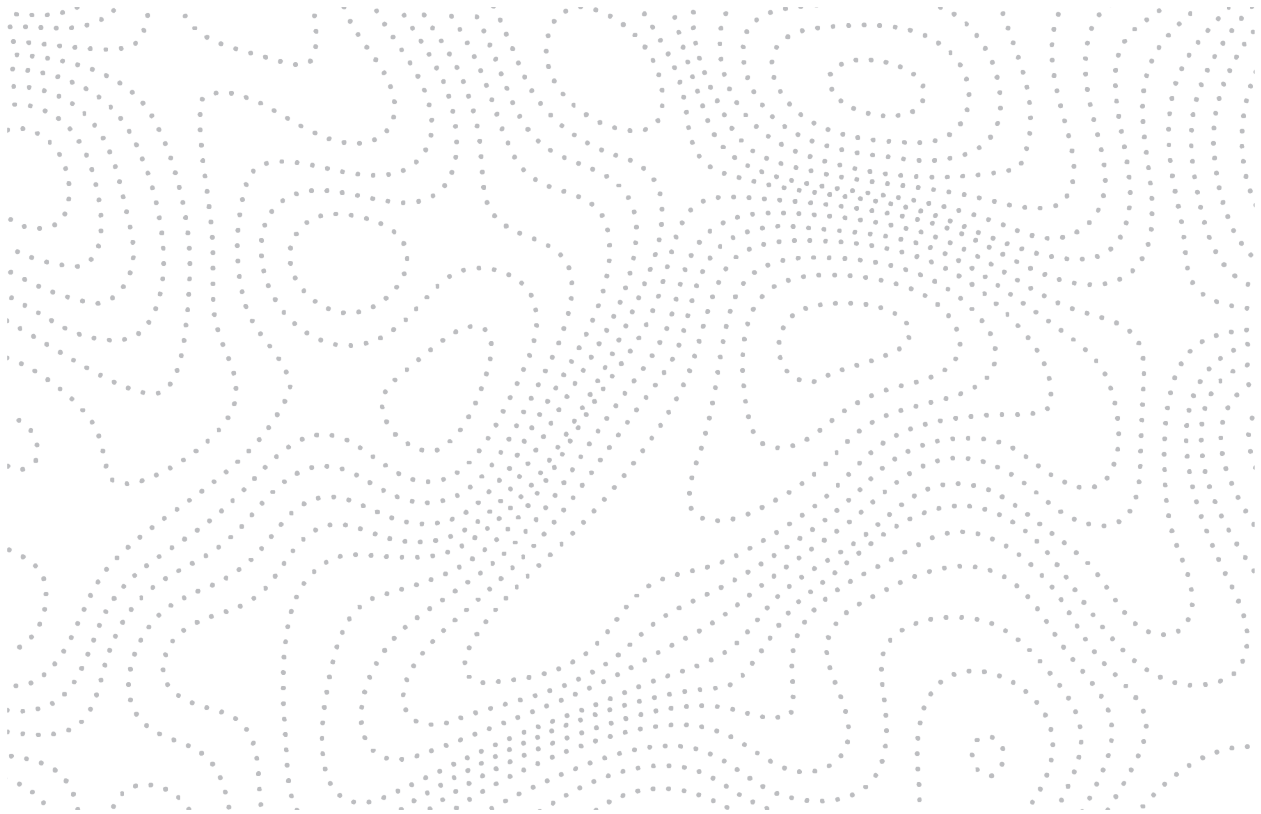


*Break in Tree Cover (Potential Natural Park + Trail Corridor)*

*Source: David Klippenstein and Associates Ltd. (DKAL)*

## ENGAGEMENT SUMMARY

# SPRINGBANK PARK ESTATES + ROYAL SPRING ESTATES



Prepared For: Ahmed Moussa + Ray Hajar

Consulting Team: Greg MacKenzie + Associates Consulting Ltd. (operating as Collaborative Futures)

Date: February 1, 2021

 Futures

The logo for Collaborative Futures, featuring a stylized 'C' symbol followed by the word 'Futures' in a clean, sans-serif font.



## CONTENTS

1.0	BACKGROUND	1-1
2.0	ENGAGEMENT RESULTS	2-1
3.0	RESPONSE SUMMARY	3-1

## APPENDIX A COMPLETED WORKBOOKS







*Aerial Photograph (Plan area outline in red)*  
source: © 2020 Microsoft Corporation, © 2020 HERE

## 1.0 Background

Public and Stakeholder Engagement was conducted in late-November through early-December 2020, to present information and provide the opportunity to answer questions and obtain input before submitting a Conceptual Scheme, rezoning, and subdivision application to the County for the Springbank Park Estates + Royal Springs Estates lands (the “Site”).

Due to limitations of Public Health Orders and the potential public health risks related to the COVID-19 pandemic, in-person public engagement was deemed unfeasible. Instead, a remote engagement was conducted in accordance with the Public Engagement Plan for the project. This remote engagement consisted of a Project Information package and an associated “fillable form” Workbook made available for completion or download online (or by hardcopy upon request). Participants were encouraged to contact Collaborative Futures to discuss the project if desired.

The engagement was advertised through a direct mail-out to landowners in proximity to the Site (as established by Parkland County). In addition, ads were placed for two weeks prior to the engagement period in the Grove Examiner and Stony Plain Reporter. The notification was also provided to “The One” FM to provide the opportunity for a public service announcement. The engagement was posted as an event on the Parkland County “Community Calendar” website, and the notification was emailed directly to a list of stakeholders defined in collaboration with the County.



# 2.0 Engagement Results

## 2.1 Stakeholder Responses

Responses received from Stakeholders is summarized as follows:

- AltaLink, which has a power corridor easement across the north boundary of the Site, was contacted via email. No response was received.  
Alta Link has been engaged through the preliminary design process and had previously confirmed land use constraints and opportunities associated with the power corridor easement.
- Alberta Capital Region Wastewater Commission (ACRWC), which has a sanitary main easement across the north boundary of the Site, was contacted via email. No response was received.  
ACRWC has been engaged through the preliminary design process and had previously confirmed land use constraints and opportunities associated with the power corridor easement.
- Division 2 Councillor Jackie McCuaig was directly emailed the Notification and invited to discuss the project and/or provide input. No response was received.
- Alberta Energy Regulator (AER) confirmed via email that no setbacks from pipelines or abandoned wells will be associated with this project.  
Where resource facility leaseholder contact information was available, emails were sent to the leaseholders. Pembina Pipelines Corporation responded related to their right-of-way passing through the southwest corner of Springbank Park Estates, indicating no permanent structures will be allowed within the right-of-way and crossing agreements would be required for any crossings and/or work within the right-of-way. No other responses to these emails were received.
- Alberta Environment and Parks indicated via email that there were “no comments” from a Public Lands Act perspective and that an application for Water Act approval for impacts to wetlands and/or stormwater management will be required.
- Alberta Transportation (AT) indicated via email that consideration of traffic impacts to the intersection of Township Road 532A and Range Road 263 (the northern extension of Highway 60) will need to be addressed through the Transportation Impact Assessment (TIA) for the project.
- Acheson Business Association was contacted via email. No response was received.
- Big Lake Environmental Support Society (BLESS) indicated via email there were “no questions or concerns” associated with the project at this time.
- Parkland Big Lake Area Residents Association was contacted via the email address on record with the County, which no longer works. No response was received, and no alternate email address is known.

## 2.3 Public Responses

While no calls were received from members of the public, emails were received from nine (9) respondents and four (4) completed Workbooks were provided.

### Email Response Summary

Following is a summary of comments received by email from members of the public. Note that where the respondents provided comments in an email accompanying a completed Workbook submission, their comments from the Workbook are also provided below (i.e., duplication of comments by individual respondents has not been removed).

- Three respondents (a Walker Lakes Estates resident and a Royal Springs Estates resident) voiced support for the concept approach, specifically with regard to nature trails, working with the topography, and preservation of trees.
  - *"... quite like the development concepts. Nature trails, natural terrain and tree preservation sounds great."*
- Five respondents sought clarification on the envisioned lot sizing and overall density.
  - *"My only concern is the density of the project. We in Walker Lake are all on 1 acre lots and consider our selves as being living on an acreage. Good side yards and space to enjoy yard work with a good sized house foot print. When you get many .5 acre lots in a small parcel of land it does seem to diminish the acreage concept and look more like a typical residential area. I would prefer to see a one acre lot size proposed as that seems to be more in keeping with the area. Perhaps even a larger number of 1 acre vs .5 acre lots would retain the acreage feel."*
- One respondent noted an error on the annotation of "Highway 16A" on the notification and requesting north arrows be identified on future mapping and graphics.
- Four respondents sought clarification regarding vehicular access / egress and expressed concern related traffic if a roadway connection between Springbank Park Estates and Royal Springs Estates were to be created.
  - *"Just wondering if access to this development has to be tied to royal springs? One of draws of moving out here was the lack of traffic. Our kids can ride their bikes around without any cars around. Traffic will definitely increase and with that goes the peacefulness of living out here in the first place."*
- One respondent enquired about the anticipated housing design.
  - *"Is there going to be set builders? Another positive to living out here is the uniqueness of each house instead of the same builder coming in and seeing each house on repeat every 3 or 4th house. What will be the building requirements? What will be the architectural guidelines?"*
- One respondent expressed concern related to the appearance of the County road rights-of-way.
  - *"... will some sort of trees/landscaping be done on township road 532 A. Right now it's such an eye sore with the weeds over growing and the county not doing anything to clean it up except a strip along the road side."*
- One respondent asked if a report would be submitted to the County summarizing input from Public Engagement (and the anticipated timing of the summary).



- One respondent expressed concern related to the capacity of the sanitary system and the costs associated with replacing infrastructure.
  - *“... concern I have with the sanitary system. It is already close to capacity and the longer and the less homes we can connect to it, the longer it takes to replace it. Also I think the Developer makes quite a bit of money when adding twice the amount of homes than the neighbouring subdivision have, but the cost of replacing the sewer lines is the taxpayers cost. So I don't think that is fair. I will also affect established homes and gardens sooner than maybe necessary if less homes would be built.”*
- Two respondent sought clarification regarding the proposed stormwater drainage system.
  - *“... proper drainage channels (this is a big issue in the area) ...”*

All email comments were responded to, acknowledging receipt, providing clarifying comments and answers to questions where appropriate, and extending the offer for further discussion if desired.

### Workbook Response Summary

Four completed Workbooks were received and are provided for review in Appendix A. Following is a compiled summary of inputs from the Workbooks with the answers to the multiple choice options averaged and shaded reflecting the number of responses.

Q1: Please let us know the level of importance of the design features considered in this concept, from your perspective:

Design Elements	Very Important	Somewhat Important	Not Important
Working with the existing topography, to minimize clearing and grading.	3/4	1/4	0/4
Retaining existing trees within public lands for screening / privacy.	3/4	1/4	0/4
Retaining existing trees within private lands for screening / privacy.	1/4	3/4	0/4
Retaining existing trees within public lands for ecological services.	3/4	1/4	0/4
Retaining existing trees within private lands for ecological services.	1/4	3/4	0/4
Retaining the existing wetland.	3/4	1/4	0/4
Providing a wider variety of lot sizes in the area.	0/4	2/4	2/4
Providing a public open space and trail network for residents and visitors.	1/4	3/4	0/4
Low Impact Development (LID) approach to managing stormwater (e.g. constructed wetland)	1/4	3/4	0/4
Optimizing the use of land in the region (reducing “sprawl”).	1/4	1/4	2/4
Conservation development education / interpretation features (e.g. trail signage).	0/4	2/4	2/4

**Q2a: Do you like/support the inclusion of the trail network in the design?**

Yes            **4/4**            No

**Q2b: Why / why not?**

Most respondents indicated a desire for a trail network in Springbank Park Estates, along with dissatisfaction with using the roadway network for walking. Safety concerns related to walking on the roadways, and a desire to connect the proposed trail network to adjacent areas were expressed.

One respondent questioned if the County would be responsible for trail maintenance of if this would be a responsibility of the community, through fees.

**Q3: What features or elements do you like and/or dislike about the concept?**

One respondent indicated support for the design to retain existing trees and to work with the existing topography.

One respondent questioned how the existing wetland would drain in the developed context.

One respondent restated support for walking trails.

One respondent expressed concern related to the potential Range Road 264, stating traffic concerns for residents of Greenbriar Estates.

One respondent stressed a desire for as many trees as possible to be planted in the constructed wetland SWMF.

Two respondent indicated concern with density, indicating a desire for lots closer to 1 acre in size similar to those in “surrounding subdivisions in the area”.

**Q4: Is there anything you would like to see added to or changed in the concept?**

One respondent indicated a desire to move the Township Road 532a access to avoid alignment with the access to Walker Lake Estates – stating concern related to turning movement timing for those accessing the Yellowhead and safety for those walking through this intersection in the morning.

One respondent restated support for retaining as many existing trees as possible.

One respondent stated concern with traffic volume on Township Road 532a.

One respondent stated concern with traffic volume on Range Road 264.

One respondent restated concern with density and lot sizes, and a desire for approximately 1 acre lots.

Oner respondents questioned if future residents would prefer a “larger and longer” noise attenuation berm along the highway but questioned if retaining the existing “screen” of trees in this area might be more beneficial (depending on their age and health).

**Q5a: Do you support rezoning the site from CR to CRE?**

Yes            2/4            No            2/4

**Q5b: Why / why not?**

One respondent indicated the vision “does not fit the neighbourhood”, expressing concerns about the quality of future housing.

One respondent indicated concern that the developer doesn’t pay to build the roads and will introduce additional pressure on sewer and water infrastructure.

One respondent indicated concern with losing a “county” feel with development, specifically indicating opposition to realizing development similar to that in Lake Ridge Estates.

**Q6: How important do you think it is to provide a range of lot sizes within the development?**

**Very Important**

**Somewhat Important**

**Not Important**

2/4

2/4

**Q7: If you have any additional ideas, comments, or information you would like to share with the project team, please provide them below.**

Two respondent restated concern with density and lot sizes.

One respondent questioned if a “sound berm” may be needed.

One respondent indicated a desire for a playground area for the region.

One respondent expressed concern that the trail system, if approved, might later be “cut” from the development due to cost.





## 3.0 Response Summary

Following is a compiled summary of comments received from the public, followed by responses and approaches to address the comments through the planning and development process.

- Comment: **Support** was largely indicated for inclusion of a **trail network** in Springbank Park Estates, connected to adjacent developments.

Response: The trail network illustrated in the project vision will be carried forward in the Conceptual Scheme, rezoning, and subdivision application. Through the review and approval process the details of the inclusion/exclusion, location, construction, and future operation and maintenance of the trail network will be determined.

- Comment: **Support** was largely indicated for **working with the topography**.

Response: The conservation (cluster) design approach illustrated in the project vision will be carried forward in the Conceptual Scheme, rezoning, and subdivision application. Grading plans will be refined through the planning and development, with the objective of minimizing changes to existing site topography while meeting County development standards.



- Comment: **Support** was largely indicated for **preserving existing trees in public and private lands**.

Response: The conservation (cluster) design approach illustrated in the project vision will be carried forward in the Conceptual Scheme, rezoning, and subdivision application. Through the review and approval process the details of public/private land allocation, dedication of Environmental and Municipal Reserve (ER and MR) and application of Environmental Reserve Easements (ERE) will be determined.

- Comment: **Support** was largely indicated for **retaining the existing wetland and utilizing Low Impact Development (LID) approaches for stormwater management**.

Response: The conservation (cluster) design approach illustrated in the project vision will be carried forward in the Conceptual Scheme, rezoning, and subdivision application. Grading plan and stormwater management plans will be refined through the planning and development, with the objective of retaining the existing wetland (e.g., directing adequate flows of stormwater to the wetland) while meeting County development standards.

- Comment: **Concerns** were identified related to the envisioned **lot sizing and lot density**.

Response: The proposed CRE zone allows for lots ranging from 0.2ha (0.5ac) to 1.2ha (3.0ac). The lot sizing illustrated in the project vision includes a diversity of lots from 0.2ha (0.5ac) to about 0.4ha (1.0ac) in size. Smaller lots, combined with the limit to the maximum number of lots, allocates less land for private lots and more as new public lands (providing for tree and wetland preservation, trail development, and flexibility to work more with the existing topography – aspects supported other public comments).

- Comment: **Concerns** were identified related to **vehicular access and traffic specific to connections to Royal Springs Estates, Township Road 532a, and Range Road 264**.

Response: The vehicular access illustrated in the project vision includes intersections on Township Road 532a, and Range Road 264 aligning with the existing access to Walker Lake Estates and the planned access to Spring Meadows Estates, respectively. This approach minimizes access points on these major roadways and respects intersection spacing requirements. It was clarified that the project vision did not include a roadway connection between Springbank Park Estates and Royal Springs Estates. Rather, a future trail connection between these two developments is envisioned. The roadway network illustrated in the project vision will be carried forward in the Conceptual Scheme, rezoning, and subdivision application along with a Transportation Impact Assessment report. Through the review and approval process the details of the roadway network and access will be determined with the County and Alberta Transportation.

- Comment: **Clarification** was requested about anticipated **housing designs**.

Response: There will multiple builders invited to this development. There will also be architectural controls developed for the project to ensure high value homes are built in Springbank Park Estates (and to protect the value in surrounding areas, which is an asset to this project). These controls will be monitored and enforced by the developer along with an independent group, both of which are very experienced. Minimum size (by house style), exterior finishes (e.g., materials and colours), and landscaping requirements will be included in these architectural controls at a minimum. This combination of a diversity of builders and enforced architectural controls will ensure a diversity of high value homes in Springbank Park Estates that will complement existing homes in the area.

- Comment: **Clarification** was requested about the **treatment/maintenance of the County road rights-of-way**.

Response: Development will be restricted adjacent to Township Road 532A due to the existing power and sanitary easements – only an extension of the proposed trail network will be proposed in this area. Public open space, for tree retention and trail development, will be proposed adjacent to Range Road 264. Maintenance of the County road rights-of-way will continue to be a County responsibility as these will remain public roadways.

- Comment: **Concern** was expressed related to the **capacity of the sanitary and water infrastructure to accommodate development and costs associated with providing and replacing infrastructure**.

Response: Development will be in accordance with County Standards, which define infrastructure requirements and allocate construction, maintenance, and replacement costs. A Servicing Design Brief will be submitted with the Conceptual Scheme, rezoning, and subdivision application. Through the review and approval process the details of provision of sanitary, water, stormwater management, and shallow utilities for the development will be determined with the County.

- Comment: **Clarification** was requested related to the **sound and visual impacts associated with development adjacent to Yellowhead Highway 16**.

Response: Development will be in accordance with County and Alberta Transportation Standards, which will define interface between development and the Highway. The vision for a combination of an extension of the existing berm and fence in Royal Springs Estates, into cleared areas of Springbank Park Estates, and retention of existing trees in the southwest corner of the development will be advanced in the Conceptual Scheme, rezoning, and subdivision application. Through the review and approval process the details of provision of mitigation of impacts to development related to the Highway will be established.

- Comment: **Support** for **inclusion of a playground** was indicated.

Response: Provision of MR, as previously described, will be determined through the Conceptual Scheme, rezoning, and subdivision application review process. While the primary objective of providing new public lands in Springbank Park Estates is envisioned for preservation of existing trees and wetlands, and minimizing grading, establishing a space for a playground will be considered.



APPENDIX A

COMPLETED WORKBOOKS

 Futures





# Springbank Park Estates Public Engagement Workbook

 Futures



## 1.0 INTRODUCTION

**Purpose:** This Workbook has been provided to assist you in providing your input and perspective on the envisioned “Springbank Park Estates” development, prior to the preparation and submission of a development application. This Workbook provides information on the envisioned development and includes specific as well as “open ended” questions to help support your feedback on the potential development. Please review the information in this Workbook and respond to the questions provided.

Additional information on the envisioned development be found in the Proposal Information Presentation [here](#). This information includes:

- existing site conditions and the findings of technical studies
- planning policy context summary
- the Conservation (Cluster) Design approach and its application to the Site
- Parkland County’ planning process and next steps and target timelines for the development

If you would prefer to have a paper copy of this Workbook and/or the Proposal Information document provided to you, please request this from Greg MacKenzie at (250) 850 7307 or [greg@collaborativefutures.ca](mailto:greg@collaborativefutures.ca).

## 2.0 LOCATION + EXISTING CONDITIONS

The “Springbank Park Estates” site is located on the north side of Highway 16, approximately halfway between Highways 60 and 44 (see map below). This undeveloped site is approximately 29.0ha (71.7ac) or approximately ½ a quarter section.

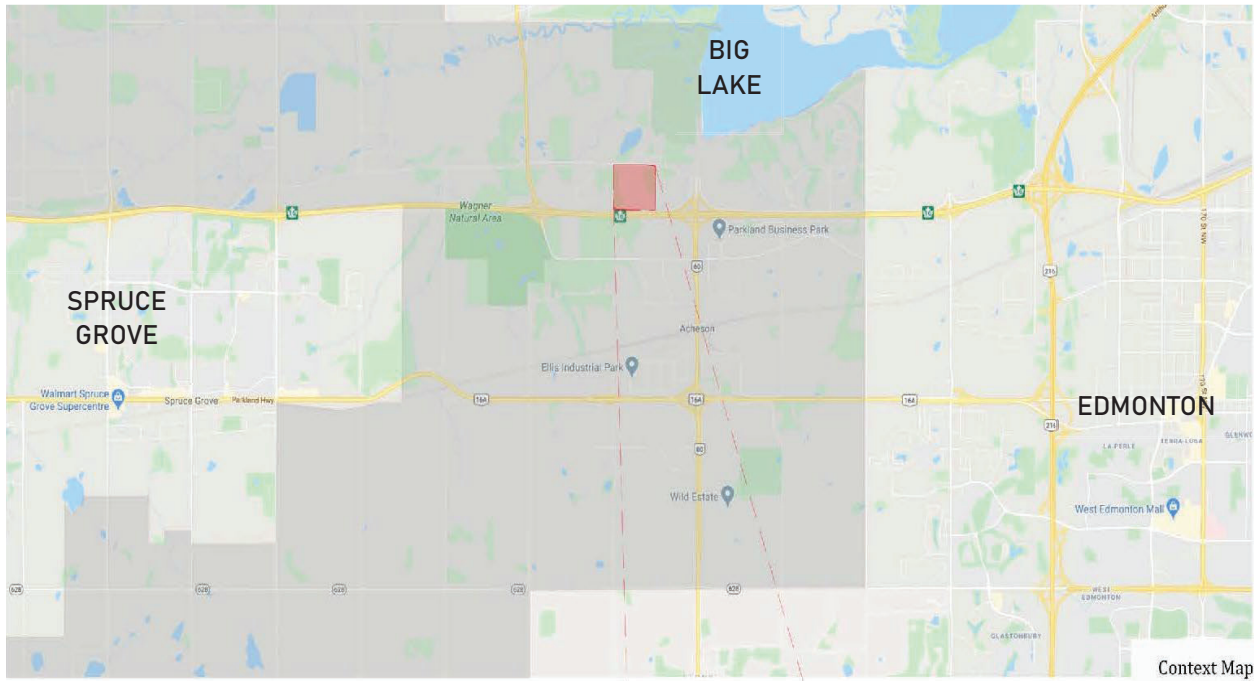
Currently, natural mixed wood forest stands occupy approximately half of the Site, with the other half having been cleared for agricultural purposes. One small wetland is located centrally within the Site – this wetland has been previously disturbed and is not Crown claimable. Two residences are located in the southern area of the Site.



As part of an application for development of Springbank Park Estates, Parkland County requires a Conceptual Scheme be prepared for a full ¼ Section of land, including the existing Royal Springs Estates development. However, no changes are proposed to the existing Royal Spring Estates development. As such, this Workbook will focus on the development of the western half of the quarter section.



Location Map:



## 3.0 DEVELOPMENT CONCEPT

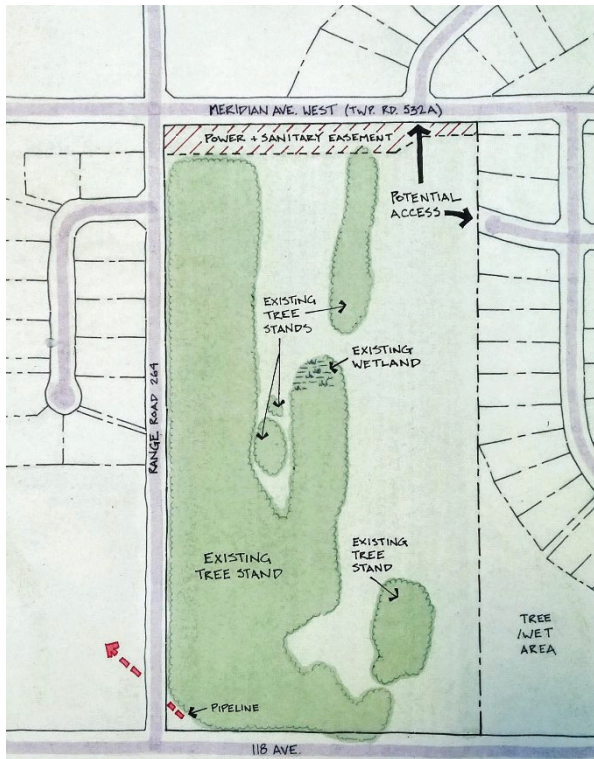
The Springbank Park Estates site (the “Site”) is currently planned and zoned for Country Residential development. Existing regional and municipal planning policy allows up to 129 residential lots per ¼ section in this area. As the existing Royal Springs Estates development contains 47 residential lots, Springbank Park Estates cannot exceed 82 residential lots.

For development of Springbank Park Estates, the developer envisions a “**conservation (cluster) design**” approach to **balance development with retention of existing site features and integrate with existing neighbourhoods** while **minimizing infrastructure investment, operations, maintenance and replacement costs**. An illustration of the steps in the conservation design approach is provided on the following page (more information on the design process can be found on pages 11-16 of the [Proposal Information](#) document).

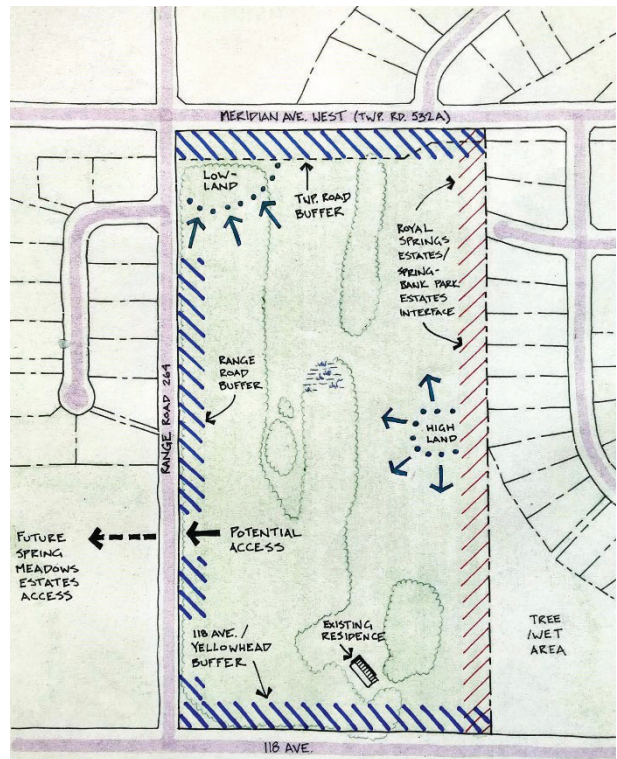
Key features of this conceptual subdivision design for Springbank Park Estates include:

- **Retaining existing mature trees around the development and the north-south tree corridor**, to the extent feasible, to preserve ecological services and provide screening.
- **Retaining the existing wetland** (which is exempt from legislative protection due to its small size and its quality).
- **Enhanced privacy** for residences by **creating residential “clusters” surrounded by retained mature trees**.
- **Replicating and retaining existing drainage patterns** to minimize grading.
- **Augmenting existing natural systems** with a **Low-Impact Development (LID)** stormwater management approach, including a **constructed wetland**.
- **Creating low-impact recreation trail loops, connecting open spaces and adjacent developments**.
- Providing logical **connections between existing and future roadways**.





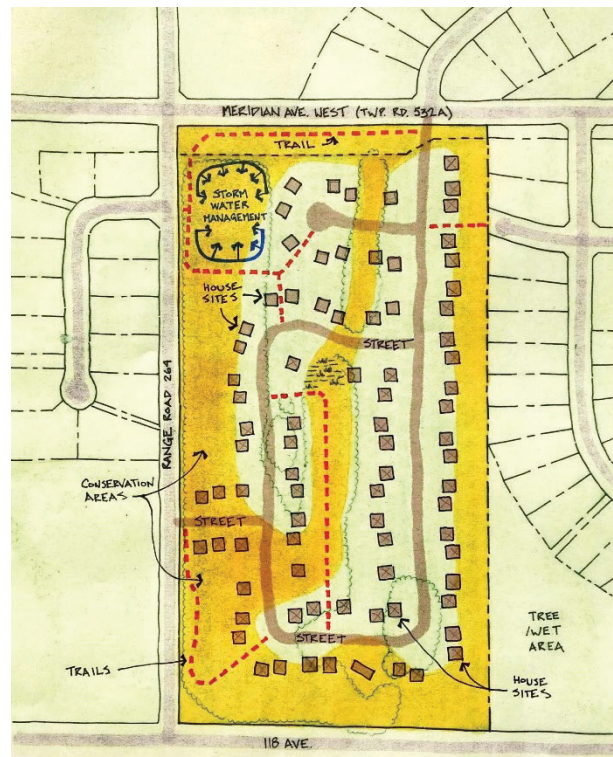
Step 1: Identify Primary Conservation Opportunities and Development Constraints



Step 2: Identify Secondary Conservation Opportunities and Development Constraints



Step 3: Identify Potential Development and Conservation Areas



Step 4: Identify Building Sites and Infrastructure





Q1: Please let us know the level of importance of the design features considered in this concept, from your perspective:

Design Elements	Very Important	Somewhat Important	Not Important
Working with the existing topography, to minimize clearing and grading.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within public lands for screening / privacy.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within private lands for screening / privacy.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining existing trees within public lands for ecological services.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within private lands for ecological services.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining the existing wetland.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Providing a wider variety of lot sizes in the area.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Providing a public open space and trail network for residents and visitors.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Low Impact Development (LID) approach to managing stormwater (e.g. constructed wetland)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Optimizing the use of land in the region (reducing "sprawl").	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conservation development education / interpretation features (e.g. trail signage).	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Q2a: Do you like/support the inclusion of the trail network in the design?

Yes  No

Q2b: Why / why not?

I think the trail network within the development is important as it provided further recreational opportunities for the residents other than walking along the roadways. I am not sure if there are any adjacent trail connections to neighbouring communities, but if there are, they should be indicated on the plans and for future developments, the County should encourage more recreational trail development.

The only negative to the trail development is the responsibility of trail maintenance. Will it be a Springbank Park Estates responsibility as part of the community fees or will the trail maintenance be a Parkland County requirement?

Q3: What features or elements do you like and/or dislike about the concept?

I generally like the concept, especially how the layout works around the existing vegetation to maximize tree preservation.

The only question I have is regarding the existing wet land in the middle of the site and how is it going to drain?

The proposed road and residential lots are going to obstruct the natural surface drainage pattern. I am assuming a culvert would be installed at the road so drainage can flow under the road, but then for the surface drainage to get to the constructed wetland, it would have to flow through the residential lots or follow road ditches the long way around and against the existing topography.

Utilizing the existing topography and LID approach, the concept could consider a long linear wetland drainage feature (rain garden, bioswale), connecting the existing wetland to the low part of the site, instead of the typical large constructed wetland.

Q4: Is there anything you would like to see added to or changed in the concept?

I wonder if future residents would prefer a larger and longer noise attenuation berm along the highway? The negative would be the need to remove much of the existing vegetation screen along the south end of the project site.

Further assessment of the existing tree stand for age and health should be undertaken so the design and client team can weigh the pros and cons of the existing tree removal in place of a vegetated noise attenuation berm.

# 4.0 REZONING

Achieving the development vision requires the Site to be rezoned from CR – Country Residential District to CRE – Country Residential Estate District. This rezoning will allow for a range of smaller residential lot sizes, providing flexibility in the development design to create more public land while supporting the feasibility of the development.

The two districts are very similar, with the key difference being permitted lot sizes. Please refer to page 9 of the [Proposal Information](#) document for a more detailed comparison of the regulations between the two district's.

	<u>Minimum lot size</u>	<u>Maximum lot size</u>
<b>CR – Country Residential District</b>	0.8ha (2.0ac)	4.0ha (10.0ac)
<b>CRE – Country Residential Estate</b>	0.2ha (0.5ac)	1.2ha (3 ac)

While the rezoning will allow for smaller lot, and thus more lots on the site, **rezoning is required to implement a conservation “cluster” design. Furthermore, the density in Springbank Park Estates is “capped” by municipal policy at 82 lots. This density limit, and the conservation “cluster” design approach together:**

- allocate less land for residential use, creating more new public open space land;
- provide a diversity of smaller lot sizes, optimizing use of the land (reducing “sprawl”) and appealing to a broader variety of future residents;
- allows preservation of existing site features to work with the existing topography; retain trees and the wetland; create new amenities; provide private and attractive lots; and maintain a positive interface with adjacent development;
- efficiently uses services and roadways to reduce the tax burden associated with operation, maintenance, and replacement (i.e. more residents contributing to the costs of infrastructure).

Q5a: Do you support rezoning the site from CR to CRE?

Yes  No

Q5b: Why / why not?

Q6: How important do you think it is to provide a range of lot sizes within the development?

Very Important  Somewhat Important  Not Important





**Q7: If you have any additional ideas, comments, or information you would like to share with the project team, please provide them below.**

## Thank you for participating!

If you would like additional information on the project, or if you would like to speak directly with a project team member about the proposed development, please contact **Greg MacKenzie** at (250) 850 7307 or [greg@collaborativefutures.ca](mailto:greg@collaborativefutures.ca).

If you would like to be kept informed about any future engagement opportunities with this project, please provide your contact information below.

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Q1: Please let us know the level of importance of the design features considered in this concept, from your perspective:

Design Elements	Very Important	Somewhat Important	Not Important
Working with the existing topography, to minimize clearing and grading.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within public lands for screening / privacy.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within private lands for screening / privacy.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within public lands for ecological services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining existing trees within private lands for ecological services.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retaining the existing wetland.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Providing a wider variety of lot sizes in the area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Providing a public open space and trail network for residents and visitors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low Impact Development (LID) approach to managing stormwater (e.g. constructed wetland)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Optimizing the use of land in the region (reducing "sprawl").	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conservation development education / interpretation features (e.g. trail signage).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q2a: Do you like/support the inclusion of the trail network in the design?

Yes  No

Q2b: Why / why not?

I think the trail network within the development is important as it provided further recreational opportunities for the residents other than walking along the roadways. I am not sure if there are any adjacent trail connections to neighbouring communities, but if there are, they should be indicated on the plans and for future developments, the County should encourage more recreational trail development.

The only negative to the trail development is the responsibility of trail maintenance. Will it be a Springbank Park Estates responsibility as part of the community fees or will the trail maintenance be a Parkland County requirement?

Q3: What features or elements do you like and/or dislike about the concept?

I generally like the concept, especially how the layout works around the existing vegetation to maximize tree preservation.

The only question I have is regarding the existing wet land in the middle of the site and how is it going to drain?

The proposed road and residential lots are going to obstruct the natural surface drainage pattern. I am assuming a culvert would be installed at the road so drainage can flow under the road, but then for the surface drainage to get to the constructed wetland, it would have to flow through the residential lots or follow road ditches the long way around and against the existing topography.

Utilizing the existing topography and LID approach, the concept could consider a long linear wetland drainage feature (rain garden, bioswale), connecting the existing wetland to the low part of the site, instead of the typical large constructed wetland.

Q4: Is there anything you would like to see added to or changed in the concept?

I wonder if future residents would prefer a larger and longer noise attenuation berm along the highway? The negative would be the need to remove much of the existing vegetation screen along the south end of the project site.

Further assessment of the existing tree stand for age and health should be undertaken so the design and client team can weigh the pros and cons of the existing tree removal in place of a vegetated noise attenuation berm.



# 4.0 REZONING

Achieving the development vision requires the Site to be rezoned from CR – Country Residential District to CRE – Country Residential Estate District. This rezoning will allow for a range of smaller residential lot sizes, providing flexibility in the development design to create more public land while supporting the feasibility of the development.

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- allocate less land for residential use, creating more new public open space land;
- provide a diversity of smaller lot sizes, optimizing use of the land (reducing “sprawl”) and appealing to a broader variety of future residents;
- allows preservation of existing site features to work with the existing topography; retain trees and the wetland; create new amenities; provide private and attractive lots; and maintain a positive interface with adjacent development;
- efficiently uses services and roadways to reduce the tax burden associated with operation, maintenance, and replacement (i.e. more residents contributing to the costs of infrastructure).

Q5a: Do you support rezoning the site from CR to CRE?

Yes  No

Q5b: Why / why not?

Q6: How important do you think it is to provide a range of lot sizes within the development?

Very Important  Somewhat Important  Not Important



**Q7: If you have any additional ideas, comments, or information you would like to share with the project team, please provide them below.**

## Thank you for participating!

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Name: \_\_\_\_\_

Email: \_\_\_\_\_

Q1: Please let us know the level of importance of the design features considered in this concept, from your perspective:

Design Elements	Very Important	Somewhat Important	Not Important
Working with the existing topography, to minimize clearing and grading.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining existing trees within public lands for screening / privacy.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining existing trees within private lands for screening / privacy.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining existing trees within public lands for ecological services.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining existing trees within private lands for ecological services.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Retaining the existing wetland.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Providing a wider variety of lot sizes in the area.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Providing a public open space and trail network for residents and visitors.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Low Impact Development (LID) approach to managing stormwater (e.g. constructed wetland)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Optimizing the use of land in the region (reducing "sprawl").	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Conservation development education / interpretation features (e.g. trail signage).	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Q2a: Do you like/support the inclusion of the trail network in the design?

Yes  No

Q2b: Why / why not?

Keep natural area and create a trail system.

Q3: What features or elements do you like and/or dislike about the concept?

There are way too many lots on this concept. It should be similar density to the surrounding subdivisions in the area. Closer to 1 acre lots. There are almost double the lots of the neighbouring subdivisions. The existing roads could be used to give the developers more lots/density on the south and west sides. The north side is the new collector and less access for individual lots to this side for safety.

Q4: Is there anything you would like to see added to or changed in the concept?

See above Especially on density. Way too many lots proposed. Keep it similar to the neighbourhood with 1 acre estate lots not the double the amount of lots as Royal Springs and Walker Lake Density. No tiny estate lots.

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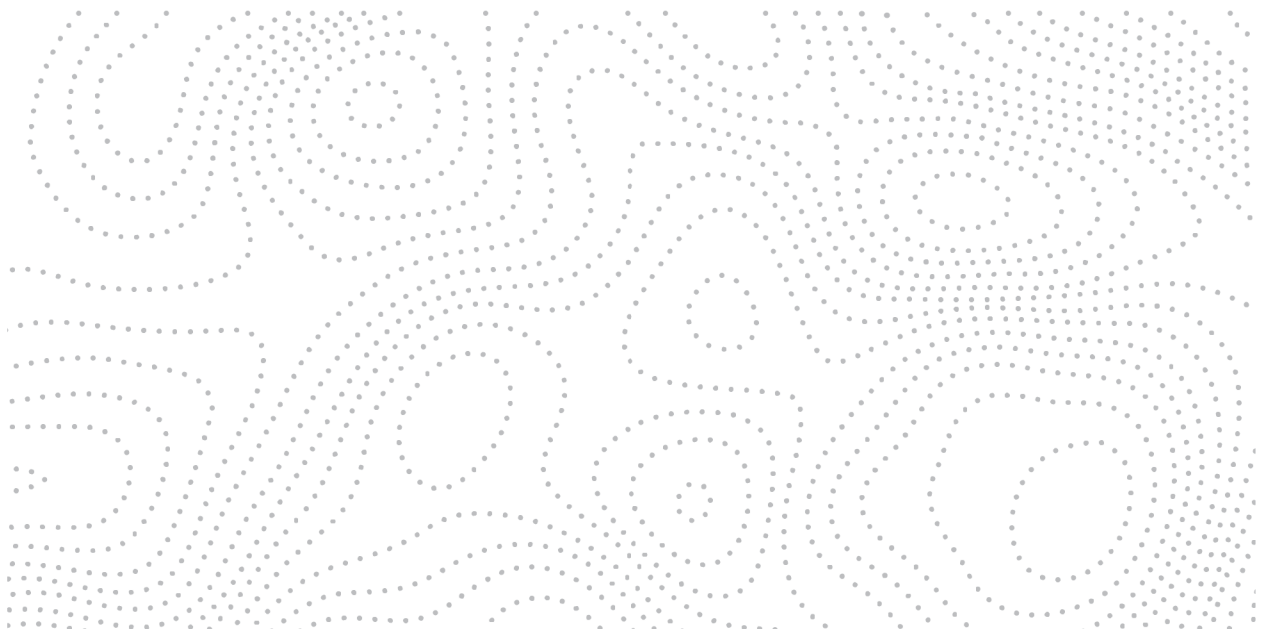
Yes  No

Q5b: Why / why not?

Does not fit the neighbourhood. Quality of housing will be lower than surrounding neighbourhoods. They are not paying to build the roads and are providing extra pressures on infrastructure like sewers and water pressure doubling the density.

Q6: How important do you think it is to provide a range of lot sizes within the development?

Very Important  Somewhat Important  Not Important



**Q7: If you have any additional ideas, comments, or information you would like to share with the project team, please provide them below.**

Keep the neighbourhood Character. No 1/2 acre lots. 1 acre or bigger so they are similar to surrounding neighbourhoods. Sound berm may be needed.???

Doug Slavik  
**Thank you for participating!**

**doug\_slavik@hotmail.om**

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Q2a: Do you like/support the inclusion of the trail network in the design?

Yes  No

Q2b: Why / why not?

I think the trail network within the development is important as it provided further recreational opportunities for the residents other than walking along the roadways. I am not sure if there are any adjacent trail connections to neighbouring communities, but if there are, they should be indicated on the plans and for future developments, the County should encourage more recreational trail development.

The only negative to the trail development is the responsibility of trail maintenance. Will it be a Springbank Park Estates responsibility as part of the community fees or will the trail maintenance be a Parkland County requirement?

Q3: What features or elements do you like and/or dislike about the concept?

I generally like the concept, especially how the layout works around the existing vegetation to maximize tree preservation.

The only question I have is regarding the existing wet land in the middle of the site and how is it going to drain?

The proposed road and residential lots are going to obstruct the natural surface drainage pattern. I am assuming a culvert would be installed at the road so drainage can flow under the road, but then for the surface drainage to get to the constructed wetland, it would have to flow through the residential lots or follow road ditches the long way around and against the existing topography.

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Yes

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Q5b: Why / why not?

Q6: How important do you think it is to provide a range of lot sizes within the development?

**Very Important**

**Somewhat Important**

**Not Important**



**Q7: If you have any additional ideas, comments, or information you would like to share with the project team, please provide them below.**

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