

## Michelle Mitton

---

**From:** Al Schmidt [REDACTED]  
**Sent:** April 13, 2021 1:48 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8120-2020, Bylaw C-8121-2020, Bylaw C-8122-2020 - Highway 1/Old Banff Coach Road Conceptual Scheme

Do not open links or attachments unless sender and content are known.

Al Schmidt  
Diane Schmidt  
31 Springside Street  
Calgary, Ab T3Z 3M1

To Rocky View County Council Members:

We are writing to express our **STRONG OPPOSITION** to above-referenced Bylaws! We have spent some time reviewing the written submissions expressing opposition to this application, and want to add our voices to the overwhelming opposition for the proposed development plan.

We relocated to Springbank in 2018, and were attracted by the opportunity for a more tranquil, less congested lifestyle. In making our decision to relocate, we relied strongly on the land use policies in our immediate and surrounding areas to ensure we would not be impacted by “urban creep” as Calgary continues to grow. Fast forward to 2021, and we have a project that is the ultimate definition of “urban creep” on our doorstep!

The residential component of the proposed development does not reflect the Country Residential density that is the norm for Springbank residential subdivisions, but appears rather to be a straight extension of an existing Calgary residential community – without the required process for annexation of these lands into the City of Calgary? The commercial component of the proposed project is excessive for the needs of Rocky View residents, and will only serve to draw additional traffic from Calgary, with a strong likelihood that this traffic will utilize Springbank’s internal transportation network to move from West Calgary to this location.

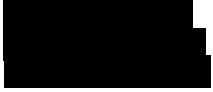
Springbank already has the infrastructure and approved land use necessary on both sides of Highway 1 at Range Road 33 for significant additional commercial, industrial, and institutional development, and unlike the current proposal, further development at that location will not alter the nature of traffic to/from the majority of Springbank’s country residential communities. There is significant undeveloped land area approved for commercial development at Range Road 33, and approval of this proposed development at Range Road 31 prior to the Range Road 33 lands being developed will only stifle development at the designated commercial core of Springbank. We would strongly encourage Council to avoid the mistakes of many jurisdictions before them that have torpedoed their own land use policies by approving one-off developments that undermine mature development of their intended policy objectives – in this case, more commercial at Range Road 33.

Range Road 31 is currently the main access for a significant number of Springbank’s country residential communities on both sides of Highway 1. Residents of these country residential communities do not currently find themselves competing for road space with transient visitors from Calgary coming out to shop in Springbank, and Council must consider how the “infill” nature of this site is quite different from Range Road 33. Please don’t drop an urban development project into the heart of Springbank’s country residential lands!

We ask Council to hear our voices, and send Qualico away to reconsider how these community gateway lands should be developed!

Thank you for your consideration.

Al Schmidt  
Diane Schmidt  
31 Springside Street  
Calgary, Ab T3Z 3M1



Sent from [Mail](#) for Windows 10

## Michelle Mitton

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**From:** Dave Pierce [REDACTED]  
**Sent:** April 13, 2021 9:03 AM  
**To:** Public Hearings Shared  
**Subject:** Fwd: [EXTERNAL] - Hwy1/old Banff coach road (qualico dev) in RVC  
**Importance:** High

I am a resident with a family in Rockyview and strongly opposed to the potential development by Qualico. I am uncertain how to list my complaints via video or mp3 to be certain they are attended to. If this email will suffice as contribution as a voice of opposition please include this in the live email on April 13th's meeting. Otherwise please inform me of how to submit appropriately via other formats.

Thank you,  
David Pierce

Sent from my iPhone

Begin forwarded message:

**From:** <[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca)>  
**Subject:** RE: [EXTERNAL] - Hwy1/old Banff coach road (qualico dev) in RVC  
**Date:** April 12, 2021 at 10:55:29 AM MDT  
**To:** [REDACTED]

Good morning,

Thank you for your comments on the proposed bylaw, if you would like your comments to be considered at the public hearing please resubmit your comments to [publichearings@rockyview.ca](mailto:publichearings@rockyview.ca) starting at 9am on Tuesday, April 13, 2021.

If you have any further questions please do not hesitate to let us know.

Thank you,  
Michelle

MICHELLE MITTON, M.SC  
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520- 1290 |  
[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Dave Pierce [REDACTED]

Sent: April 12, 2021 12:35 AM

To: Public Hearings Shared <[PublicHearings@rockyview.ca](mailto:PublicHearings@rockyview.ca)>

Subject: [EXTERNAL] - Hwy1/old Banff coach road (qualico dev) in RVC

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**From:** Debbie Vickery [REDACTED]  
**Sent:** April 13, 2021 1:43 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico Bylaw C8120-2020/ 8121-2020 / 8122-2020

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Councillor's,

Please listen to the people of Springbank that voted you in to represent our voices, We do not want or need this massive commercial development! There are many reasons that were presented At the first reading that still remain. This is a ruRal setting and not an urban setting!

They did not send any notice to the residents that reside in the area that will be affected. Qualico meet with a hand full of residence but did not respond to our concerns. They did a virtual meeting but we could not verbal ask questions, we could only send in email questions of which were not allowed to see, Qualico only answered what they wanted in there on win slant. They say they did the right thing but that is there slant. The residence that reside north of this development and east were not heard. The residence voices were not considered. OBCR will carry all the traffic from a 800,000 sq foot commercial and 1000 residence!

City of Calgary concerns include:

- Creation of an additional Regional Commercial development along Calgary's boundary
- Potential negative impacts to City Services, e.g., transportation routes and transit
- Misalignment with Interim Growth Plan
- Misalignment with Intermunicipal Development Plan
- The Water Utility has significant concerns with the application regarding Stormwater, Source water
- Inadequate response to traffic impact analysis (TIA)
- Has the County or developer committed to funding any of the improvements identified in the traffic impact analysis (regarding Old Banff Coach Road, 133 St half interchange, TransCanada Highway etc.)?
- In summary, The City of Calgary does not support the proposed application as the application is premature and may have detrimental impact on services and resources for The City of Calgary.

The following are new and/or unanswered issues emerging from the March 31 session and Stantec's report of that event:

- Qualico is advertising this development as "an impressive large format commercial development". How does that blend into the surrounding RVC country residential and agricultural lands?
- Speculation that RVC would take over ownership of OBC Rd – when would this happen?
- The proposed amendments to the current Central Springbank ASP are NOT "minor".
- Who is paying for water and wastewater pipelines to extend services 10 to 12 km from Harmony lands?

Qualico or RVC taxpayers?

- The water treatment facility which currently serves Harmony exclusively, is owned by HAWSCO (Harmony Advanced Water Systems Corporation) and operated by Corix Utilities.
- However, Harmony has already suggested that RVC take over the Harmony Advanced Water Systems Corporation (HAWSCO), as part of an agreement. If that happens, then RVC taxpayers would end up paying for Qualico's utility lines.
- Qualico have identified the location of a lift station, which is on private land. Have they purchased this land from the owner or even approached them yet?
- The CS shows utility lines running through the Springbank airport lands – does Qualico have permission from the federal government to do this?
- The regional river basin is closed to further water licences, therefore, where will Qualico “find” more source water for this huge development?
- The new resident and commercial population would put undue pressure on Springbank Park for All Seasons (SPFAS). There should be a full cost-recovery off-site levy under soft services to provide recreation at SPFAS for all these additional people.
- Is the Municipal Reserve (MR) proposed to be deferred and moved to Qualico's lands adjacent to Artists View West simply to accommodate their proposed water reservoir?

Qualico keeps introducing new information, but too late in the process for RVC residents to respond. That behaviour highlights the complete inadequacy of their public engagement process and the reality that this application is being rushed along so it can be completed before a new Council is elected in October.

Debbie Vickery

Sent from my iPad

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**Sent:** April 13, 2021 1:45 PM  
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## Michelle Mitton

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**From:** Debbie Vickery [REDACTED]  
**Sent:** April 13, 2021 2:07 PM  
**To:** Public Hearings Shared  
**Cc:** Debbie Vickery  
**Subject:** [EXTERNAL] - Re: Qualico Bylaw C8120-2020/ 8121-2020 / 8122-2020

Do not open links or attachments unless sender and content are known.

How is the commercial 800,000 sq feet going to fit in with a Rural setting? And row housing of another 1000 residents?

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:05 PM, Debbie Vickery [REDACTED] wrote:

How is OldBCR going to handle the traffic?

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:03 PM, Debbie Vickery [REDACTED] wrote:

What is happening to the Rudieger ranch Historical site as it is noted in the Historical Springbank book that RVC is in possession of ?

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 1:56 PM, Debbie Vickery [REDACTED] wrote:

Why are we pushing through this application? And do you feel that the CMRB is really good to approve this?

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 1:55 PM, Debbie Vickery

[REDACTED] wrote:

We the residence would appreciate if the Springbank residence considerations would be heard and considered.

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 1:53 PM, Debbie Vickery

[REDACTED] wrote:

Qualico did not involve the communities that live in the area! They can say and make it sounds like it.

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 1:52 PM,  
Debbie Vickery

[REDACTED] wrote:

Does there plan conform to the CMRB? 2 km distance between the city and the development?

The waste water will then be carried back to HArmony, all waste is then sprayed into the Golf course. How much

wast can we pump  
before it seeps into  
local wells and the  
Bow River?

Debbie Vickery

Sent from my iPad  
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On Apr 13, 2021, at  
1:49 PM, Debbie  
Vickery

[REDACTED]  
wrote:

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## Michelle Mitton

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**From:** Debbie Vickery [REDACTED]  
**Sent:** April 13, 2021 2:09 PM  
**To:** Public Hearings Shared  
**Cc:** Debbie Vickery  
**Subject:** [EXTERNAL] - Re: Qualico Bylaw C8120-2020/ 8121-2020 / 8122-2020

Do not open links or attachments unless sender and content are known.

How is this going to affect the Bingham Crossing development t and Harmony commercial?  
Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:06 PM, Debbie Vickery [REDACTED] wrote:

How is the commercial 800,000 sq feet going to fit in with a Rural setting? And row housing of another 1000 residents?

Debbie Vickery

Sent from my iPad

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On Apr 13, 2021, at 2:05 PM, Debbie Vickery [REDACTED] wrote:

How is OldBCR going to handle the traffic?

Debbie Vickery

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What is happening to the Rudieger ranch Historical site as it is noted in the Historical Springbank book that RVC is in possession of ?

Debbie Vickery

Sent from my iPad

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On Apr 13, 2021, at 1:56 PM, Debbie Vickery

[REDACTED] wrote:

Why are we pushing through this application? And do you feel that the CMRB is really good to approve this?

Debbie Vickery

Sent from my iPad

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On Apr 13, 2021, at 1:55 PM, Debbie Vickery

[REDACTED] wrote:

We the residence would appreciate if the Springbank residence considerations would be heard and considered.

Debbie Vickery

Sent from my iPad

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On Apr 13, 2021, at 1:53 PM,  
Debbie Vickery

[REDACTED] wrote:

Qualico did not involve the communities that live in the area! They can say and make it sounds like it.

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message,*

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On Apr 13, 2021, at  
1:52 PM, Debbie  
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## Michelle Mitton

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**From:** Debbie Vickery [REDACTED]  
**Sent:** April 13, 2021 2:13 PM  
**To:** Public Hearings Shared  
**Cc:** Debbie Vickery  
**Subject:** [EXTERNAL] - Re: Qualico Bylaw C8120-2020/ 8121-2020 / 8122-2020

Do not open links or attachments unless sender and content are known.

How is Safety on OBCR being dealt with, as we the residence of the Area are still trying to get Alberta Transport and RVC has not come forward with anything, even though the Castle Glenn study and the 2020 Network Study say that we should have the culdesac on OBCR. We would like at least this completed!!! Can this be part of this request if RVC approves this application.

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:08 PM, Debbie Vickery [REDACTED] wrote:

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Debbie Vickery

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Debbie Vickery

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Debbie Vickery

Sent from my iPad

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On Apr 13, 2021, at 1:56 PM, Debbie Vickery

[REDACTED] wrote:

Why are we pushing through this application? And do you feel that the CMRB is really good to approve this?

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 1:55 PM,  
Debbie Vickery

[REDACTED] wrote:

We the residence  
would appreciate if  
the Springbank  
residence  
considerations would  
be heard and  
considered.

Debbie Vickery

Sent from my iPad

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spelling/punctuation  
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On Apr 13, 2021, at  
1:53 PM, Debbie  
Vickery

[REDACTED]  
wrote:

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## Michelle Mitton

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**From:** Debbie Vickery [REDACTED]  
**Sent:** April 13, 2021 2:20 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Re: Qualico Bylaw C8120-2020/ 8121-2020 / 8122-2020

Do not open links or attachments unless sender and content are known.

Why are the councillor's not hearing the residence of Springbank? There were zero supports !

Debbie Vickery

Sent from my iPad

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[REDACTED] wrote:

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## Michelle Mitton

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**From:** Debbie Vickery [REDACTED]  
**Sent:** April 13, 2021 3:40 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Re: Qualico Bylaw C8120-2020/ 8121-2020 / 8122-2020

Do not open links or attachments unless sender and content are known.

Can any of the councillor's say that all 12 presentations today did not support the Qualico development that was supported by a multitude of noted constructive reasons of why this application should not be accepted? I again stress please hear the residence of Springbank to reject this proposal! Thank you

Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:12 PM, Debbie Vickery [REDACTED] wrote:

How is Safety on OBCR being dealt with, as we the residence of the Area are still trying to get Alberta Transport and RVC has not come forward with anything, even though the Castle Glenn study and the 2020 Network Study say that we should have the culdesac on OBCR. We would like at least this completed!!! Can this be part of this request if RVC approves this application.  
Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:08 PM, Debbie Vickery [REDACTED] wrote:

How is this going to affect the Bingham Crossing development and Harmony commercial?  
Debbie Vickery

Sent from my iPad

*If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:06 PM, Debbie Vickery [REDACTED] wrote:

How is the commercial 800,000 sq feet going to fit in with a Rural setting? And row housing of another 1000 residents?

Debbie Vickery

Sent from my iPad  
*If there are spelling/punctuation errors in my message, please  
forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:05 PM, Debbie Vickery  
[REDACTED] wrote:

How is OldBCR going to handle the traffic?

Debbie Vickery

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*If there are spelling/punctuation errors in my  
message, please forgive the smartness of my iPad..*

On Apr 13, 2021, at 2:03 PM, Debbie Vickery  
[REDACTED] wrote:

What is happening to the Rudieger  
ranch Historical site as it is noted in  
the Historical Springbank book that  
RVC is in possession of ?

Debbie Vickery

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On Apr 13, 2021, at 1:56 PM,  
Debbie Vickery  
[REDACTED] wrote:

Why are we pushing  
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you feel that the  
CMRB is really good  
to approve this?

Debbie Vickery

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On Apr 13, 2021, at  
1:55 PM, Debbie  
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## Michelle Mitton

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**From:** Ed Fong [REDACTED]  
**Sent:** April 13, 2021 9:33 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Submission on Qualico's Highway 1/Old Banff Coach Road Application Bylaws C-8120-2020, C-8121-2020, and C-8122-2020

Do not open links or attachments unless sender and content are known.

**Subject:**

Submission on Qualico's Highway 1/Old Banff Coach Road Application Bylaws C-8120-2020, C-8121-2020, and C-8122-2020

Our names are Ed and Nancy Fong. We live in Crocus Ridge Estates. We are long time residents living in Rocky View County in the Springbank area for 21+ years. We drive this road daily as it is a major artery to and from our house. We are writing to you with regards to the application on Qualico's Highway 1/Old Banff Coach Road Application - Bylaws C-8120-2020, C-8121-2020, and C-8122-2020.

The application should be **DENIED** for the following concerns and reasons:

**1. Inconsistency with the existing country residential community**

A substantive component of the proposal should address the transition from Springbank's conventional country residential development to massive commercial and high-density residential development. The Concept Scheme's discussion of transitions focuses on ensuring an adequate transition between Calgary's Crestmont residential community and the proposed commercial development. The only reference the Concept Scheme provides on transitioning within Rocky View is to assert that elevation differences will provide a screening between its proposed development and the already-existing residential development in Rocky View.

This is completely inadequate and has a major impact on the existing community. There will be noise, light pollution, increased traffic, as well as the view of the roofs of 800,000 square feet of commercial buildings. None of these blends into a country residential community; nor do they provide any transition between urban and rural development.

**2. Country residential traffic impacts**

There are serious concerns regarding the traffic impacts that will result from adding almost 1,000 new residents as well as all the commercial traffic from 800,000 square feet of retail space. The Concept Scheme provides virtually no information on traffic impacts. This is clearly a major concern for the community.

Although the applicant has prepared a Traffic Impact Assessment and a Network Analysis for Old Banff Coach Road, they avoided responding to direct requests to release these documents.

**3. Insufficient control over commercial development**

We are already affected by Bingham Crossing once development begins. It is down the road from our area on Township 250 and RR 33. There is more than sufficient commercial development being proposed already with Bingham Crossing and the existing commercial development on the corner east of Calaway Park on RR33 and Township Rd 245.

This application is proposing to create two more direct control districts. The direct control bylaw (C-8122-2020) that was given first reading on December 22, 2020 completely fails to provide any policy guidance for the commercial development.

The proposed bylaw provides a list of 46 conforming uses, none of which will be subject to any public input once the April 13th public hearing is over. Some of the commercial uses that will be permitted include alcohol production, retail cannabis outlets, communications towers of any sort, multi-unit residential development, restricted establishments such as casinos, car dealerships, light industrial, outdoor storage. It is highly unlikely whether anyone in the community understands that such a wide range of uses will be possible on the site. The applicant has certainly not provided any acknowledgement even though they will have had direct involvement in crafting the list of conforming uses.

In addition to no effective control over the types of commercial activities that will be possible, the DC bylaw includes no controls on sizes of commercial buildings within the area. The only constraints are on building height and front, back and side yard setbacks. This is completely unacceptable.

**4. Inadequate public consultation**

Qualico has undertaken no meaningful public consultations. They said that they made a conscious choice to only notify landowners in a circulation zone they crafted themselves rather than engage in more traditional public consultations. As a result, they did absolutely no public advertising of their proposed development. This is completely unacceptable.

A proposal of this magnitude should be accompanied by significant public engagement before it reaches the public hearing stage. This massive development is totally out of character for the community and it will have significant impacts on the entire Springbank community and beyond. Residents throughout the County have a right to know that such proposals are coming forward.

Other than one letter to people within 1.5 km of their site, the only public engagement they undertook is the one open house held a few hours before this submission was due. They claimed that they couldn't schedule the open house earlier because they didn't know when the public hearing was going to be held. This is unacceptable. This displays a complete disrespect for residents in the **community**.

#### **5. Inconsistency with the County Plan**

The application must be assessed in terms of its compliance with the existing County Plan. The Concept Scheme is clearly inconsistent with key aspects of the County Plan. Any objective reading of the County Plan's policies dealing with highway business areas and/or other business areas and residential development will conclude that this application conflicts with key provisions of all relevant policies. This includes:

- New highway business areas "shall demonstrate" that they "would not adversely impact the build-out of land within nearby business areas". While the Concept Scheme acknowledges the existing highway business area at the TransCanada and Range Road 33, it conveniently ignores the impact it will have on Bingham Crossing's commercial development at that interchange.
- The County Plan's policies for other business development are intended for "proposals for small scale business development away from identified business areas".
  - Qualico's own website describes its proposed development as "a massive mixed-use centre" that will provide 800,000 square feet of commercial space and that "will be home to dozens of powerful brands positioned to serve west Calgary, surrounding rural communities and the thousands of travelers that drive along the Trans-Canada Highway between Calgary and Banff each day". Qualico's own words are not describing a "small scale business development".
- The County Plan policies also stipulate that applications for business uses in the vicinity of an identified business area "shall not be supported". Adjacent interchanges along the Trans-Canada are unquestionably "in the vicinity" of each other.

#### **Outcome:**

All of these issues are sufficient to **deny** the application. This proposed development does not belong in Rocky View.

**Michelle Mitton**

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**From:** Ena Spalding [REDACTED]  
**Sent:** April 13, 2021 1:41 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico Bylaw C-8120-2020

Do not open links or attachments unless sender and content are known.

The Stantec presenter said there has been a large sign since December - where is it?

I haven't seen it and I drive by there every day.

Ena Spalding  
Sprinbank resident

**Michelle Mitton**

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**From:** Ena Spalding [REDACTED]  
**Sent:** April 13, 2021 1:45 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico Bylaw C-8120-2020

Do not open links or attachments unless sender and content are known.

The Stantec presenter said there will be STOP signs on OBC Rd at Horizon View and West Bluff Rd.

Will there be a STOP sign soon at the temporary access into Crestmont onto OBC Rd which is very dangerous with vehicles crossing lanes in front of oncoming traffic etc.

Ena Spalding  
Sprinbank resident

**Michelle Mitton**

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**From:** Ena Spalding [REDACTED]  
**Sent:** April 13, 2021 2:19 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico Bylaw C-8120-2020

Do not open links or attachments unless sender and content are known.

Deputy Reeve disallowed a valid question from Cllr Hansen regarding other commercial developments i.e., Bingham Crossing.  
Of course council should consider whether there is another "regional" commercial district. You should answer Cllr Hansen's question.

Ena Spalding  
Sprinbank resident

**Michelle Mitton**

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**From:** Ena Spalding [REDACTED]  
**Sent:** April 13, 2021 2:21 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico Bylaw C-8120-2020

Do not open links or attachments unless sender and content are known.

The Stantec presenter said the stormwater pond will be private not an MR. Why then are they not allocating MR somewhere else on this large property, instead of trying to transfer it to their nearby lands west of Artists View West, where they want to use it as MR?  
High rent vs. lower rent land?

Ena Spalding  
Sprinbank resident

**Michelle Mitton**

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**From:** Ena Spalding [REDACTED]  
**Sent:** April 13, 2021 3:40 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico Bylaw C-8120-2020

Do not open links or attachments unless sender and content are known.

Stantec and Qualico have claimed they have done public consultation but now we hear that the owner of the lands destined to have water and wastewater pipelines built through it, along with having the ravine on their lands through which the stormwater will be directed - has NEVER even been approached by Qualico/Stantec.  
I believe that speaks volumes about consultation with Rocky View residents and neighbours.

Ena Spalding  
Sprinbank resident

## Michelle Mitton

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**From:** Jan Erisman [REDACTED]  
**Sent:** April 13, 2021 2:07 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Qualico highway 1/Old Banff Coach Road

Do not open links or attachments unless sender and content are known.

Good day to Council,  
Re: Qualico development – Old Banff Coach Road

The future of this project is based on clean air and water and a mountain view. The future of Springbank does not include clean air and water and a mountain view. The massive dry lake bed created by the SR1 diversion is now emitting 2x the air pollution and leaving behind 3X more silt than originally stated. At the NRCB hearing it came out that there will now be times of unacceptable air quality with the worst kind of dust – fugitive dust from silt (which is invisible and a health hazard as it is so small it goes directly into your lungs and could carry uranium, selenium and pathogens) and it will cover the west side of Calgary. Our clean water will be compromised, they just don't know how much. But they have promised potable water supply to those close to the project.

There will be dust storms and heavy truck traffic through the three years of construction. Once we have a large flood, almost 900 acres could be covered with a meter of silt. The rest of the 3600 acres will be covered in lower levels of silt. This dry lake bed is massive and the amount of silt builds up each time it is used and must be controlled every time it is used or we have fugitive dust in our community. This time of use will be our tourist season and this invisible dust can travel over 100 km.

The draining of the dirty water takes 30-40 days, of which somehow the shoreline will have to be treated to stop the fugitive dust during our winds. Also during this time Biologists are going to be exposed to this hazardous dust as they stun fish and remove them by hand, put them in a backpack and return the fish to the River. California has spent billions trying to stop the fugitive dust causing health issues at Owens Lake dry lake bed. This will be the same. Why are we creating a dry lake bed that creates pollution on purpose?

The priceless mountain view is going to include dust storms in the future.

The water and air this project is saying it will use are now up in the air with the new levels of fugitive dust SR1 is giving us and the possible changes to water quality and availability. The air quality is against climate change initiatives as we are supposed to be reducing fugitive dust, not creating it.

Qualico is premature in advancing this project due to the air quality concerns and water concerns that SR1 now brings to the development table.

Thank you for your time,  
Jan Erisman

## Michelle Mitton

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**From:** Jerry Arshinoff [REDACTED]  
**Sent:** April 13, 2021 10:26 AM  
**To:** Public Hearings Shared  
**Cc:** Diane Arshinoff  
**Subject:** [EXTERNAL] - Qualico's Hwy 1/OBC Rd Conceptual Scheme

Do not open links or attachments unless sender and content are known.

Dear Rocky View Council members,

We wish to state our objections to this Conceptual Scheme in the strongest possible terms . To go through an exhaustive list of very valid reasons is somewhat redundant as we know so many other Rocky View residents have said the same. Suffice it to say this proposed development is an exceptionally poor fit into the Springbank community on so very many levels.

We request that Council please consider what must unquestionably be the wishes of the overwhelming majority of Springbankers - don't approve this CS.

Thank you,  
Jerry and Diane Arshinoff  
Division 2, Rocky View County  
Calgary T3Z 2C7

## Michelle Mitton

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**From:** Karin Finley [REDACTED]  
**Sent:** April 13, 2021 3:12 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8120-2020 - Highway 1 / Old Banff Coach Road Proposal

Do not open links or attachments unless sender and content are known.

To Whom this Concerns,

As a representative for Joan Snyder and her lands of about 300 acres located in Springbank immediately adjacent and south of the Qualico application (legally described as N½ 25–24–03 W5M), we are providing this letter in support of the application submitted by Qualico for its Conceptual Scheme.

We have been assured by Qualico that more detailed solutions for transportation and servicing are forthcoming and that Snyder will continue to be informed and included as the plans evolve.

Qualico's application highlights the need to address the Trans-Canada Highway corridor and Old Banff Coach Road transportation needs, plus the pressures to develop as people desire to live and work on the West side of Calgary. The application also advocates an independent made-in-Rockyview regional servicing opportunity.

We feel that support for Qualico's application will provide Rockyview County the opportunity to resolve many of its growth pressures and provide a clearer path forward for the Snyder lands as well.

Thank you for the opportunity to provide input.

Sincerely,

Karin Finley  
*on behalf of Joan Snyder and the Snyder team*

[REDACTED]

[REDACTED]

[REDACTED]

## Michelle Mitton

---

**From:** Kim Magnuson [REDACTED]  
**Sent:** April 13, 2021 1:55 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8121-2020 - Old Banff Coach Rd Proposal

Do not open links or attachments unless sender and content are known.

The developer literally held one last minute public engagement, which was strife with technical issues: Video and audio cut out, questions were asked that weren't answered, and there were answers that had no basis in fact. Private conversations between residents/landowners and Qualico were never made public.

Consultation with the adjacent landowners - who also want to develop their lands - should not be considered as relevant or adequate residential consultation.

The water and wastewater solution to hook into HAWSCO does NOT indicate who will pay for the many km of pipeline to the new proposal. Qualico has only said they will pay for hookup.

The residential density does not reflect Rocky View or Springbank densities, but rather that of the city of Calgary.

Neither the County Plan nor the Central Springbank ASP supports this type of development at this location, which are the two relevant plans here.

There is no maximum square footage size, which should not be overlooked.

Moving the MR into the city of Calgary on the adjacent Qualico lands isn't acceptable. That MR should remain in Rocky View or be taken as cash in lieu.

The developer's email thread with Melcor (the adjacent developer) in the public submissions shows that Qualico is begging for their support, and Qualico even offers to write the letter of support to be signed by Melcor. This speaks volumes.

The property has been advertised for some time as a "massive" development, with the untold promise of massive traffic problems on inadequate roads. Delays in road upgrades aren't acceptable; if one looks at how towns and cities develop, the roads are always put in first.

All accesses to this development are inadequate, with them being too close together on OBCR and too close to the Highway 1 interchange. This is bound to create traffic problems.



**RETAIL FOR LEASE**

**COACH CREEK COMMERCIAL DISTRICT**

HIGHWAY 1 & OLD BANFF COACH ROAD  
CALGARY/ROCKY VIEW

**QUALICO commercial**

A massive mixed-use centre that will bring exciting new services to west Calgary.

The site will service both northwest and southwest Calgary, the rural communities within the municipal district of Rocky View County, and travelers between Calgary and Banff.

**AREA DEMOGRAPHICS**

POPULATION			HOUSEHOLDS		
3 KM	5 KM	10 KM	3 KM	5 KM	10 KM
7,049	18,735	201,789	2,560	5,768	70,902

**AVERAGE INCOME**

3 KM	5 KM	10 KM
\$286,937	\$297,485	\$192,029

**VEHICLES PER DAY**

35,460 along HWY 1 between Crowfoot and Old Banff Coach Rd  
\*Based on recent data available

**SITE PLAN**  
COACH CREEK COMMERCIAL DISTRICT

Once completed, Coach Creek Commercial District will be home to dozens of powerful brands positioned to serve west Calgary, surrounding rural communities and the thousands of travelers that drive along the Trans-Canada Highway between Calgary and Banff each day. Planned amongst a significant wave of residential development, Coach Creek is on its way to becoming a well-known landmark destination.

This specifications, site plan(s) and rendering(s) depict future development, represent the current expectations of the scope of the development and are subject to change by Qualico from time to time without notice. Demographic data collected from Statistics Canada.

**PROPERTY DETAILS**

- SITE AREA: 80 Acres
- GROSS BUILDING AREA: 800,000 SF
- PROPERTY TAX: TBD
- OPERATING TAXES: TBD
- PARKING RATIO: 4/1,000 SF
- AVAILABILITY: 2022 (est.)

**CONTACT**

**BYRON GUSS**  
403.212.6384  
bguss@qualico.com

**DAHYLA MOLINA**  
403.212.6369  
dmolina@qualico.com

qualicocommercial.com

**QUALICO commercial**

This proposal is completely out of character with Springbank, has little to no community support, and is premature by many years.

Please reject it.

## Michelle Mitton

---

**From:** Margaret Bahcheli [REDACTED]  
**Sent:** April 13, 2021 10:58 AM  
**To:** Public Hearings Shared  
**Cc:** Margaret Bahcheli  
**Subject:** [EXTERNAL] - FW: KOAC Submission: Conceptual Scheme, Qualico communities, Highway 1/Old Banff Coach Road  
**Attachments:** 2021, March 31, Submission to RVC on the Qualico Proposal.docx

Do not open links or attachments unless sender and content are known.

Submitted again.

Please see the attached submission from KO Art Centre.

---

**From:** Margaret Bahcheli  
**Sent:** Wednesday, March 31, 2021 4:28 PM  
**To:** 'questions@rockyview.ca' <questions@rockyview.ca>  
**Cc:** bob@koartscentre.org; Harry Kiyooka [REDACTED]; katieohe@shaw.ca; Michael@koartscentre.org; Ray Hodgekinson [REDACTED]; Denise Summers <denise@amphoracommunications.ca>; Ricardo at KO Arts Centre <ricardo@koartscentre.org>; heidi@koartscentre.org  
**Subject:** KOAC Submission: Conceptual Scheme, Qualico communities, Highway 1/Old Banff Coach Road

Rocky View County,

Attached please find KOAC's submission on the proposed Qualico communities development at Highway 1/Old Banff Coach Road, otherwise known as Coach Creek.

This submission is made for the Public Hearing currently scheduled on the matter for April 13<sup>th</sup>.

Please let us know if there are any questions or problems.

Margaret Bahcheli  
Board Member  
KOAC  
[REDACTED]



**Kiyooka Ohe Arts Centre**

Submission to Rocky View County :

**QUALICO communities**

**Highway 1 /Old Banff Coach Road  
Conceptual Scheme**

**Also known as Coach Creek**

### **Proposed amendments to Land Use Bylaw C-8000-2020:**

Bylaw C-8120-2020, Division 3

To Amend the Central Springbank Area Structure Plan

Bylaw C-8121-2020, Division 3

To Adopt the Highway 1/Old Banff Coach Road Conceptual Scheme

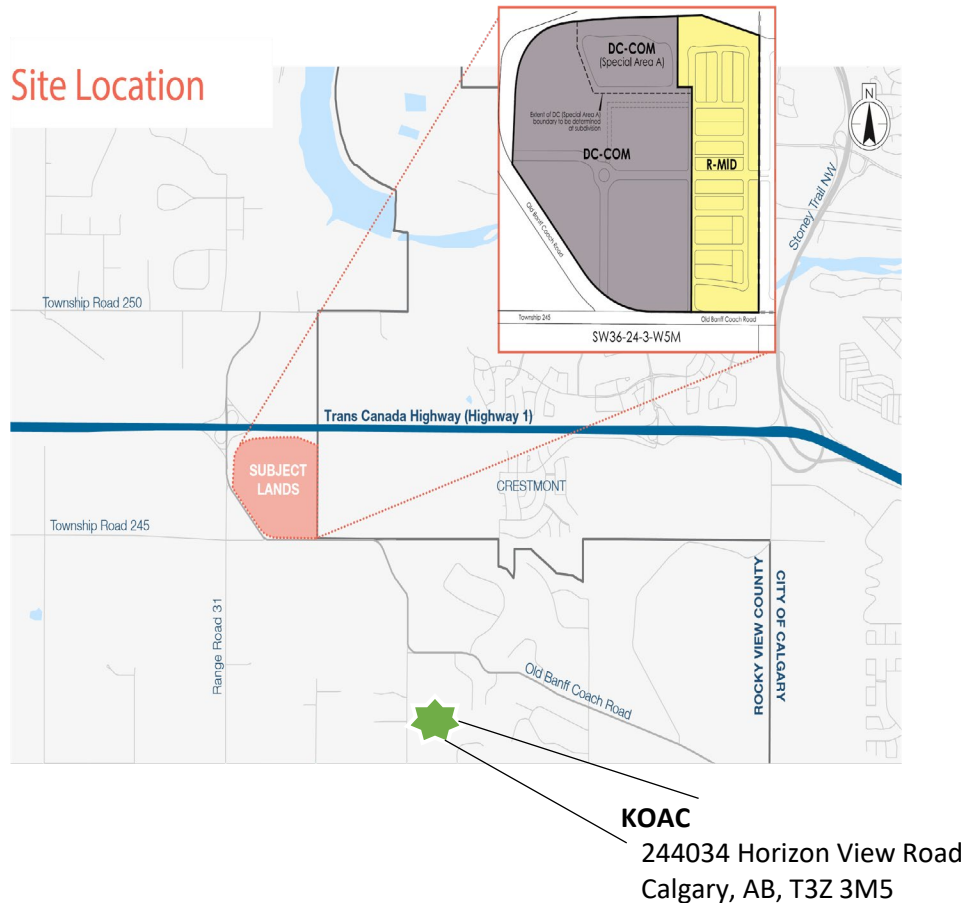
Bylaw C-8122-2020, Division 3

To Redesignate the Subject Lands from Agriculture, General District to Direct Control

March 31<sup>st</sup>, 2021

To: Rocky View Council, Administration and the Applicant, Qualico Communities,

KOAC is located on a 20-acre parcel found south and up-slope of the proposed Coach Creek site.



But KOAC is much more than neighbouring land.

KOAC is a non-profit society dedicated to art and the natural environment.

KOAC is a contemporary arts facility.

KOAC is a public outdoor sculpture garden showcasing significant works on a grand scale.

KOAC is collaborative with local schools and other not-for-profit organizations.

KOAC is creative workshops to residents of all artistic interests; painting, sculpting, collage, weaving, etc.

KOAC is a transition studio and sponsor of newly graduated artists through the Emerging Artist Program.

KOAC is the preservation of 10 acres of original heritage forest and 10 acres of prairie.

KOAC is a quiet walk for the public, among undisturbed nature.

KOAC is a recreational amenity.

KOAC is an opportunity.

KOAC is a destination.

## **Impacts of the Qualico proposal:**

### **1. Traffic**

The proposal will have significant impacts on the volume and speed of traffic on the KOAC road (Horizon View Road).

1. The current east/west road for Coach Creek is Old Banff Coach Road (Hwy 563). It is an old winding road originally designed for horse drawn coach traffic between Calgary and Banff. Old Banff Coach Road remains a narrow and winding road with no shoulders and few lines of sight to oncoming traffic. It is not a road that meets modern design standards. It will not be a road of choice for people in a hurry particularly given that it connects to only a half-interchange at the Ring Road (with only north and west accesses).
2. Alberta Transportation's long-term plans for Old Banff Coach Road was to close it at the current intersection with Range Road 31 because the intersection is too close to the ultimate interchange at RR31 and Highway 1. It is against safety policy. So, it is unclear if the proposed route into and out of Coach Creek at Range Road 31 will be safe or acceptable with the expansion of the TransCanada interchange (Page 24, Qualico Communities, Highway 1/Old Banff Coach Road Conceptual Scheme).
3. In varying degrees, these changes put pressure on Horizon View Road as a key north/south connector to Springbank Road and onward to 17<sup>th</sup> Avenue with the half-interchange at the Ring Road (with only south and east accesses). Springbank road is an excellent, paved road with wide shoulders. Horizon View Road will be a key access to Springbank Road.
4. Preserving safe access to KOAC should be a priority.

### **2. Pathways**

1. The regional pathway system will be key to healthy outdoor activity and low environmental impact transportation.
2. The Qualico proposal suggests a pathway internal to their development that runs east/west between the residential homes and the commercial area. There is no proposed connection to the regional system or a pathway internal to the development that provides access to the Rocky View community or its recreational amenities (Page 24, Qualico Communities, Highway 1/Old Banff Coach Road Conceptual Scheme).
3. Connecting communities should be a priority.

## **Proposed Mitigation of Impacts:**

### **1. Traffic**

1. The community needed to have the Traffic Impact Analysis prior to the March 31<sup>st</sup> virtual information session and the document needs to be easily assessable on the Rocky View County website in the weeks before the Public Hearing on April 13<sup>th</sup>.
2. The long-term plan and supporting policies for the Highway 1 and Range Road 31 interchange with the closure of Old Banff Coach Road (Hwy 563) needs to be acknowledged and discussed and the original Alberta Transportation plans must be provided to the public on the Rocky View County website as part of this application package.
3. Alberta Transportation long-term plans for the Highway 1 and Range Road 31 interchange should be included in the proposal's Traffic Impact Analysis.

***Traffic attenuation methods and policing suggestions should be proposed and priced out for the surrounding community and for Horizon View Road in particular.***

### **2. Pathways**

1. One of the more forward looking contributions to the neighbouring communities would be the addition of north/south pedestrian/bike paths along the:
  - i. 21.2 m Modified Collector, and
  - ii. 24.2 m Modified Primary Collector

***KOAC strongly recommends pathways connecting Coach Creek to the Rocky View County community.***





### **Conclusion**

The Board and membership of KOAC want to thank Rocky View County Council for their on-going work integrating new communities into the Rocky View family and for their continuing focus on bringing communities together for a strong and vibrant county.

As an existing Rocky View County facility and dedicated community support, KOAC looks forward to growing this public art investment and expanding our impact in the community.

Thank-you for your time.

Bob Morrell  
Chair  
KOAC



## Michelle Mitton

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**From:** Richard and Heather Clark [REDACTED]  
**Sent:** April 13, 2021 10:36 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - ByLaw C-8120-2021 Oppose

Do not open links or attachments unless sender and content are known.

Richard Clark --- 244090 Range Rd 31

Opposition:

Reasons:

A) RVC Administration assessment of Central ASP. Admin says “ The Central Springbank ASP was adopted in 2001 and does not reflect current growth and development conditions in the Springbank area, as supported by the County Plan; **therefore, it did not plan for the development of business uses at the Highway 1 and Old Banff Coach Road intersection at the time.**

Submit that the CS ASP did plan for NO development. At the time, there was much more public consultation than for the current plan. The vision of consultants and residents was for a rural community.

B) Transition – the process of changing from one process to another.

Admin says “The proposed density is higher than other areas within the County however, the proposal provides a seamless transition with the proposed urban residential development to the east and maximizes density in proximity to the regional commercial development proposed on the western portion.”

By definition, this is not transition. It is seamless urban housing.

C) Density Residential - The proposed density is 12 upa. In the North ASP the max density is 10 upa. The CS proposal pushes the boundaries of many of the guidelines.

D) Density Commercial. Admin says “The purpose and intent of this District is to accommodate **large-scale commercial development** including a combination of shops, services, offices, entertainment, accommodation, institutional, and mixed-use buildings, serving the needs of a regional clientele.”

The indicated 700,000 sqft is approaching the size of Market Mall. This is inappropriate for the rural area.

Admin touts the Highway Business Area and says “They are of limited size...”. Contradiction.

E) Traffic – The traffic discussion seems to centre around the closure of OBCR. This rationale appears to be to use old studies as a - Well they said this would work – idea.

Public input is needed. Shifting traffic volume will only load up other areas. A diverse, flexible road network provides for lower density, emergency response, safety, and a general community approach.

Thank you / Richard Clark

## Michelle Mitton

---

**From:** Richard and Heather Clark [REDACTED]  
**Sent:** April 13, 2021 10:40 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - ByLaw C-8120-2021 Oppose

Do not open links or attachments unless sender and content are known.

Richard Clark ---- 244090 Range Rd 31

The Proposal is a Conceptual Scheme to change the classification of a ¼ section of land from Agricultural to high density both commercial and residential.

The Problem/Opposition:

- It is a surprise, drastic change from Agricultural to full density development.
- It is a contrast to the Rural Residential of the area
- Poor communication or consultation
- It has prompted concerns from residents.
- NO interface or transition. It is a continuation of the city.
- No need to open the door for 700,000 sqft of commercial. This approaches the size of Market Mall
- The residential density is 12 UPA similar to Crestmont. It exceeds the highest density in the NSB ASP that went before council.

A solution:

- It is recognized that there will be development.
- Gain support from the residents
- Create a transition
- Use light residential and commercial development in the area
- Develop a community-oriented area.

TRAFFIC – During the Qualico presentation, there was discussion on traffic.

Traffic is organic and fluid. It follows a principle that for an action, there is an equal and opposite reaction.

Traffic is an area concern that goes beyond one neighborhood.

There are options to closing roads and increasing traffic in other areas. Distribution and flexibility would help with the acceptance and safety we all are looking for.

We look forward to participation in public consultation, so that we can contribute to workable solutions.

Thank you

I have tried to look at both sides. But I keep shaking my head that it is wrong to miss the opportunity of creating viable community rather than commercial malls. There are just so many aspects to consider. Thanks

(Due to difficulties at my end, I was unable to submit a video. Above are my speaking notes.)

## Michelle Mitton

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**From:** Rocky View Forward <info@rockyviewforward.com>  
**Sent:** April 13, 2021 1:09 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8120-2020

Do not open links or attachments unless sender and content are known.

Could someone please explain how the proposed amendments to the Central Springbank ASP “are considered to be minor” when the amendments are facilitating an application with residential development at a density that bears no relationship to the direction in the ASP’s existing residential development policies and substantial commercial development that does not exist at all in the ASP?

## Michelle Mitton

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**From:** Rocky View Forward <info@rockyviewforward.com>  
**Sent:** April 13, 2021 1:40 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8120 through C-8122-2020

Do not open links or attachments unless sender and content are known.

The proposed land use district for the residential component of the application is Residential, Mid-Density Urban District. The purpose of this land use district is described as being to “accommodate a diverse range of low to medium density fee simple residential housing types **in an urban setting, such as Hamlets and comprehensively planned area**”. (emphasis added)

The proposed location is not an urban setting. It may be adjacent to an urban setting, but that doesn't make it urban. It is not in a hamlet. If this is supposedly a “comprehensively planned area” that leaves the land use district wide open to be put anywhere where an applicant prepares a concept scheme. There is nothing comprehensive about the planning for this development except for allocating the shares of land for residential and for commercial development. Unless the LUB's objective was to permit high density residential anywhere and everywhere in the county, it is not clear how this fits into the land use district's purpose..

Could someone please explain why establishing such high density residential development outside of an urban area or a hamlet is acceptable and how it actually fits into this land use district?

**Michelle Mitton**

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**From:** Rocky View Forward <info@rockyviewforward.com>  
**Sent:** April 13, 2021 1:48 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8120 -2020 through C-8122-2020

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This proposal is so massive that only interfacing with the immediately adjacent lands in RVC is completely inadequate. The proposal will dramatically change the face of Springbank and should be transitioned into the overall community, not just the immediate neighbours.

The only transition the CS speaks of in RVC is the fact that the commercial buildings will be at a lower grade. Having residents' long range views being the roofs of 800,000 sq. ft. of commercial space is just as jarring as seeing the buildings themselves. That is not a transition.

## Michelle Mitton

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**From:** Rocky View Forward <info@rockyviewforward.com>  
**Sent:** April 13, 2021 2:26 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaws C-8120-2020, 8121-2020, 8122-2020

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Can someone please clarify who is paying for the entirety of the water / wastewater infrastructure that must be built from Harmony to OBCR to support this proposal. Is Qualico / Harmony paying 100% of these costs? If they are, shouldn't they be required to build the infrastructure to the scale that has been recommended in the Springbank Servicing Strategy? The information in the Concept Scheme suggests that the piping may be undersized relative to what is recommended in the Servicing Strategy. And, if they are not required to do that, what are the future financial implications and/or development constraints that the County will have bought into if the initial infrastructure is undersized?

**Michelle Mitton**

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**From:** Rocky View Forward <info@rockyviewforward.com>  
**Sent:** April 13, 2021 2:40 PM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Bylaw C-8120-2020; 8121-2020; 8122-2020

Do not open links or attachments unless sender and content are known.

Why would the County agree to defer Qualico's MR obligation rather than take cash in lieu for its obligation on this site? What evidence exists to support the need or appropriateness of doubling the MR dedication at the other location?

## Michelle Mitton

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**From:** Sharon Parker [REDACTED]  
**Sent:** April 13, 2021 11:06 AM  
**To:** Public Hearings Shared  
**Subject:** [EXTERNAL] - Fwd: I am against the proposed development at old Banff coach road and highway 1

Do not open links or attachments unless sender and content are known.

----- Forwarded message -----

**From:** Sharon Parker [REDACTED]  
**Date:** Apr. 12, 2021 10:45 a.m.  
**Subject:** I am against the proposed development at old Banff coach road and highway 1  
**To:** PublicHearings@rockyview.ca  
**Cc:**

I live not far from this proposed Qualico site and I am very concerned about the increased traffic and congestion on the roads especially at the Springbank road and range road 31 intersection.

This section will become increasingly busier as drivers will use this road to access the development from the southwest part of the city. I am also concerned that Springbank road will turn into a very busy "highway".

We walk and bike in the area and I am concerned about the safety and increased noise and traffic that will soon surround us.

Sincerely  
Sharon Parker

## Michelle Mitton

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**From:** Belen Scott  
**Sent:** April 12, 2021 12:56 PM  
**To:** Tyler Andreasen; Michelle Mitton  
**Cc:** Jessica Anderson  
**Subject:** FW: [EXTERNAL] - Springbank Proposed Development  
**Attachments:** Rocky View .docx

Good morning,

Please find attached a letter against the Springbank ASP from resident Tamara Schmidt letter

Thanks,

Belen Scott

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**From:** Division 6, Greg Boehlke <GBoehlke@rockyview.ca>  
**Sent:** April 12, 2021 12:45 PM  
**To:** Belen Scott <BScott@rockyview.ca>  
**Subject:** Fwd: [EXTERNAL] - Springbank Proposed Development

Hi, hope you are super well!!  
Could you please forward this to the appropriate person?  
Thank you!

Sent from my iPhone Greg Boehlke, Councillor div 6 .

Begin forwarded message:

**From:** Tamara Schmidt [REDACTED]  
**Date:** April 12, 2021 at 10:33:50 AM MDT  
**To:** "Division 6, Greg Boehlke" <[GBoehlke@rockyview.ca](mailto:GBoehlke@rockyview.ca)>  
**Subject:** [EXTERNAL] - Springbank Proposed Development

Do not open links or attachments unless sender and content are known.

Dear Greg  
Please present my letter on the Springbank development at the hearings on the proposed development.  
I am asking you as a resident of Springbank and Rockyview to deny this proposal.  
We need to have the infrastructure in place to support and maintain future growth.  
Regards,  
Tamara Schmidt

## Highway 1 ~ Old Banff Coach Road Development

I am disappointed in a council we elect to look after the best interests of the communities they represent.....that doesn't honour and respect the citizens of those communities.

We have procedures, protocols and development regulations to provide communities with safe, planned, sustainable development.

These procedures, and protocols as well as the input from the PRESENT community you are elected to represent, must be your highest priority.

By not following these procedures and protocols and giving the citizens of the community ample time to research, review and provide feedback, you are delinquent in your roles as council.

There will be development west of Calgary into Rocky View. Everyone knows that. That is why we have a Springbank development plan. To break Springbank into 2 divisions is ridiculous and was not the procedure in which Springbank development is based. Residents have lived in the community and designed this development infrastructure to provide for the safest and most sustainable growth of the community.

We do not have the infrastructure to support the present or any new proposed development on Highway One. The roads were not designed to handle the volume of traffic that is already on these roads. Higher density development will only make the situation worse and unsafe for everyone who uses the roads. Between the trucks, cars, bicycles and motorcycles, these roads are presently very dangerous. You know that.

Our schools and recreation facilities are at maximum capacity. They also were not designed for the type of density and infrastructure that council has presently approved all around the Springbank area. New development on this over crowded situation is to be avoided at all costs.

The residents who have supported maintained and developed these recreation facilities and the wonderful school culture we enjoy, are not being heard. We cannot handle more residents with our current recreation and school facilities.

The proposal for the water and sewage treatment is an embarrassment to our community. It completely goes against what the citizens of Springbank have voted for and expect in a demographic like we have.

Balzac is a disaster. As resident of Rocky View, one would hope you have learned from your mistakes and not repeat them. Obviously, council has not corrected the problems created in Balzac. Now you trying to recreate them in Springbank.

Our municipality should not be taking on the debt, and arduous responsibility of maintaining and sustaining these new developments.

Please let all Developers- in this case, Qualico pay to build new schools for all of the new residents they want to move into our community. Please let Qualico pay for the new four-lane paved roads with bike lanes, to handle the extra volume of traffic through the community. Please let Qualico pay for a proper

water and sewage treatment plant to deal with the new development they are proposing for our community. Please let Qualico build a new recreation facility and find more land to develop further infrastructure for future recreational facilities in Springbank.

When this is COMPLETED and THEN building starts, we will have sustainable infrastructure and a wonderful community environment and culture in which everyone will enjoy Springbank.

That is your responsibility to the current residents who have elected you. Do not fail us.

## Michelle Mitton

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**From:** [REDACTED]  
**Sent:** April 13, 2021 11:04 AM  
**To:** Public Hearings Shared  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] - Bylaw C-8121-2020

Do not open links or attachments unless sender and content are known.

Rocky View County Council,

**The Bylaw C-8121-2020 application and the Qualico communities Highway 1 / Old Banff Coach Road Conceptual Scheme (OBCR) are deficient and should be rejected. Reading through the 383 pages of Public Submissions in Attachment G of the RVC Council package for the April 13, 2021, Public Hearing demonstrates that the residents of the various Springbank communities strongly agree. The City of Calgary has unequivocally stated that it does not support the proposed application and believes the project would have a detrimental impact on city services and resources for many of the same reasons outlined here and by our neighbors. The City further stated that the approval was premature as it is not aligned with the Rocky View/City of Calgary Intermunicipal Development Plan, the Interim Growth Plan, and the Transport Impact Assessment.**

Qualico is proposing to build a large commercial mall bordering the City of Calgary and convert Old Banff Coach Rd into a 4-lane road. Qualico is also asking RVC council to amend the Central Springbank ASP. These amendments would redesignate land use and allow for regional commercial development and facilitate commercial development at site. **The Qualico scheme does not address the issues resulting from the cumulative effects of their development together with the South and North Springbank ASPs, the Municipal Development Plan, the West View ASP and other proposed developments nearby. The Qualico scheme is being rushed to a Public Hearing just as as Springbank residents are considering new drafts of the various Springbank ASPs and the MDP. This is to Qualico's benefit as it makes it easier for them to proceed with fewer requirements that will not meet or fit with those outlined in the updated Springbank ASPs, which there are many.**

**Here are our further comments regarding specifics that are not addressed in the Qualico communities OBCR Conceptual Scheme:**

- What is the timeline of the planned 4 phases of development from beginning to completion? Who will build and pay for the necessary infrastructure ahead of this development?
- The Traffic Impact Assessment is deficient with no discussion of the assessment's results. The transportation plans show changes to RR31 and OBCR that would interfere with residents' ability to access Hwy1 and the city during construction.
- The Master Drainage Plan won't be completed until after scheme is approved.
- Issues regarding water licensing, wastewater and storm water management have not been addressed. Who pays for pipelines and necessary water treatment expansions?
- The manifold issues regarding fire and police services are also not addressed. Fire suppression uses the present County Fire Station #102 at Springbank Airport. The fire department would be stretched to provide the additional services required by this commercial development (2320 jobs) and a residential property increase for 966 people. Springbank's police service is in Cochrane with slow to non-existent response times. Notably, the number of burglaries in the area have been on the rise of late as criminals have taken advantage of this.
- We are concerned with the number of "should" and "may" statements rather than "shall" statements in the scheme. Shall is mandatory, should is not mandatory and may is discretionary. These pertain to issues like lighting, garbage, signs, loading and others. There would be fewer surprises by waiting for completion of newly proposed regulations before consideration of the Qualico proposal,
- There is no information in the scheme regarding the details of the planned commercial and residential developments.

**Finally, do Springbank residents need another commercial development with existing ones within a 10 minute drive? The residents of Springbank are concerned that the door is open for developers to do whatever they wish**

as there are few, if any, real constraints on commercial/industrial development in their schemes. We are constantly bombarded with one new development plan after another. These plans all have one thing in common - the promotion of development for development's sake with little serious consideration for the real issues that have existed in Springbank for decades: water supplies and ground water management, waste and storm water management, fire and police department support, high-speed internet access, traffic overloads, and protection of the environment. It would be refreshing to see a plan that addresses these issues for the current residents and without the addition of new residential and commercial development proposals that are unsupported, unnecessary and unwelcome.

Again, we strongly oppose Bylaw C-8121-2020 and the Qualico communities OBCR Conceptual Scheme ask that Deputy Reeve McKylor and Council provide voice for the many Springbank residents who are of a similar mind.

Sincerely,

Thomas and Barbara Nardin  
Lot 1, NW1/4, Sec 18, T24 R2, W05M