



COUNCIL MEETING AGENDA

Date: Tuesday, May 4, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
- D. FINANCIAL REPORTS
- E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on April 6, 2021 and April 13, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- 1. Division 1 - Bylaw C-8126-2021 - Proposed Direct Control Bylaw and Redesignation to allow for the Gateway Village Development within the Hamlet of Bragg Creek 3

File: PL20200171 (03913076/3075/3045/3044/3043/3001)

Note: This item should be considered with item F-1

F. GENERAL BUSINESS

- 1. Division 1 - Master Site Development Plan – Gateway Village within the Hamlet of Bragg Creek 136

File: PL20200170 (03913076/3075/3045/3044/3043/3001)

Note: This item should be considered with item E-1.

- 2. All Divisions - Calgary Metropolitan Region Board Communications Plan 210

File: N/A

- G. BYLAWS
- H. UNFINISHED BUSINESS
- I. COUNCILLOR REPORTS
- J. MANAGEMENT REPORTS
- K. NOTICES OF MOTION
- L. PUBLIC PRESENTATIONS

M. CLOSED SESSION

N. ADJOURN THE MEETING



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: May 4, 2021

DIVISION: 1

TIME: Morning Appointment

FILE: 03913076/3075/3045/3044/3043/3001

APPLICATION: PL20200171

SUBJECT: Proposed Direct Control Bylaw and Redesignation to allow for the Gateway Village Development within the Hamlet of Bragg Creek

NOTE: This application should be considered in conjunction with application PL20200170 (agenda item F-1), the Master Site Development Plan for Gateway Village

APPLICATION: A proposed Direct Control Bylaw over a future \pm 12.54 acre parcel following the consolidation of two road allowances which were approved for first reading on March 9, 2021 under PL20200054. The application proposes to create a Direct Control District and redesignate the subject lands for the development of various uses including a restaurant, a hotel/conference centre, a mixed-use commercial/residential, and a multi-family residential can proceed.

No future subdivision has been contemplated with this application; all current parcels are to be consolidated subject to the successful closure and consolidation of the road right-of-ways approved for First Reading through Bylaw C-8072-2020.

GENERAL LOCATION: Located within the Hamlet Core of the Hamlet of Bragg Creek; adjacently south of Balsam Avenue and adjacently north of River Drive (south).

LAND USE DESIGNATION: Rural, Urban District (R-URB), Commercial, Local Urban District (C-LUD) and Direct Control 145 (DC145)

EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-8126-2021 on February 23, 2021. The Bylaw has been amended to describe the type of district that the Direct Control is modelled after (1.2), minimum setbacks from a laneway (9.2.5), and the Building Code reference (10.2.4). The application is generally consistent with the relevant policies of the Greater Bragg Creek Area Structure Plan, the County Plan and the Land Use Bylaw.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS

- Option #1: Motion #1 THAT Bylaw C-8126-2021 be amended in accordance with Attachment C.
 Motion #2 THAT Bylaw C-8126-2021 be given second reading, as amended.
 Motion #3 THAT Bylaw C-8126-2021 be given third and final reading, as amended.
- Option #2: THAT application PL20200171 be refused.

Administration Resources

Logan Cox, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- County Plan;
- Greater Bragg Creek Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Biophysical Impact Assessment prepared by Beckingham Environmental Ltd. on October 27, 2020
- Phase I Environmental Site Assessment prepared by Beckingham Environmental Ltd. on October 27, 2020
- Bragg Creek Hamlet Core Transportation Impact Assessment prepared by Bunt & Associates on November 24, 2020
- TIA Addendum – Signalization Review prepared by Bunt & Associates on March 16, 2021
- Response to TIA Comments prepared by Bunt & Associates on March 16, 2021



	<ul style="list-style-type: none"> • Stormwater Management Report prepared by Jubilee Engineering Consultants Ltd. on March 29th, 2021 • Hydrotechnical Review of Proposed Gateway Village Project, Bragg Creek, AB prepared by wood. on December 9, 2020 • Conceptual Engineering Servicing Technical Memo, prepared by Jubilee Engineering Consultants Ltd. on April 12, 2021
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POLICY ANALYSIS:

County Plan

The application aligns with the County Plan through the increased viability of the Hamlet of Bragg Creek's commercial area by increasing development and densification of the core with varying uses.

Land Use Bylaw

The application proposes a new Direct Control District Bylaw to be considered as a Commercial District, similar to the Commercial, Mixed Urban District (C-MIX), to align with the Land Use Bylaw C-8000-2020. The proposed Direct Control District has additional uses beyond those considered under C-MIX and therefore that district would not be a viable alternative.

Area Structure Plan

The application generally aligns with the Greater Bragg Creek Area Structure Plan (ASP) by proposing commercial development within the existing Hamlet Core that would conform to the flood fringe restrictions, allows for comprehensive pedestrian connections, mirrors the desirable uses under the ASP and has submitted the necessary technical studies to support the application as required under the ASP.

ADDITIONAL CONSIDERATIONS:

Alberta Environment & Parks – The subject parcels are located in the Flood Fringe of the Elbow River. Alberta Environment has been in contact with the County regarding the Bragg Creek berm and has retained Golder Associates to update the modelling and mapping work of the Bow and Elbow Rivers, which would include the Bragg Creek area. The updated mapping may change the area within the subject lands that is considered as Flood Fringe; however, until such time as official documentation from the Province is released, the lands shall follow the current flood mitigation requirements.

Alberta Transportation – AT is supportive of the redesignation of the subject lands, however identified the concern with the potential weekend traffic failure at the current intersection of Hwy 22 and Balsam Ave. AT has identified that phasing of the project can commence, once plans are in place for the signalization of the intersections of Highway 22 / Balsam Avenue and Burnside Drive / Balsam Avenue. All required improvements are to be implemented to the satisfaction of the County and Alberta Transportation at the development permit stage.

It should be noted that signalization of the intersection of Highway 22 and Highway 758 is scheduled to be completed by the end of May 2021 with roundabout construction anticipated within the three (3) year construction program. The timeline for completion is dependent on the time required to acquire the land from the Tsuut'ina Nation.

Stormwater Management - The strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow for the 1:100 year storm pre-development release rate for the subject site. Increasing the recommended allowable release rate for the subject site may be feasible as the site is self-



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contained, adjacent to the Elbow River and does not impact upstream areas. Stormwater infrastructure will be privately own and operated with proper registration of an overland drainage right-of-way as required by the County.

The system design will be refined at the future development stage including the need to obtain all necessary approvals from AEP.

Water & Wastewater Servicing - A conceptual servicing memo was provided outlining the requirement for approximately 310 m³/day for water and 279 m³/day of wastewater capacity for the full build-out of the proposed development. At the future development stages, a comprehensive servicing report will be required to determine the appropriate upgrading of infrastructure to support each phase of the development.

The current capacity for the Bragg Creek Water Treatment Plant is 400 m³/day. Based on the 2020 data, approximately 123 m³/day of this capacity is currently being used to service existing customers.

The current capacity of the Bragg Creek Wastewater Treatment Plant is 285 m³/day with the commissioning of the second MBR treatment unit. Based on the 2020 data, approximately 76 m³/day of this capacity is currently being used to service existing customers.

Tsuut'ina Nation – Concerns with lack of consultation, flood mitigation, water consumption, and natural habitat loss.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

LC/Itt

ATTACHMENTS

ATTACHMENT 'A': Application Information
ATTACHMENT 'B': Application Referrals
ATTACHMENT 'C': Bylaw C-8126-2021 and Schedule A
ATTACHMENT 'D': Map Set
ATTACHMENT 'E': Public Submissions



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: PlanningPlus – Bela Syal	OWNERS: RJK Developments Ltd. – Richard Koetsier and Richard Koetsier
DATE APPLICATION RECEIVED: December 11, 2020	DATE DEEMED COMPLETE: December 23, 2020
GROSS AREA: ± 5.10 hectares (± 12.61 acres)	LEGAL DESCRIPTION: Lot 1, Block 10, Plan 1911357 (± 8.05 acres) Lot 3, Block 5, Plan 1911358 (± 0.39 acres) Lot 4, Block 5, Plan 1911358 (± 0.40 acres) Lot 7, Block 1, Plan 1741EW (± 0.64 acres) Lot 6, Block 1, Plan 1741EW (± 1.12 acres) Lot 5, Block 1, Plan 1741EW (± 1.12 acres) Road Right of Way – River Drive N (± 0.47 acres) Road Right of Way – Laneway (± 0.35 acres)
SOILS (C.L.I. from A.R.C.): Soil information is not available for the subject parcels.	
HISTORY: <p>March 9, 2021: Council provided first reading to Bylaw C-8072-2020, as amended, supporting the closure of two road right-of-ways within the MSDP area.</p> <p>June 21, 2019: Lot 1, Block 10, Plan 1911357 was created through a change in the natural boundary of the parcel with the Elbow River.</p> <p>June 21, 2019: Lot 3 & 4, Block 5, Plan 1911358 were created through a change in the natural boundary of the parcels with the Elbow River.</p> <p>February 27, 2007: Greater Bragg Creek Area Structure Plan was adopted.</p> <p>June 5, 1939: Lot 5, 6 & 7, Block 1, Plan 1741EW were created through the subdivision of the SE 13-23-05-W5M creating the northern portion of the Hamlet of Bragg Creek.</p>	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 389 adjacent landowners; 85 letters were received in response (please see Attachment 'E'). The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; external comments are addressed within 'Additional Considerations' above.	

ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment and Parks	<p>The following quote was taken from an email from Alberta Environment & Parks to the County in regards to the ongoing Bragg Creek Berm Project:</p> <p>“We recently retained Golder Associates to update the modelling and mapping work of Bow and Elbow River Hazard Study that includes Bragg Creek area. We are going to include the Bragg Creek berm that is being constructed into the modelling and mapping.”</p> <p>No formal responses to the circulation package were received.</p>
Alberta Transportation	<p>After review, Alberta Transportation accepts the Master Site Development Plan (MSDP), Traffic Impact Assessment (TIA), and the TIA Addendum – Signalization Review V2 and supports redesignation of the subject land.</p> <p>Alberta Transportation is planning signal installation at the intersection of Highway 22 & 758 (White Avenue), scheduled to be completed by the end of May 2021.</p> <p>Development phasing of Gateway Village can commence, once plans are in place for signalization of the intersection of Highway 22 & Balsam Avenue, with cost appointment to be determined at a later date. In addition, plans should be in place for signalization of the intersection of Burnside Drive & Balsam Avenue, to be cost shared by the developer and Rocky View County.</p> <p>The TIA may require revisions prior to subdivision, development and/or future phases of the proposed project. The department will also provide further comment at that time.</p>
<i>Adjacent Municipality</i>	
Tsuut’ina Nation	<p>The Tsuut’ina Nation has reviewed the Redesignation documents, the proposed development is adjacent to our Nation and within our traditional territory and may have some adverse potential impacts.</p> <p>We are concerned that Tsuut’ina was not consulted prior to the development of the Master Site Development Plan, it is our experience that early engagement builds a positive relationship where concerns can be addressed and resolved mutually.</p> <p>Also, what flood mitigation measures were considered and what about the increase of water consumption, we are downstream and will be impacted by any measures taken.</p> <p>This area is relatively pristine, we are aware increased human activity will impact the terrestrial life, we are concerned of habitat loss and migratory impacts.</p> <p>We appreciate the opportunity to provide some comments but we do recommend further meetings to discuss and address our concerns in a more comprehensive manner.</p>

AGENCY	COMMENTS
<i>Internal Departments</i>	
Building Services	Building permits will be required throughout the project. The permits will have different requirements and fall into different sections of the code based on the size and use of the building
Planning and Development Services (Engineering)	<p data-bbox="451 552 565 583">General</p> <ul data-bbox="500 604 1537 1297" style="list-style-type: none"> <li data-bbox="500 604 1537 772">• It should be noted that Administration has contacted Alberta Environment (AE) on the Applicant's behalf to request the flood mapping be updated to reflect the current improvements of the flood barrier structure on the east side of Elbow River. AE has agreed to complete the revision once the flood barrier structure is complete. <li data-bbox="500 793 1537 961">• The subject parcel is located within the current flood fringe and this application should be circulated to Alberta Environment & Parks for comments. All portions of the structure constructed at or below the 100-year flood elevation identified in the submitted Stormwater Management Report shall be floodproofed with the appropriate freeboard elevation provided. <li data-bbox="500 982 1537 1182">• Preliminary Water and Wastewater servicing strategy were included in the MSDP, however, no demand analysis was provided in support of the application. Without the detailed assessment of the servicing demand analysis, Engineering cannot fully assess the application or understand the impacts to the existing water and wastewater capacity at the treatment facilities or the pipe sizing the may be required. <li data-bbox="500 1203 1537 1297">• At the time of future development, a detailed fire suppression system will be required in accordance with all applicable regulatory requirements and to the satisfaction of the County. <p data-bbox="451 1308 873 1339">Submitted Feasibility Studies:</p> <ul data-bbox="500 1360 1537 1911" style="list-style-type: none"> <li data-bbox="500 1360 1537 1911">• Transportation Impact Assessment conducted by Bunt & Associate dated November 2020. TIA Addendum – Signalization Review prepared by Bunt & Associate dated March 16, 2021. <ul data-bbox="597 1476 1537 1911" style="list-style-type: none"> <li data-bbox="597 1476 1537 1581">○ An updated TIA will be required at the future development stages to confirm the required offsite upgrades to the satisfaction of the County and Alberta Transportation. <li data-bbox="597 1602 1537 1770">○ The submitted TIA provide the analysis based on the roundabouts at Hwy 22 completed by 2025 that also align with the opening day of the subject site. The TIA does support the full build-out of the proposed development during the weekday traffic, however, there will be queuing expected during the weekend peak period. <li data-bbox="597 1791 1537 1911">○ Balsam Avenue is currently a twin (2) lane roadway with a 20-meter right-of-way that is expected to operate near capacity and no changes are being recommended at this time as the intersections will operate at an adequate level of service. The capacity analysis

AGENCY	COMMENTS
	<p>suggests that the two proposed accesses will still function adequately as stop-controlled intersections.</p> <ul style="list-style-type: none"> ○ The addendum dated March 16, 2021, was submitted in an effort to address the weekend peak traffic and recommended an interim solution prior to the completion of the full roundabout at Hwy 22 & Hwy 758. This interim recommendation includes signalizations at Hwy 22 & Balsam Ave, Burnside Dr. & Balsam Ave. and Hwy 22 & Hwy 758. <ul style="list-style-type: none"> ● Stormwater Management Report prepared by Jubilee Engineering dated March 29, 2021. <ul style="list-style-type: none"> ○ As a condition to future subdivision, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed stormwater management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of development. ○ At the time of future developments, an updated Stormwater Management Report will be required and be implemented to the satisfaction of the County and Alberta Environment. ○ The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow for the 1:100 year storm pre-development release rate for the subject site. Increasing the allowable release rate is feasible as the site is self-contained and does not impact any upstream areas. The proposed release rate accounts for approximately 0.9% of the river flow of the Elbow River. ○ The wet pond is sized for the 1:500yr design storm as no overland access for the pond overflow can be achieved due to the Dike construction. ○ The report also identified a discharge outfall through the Bragg Creek Flood Dyke structure to the Elbow River, further consultation with the regulator Alberta Environment & Parks on what is acceptable for a direct outfall. ○ All stormwater infrastructure, including storm pond and associated facilities, will be operated and maintained by the Developer with appropriate overland drainage right-of-way registration. ● Phase 1 Environmental Site Assessment, prepared by Beckingham Environmental Ltd. dated October, 2020 <ul style="list-style-type: none"> ○ The report concluded that the liability associated with the subject is low to moderate and no further environmental work is recommended for this site.

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Biophysical Impact Assessment prepared by Beckingham Environmental Ltd. dated October, 2020 <ul style="list-style-type: none"> ○ The report concluded that there are no significant wetland or rare species was found on the subject site. ○ Due to previous disturbance over the years, there is no significant historical resources anticipated for the subject land. Historical Resources clearance will be required prior to development. <p>Water and Wastewater Servicing</p> <ul style="list-style-type: none"> • A conceptual servicing memo was provided outlined the requirement for approximately 310 m3/day for water and 279 m3/day of sanitary for the full build-out of the proposed development. At the future development stages, a comprehensive servicing report will be required to determine the appropriate upgrading of infrastructure to support each phase of the development. • The current capacity for the Bragg Creek Water Treatment Plant is 400 m3/day. Based on the 2020 data, approximately 123 m3/day of this capacity is currently being used to service existing customers. • The current capacity of the Bragg Creek Wastewater Treatment Plant is 285 m3/day with the commissioning of the second MBR treatment unit. Based on the 2020 data, approximately 76 m3/day of this capacity is currently being used to service existing customers.
Planning and Development Services (Planning)	<p>DC:</p> <ul style="list-style-type: none"> • 18m max height when the Design Standards recommend a 10m max height (can be varied with a Conceptual Scheme or a MSDP)
Utility Services	The applicant should be sure to follow the Guidelines for Connection to the Bragg Creek Water & Sanitary Systems. The Guideline states that for sanitary servicing, both the E-one and Liberty pump systems are acceptable, and E-One is the preferred choice.
Solid Waste Services	<p>Needs more information about waste management including the encouragement of diversion (recycling, organics) and the requirement of all commercial and residential facilities to allow enough space for the necessary diversion infrastructure.</p> <p>Should also include information about waste and diversion in the public realm and any relevant architectural guidelines (Section 5) related to the supportive infrastructure.</p> <p>Standards checklist, appendix A-2, should include waste reduction diversion, and proper management as part of the environmental sustainability section checklist and/or as its own standard category.</p>

Circulation Period: January 6, 2021 to January 27, 2021. Some comments were received after the circulation period.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.



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BYLAW C-8126-2021

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.

The Council of Rocky View County enacts as follows:

Title

- 1 This bylaw may be cited as *Bylaw C-8126-2021*.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
 - (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule B, Land Use Map No. 39 and 39-SE of Bylaw C-8000-2020 be amended by redesignating Lot 1, Block 10, Plan 1911357 from Residential, Urban Residential District and Direct Control District 145 to Direct Control; Lots 5, 6, 7 Block 1 Plan 1741 EW from Commercial, Local Urban District to Direct Control; and, Lots 3 and 4, Block 5, Plan 1911358 from Residential, Urban Residential District to Direct ~~Control~~ ~~Control~~ as shown on the attached Schedule ‘A’ forming part of this Bylaw.
- 4 THAT the regulations of the Direct Control District comprise
- (1.0) Purpose
 - (2.0) Compliance with Bylaw C-8000-2020
 - (3.0) Reference to Bylaw C-8000-2020
 - (4.0) Variances
 - (5.0) Uses
 - (6.0) Uses Not Defined



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- (7.0) Development Not requiring a Development Permit
- (8.0) Maximum Building Height
- (9.0) Minimum Setbacks
- (10.0) Additional Requirements

General Regulations

5 THAT the General Regulations of the Direct Control District comprise:

1.0 PURPOSE

- 1.1. The purpose and intent of this District is to provide for a comprehensive mixed-use development including commercial, hospitality and multifamily residential in Bragg Creek Hamlet Core.

1.2 Unless otherwise specified, this Direct Control shall be considered a Commercial District.

2.0 COMPLIANCE WITH BYLAW C-8000-2020

- 2.1. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4, 5, 6, 7, and 8 of Bylaw C-8000-2020 apply to this Direct Control District Bylaw.

3.0 REFERENCE TO BYLAW C-8000-2020

- 3.1. Within this Direct Control District Bylaw, a reference to a section of Bylaw C-8000- 2020 is deemed to be a reference to the section as amended from time to time.

4.0 VARIANCES

- 4.1. The Development Authority may vary any of the rules contained in this Direct Control District in accordance with Sections 102, 103, 104, 105 and 106 of Bylaw C8000-2020.

Land Use Regulations

6 THAT the Land Use Regulations of the Direct Control District comprise:

5.0 USES

- 5.1. Accessory Building/Structure
- 5.2. Animal Health (Small Animal)
- 5.3. Awning/Canopy Signs
- 5.4. Bed and Breakfast
- 5.5. Cannabis Retail Store
- 5.6. Care Facility (Child)
- 5.7. Care Facility (Clinic)



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- 5.8. Care Facility (Group)
- 5.9. Care Facility (Medical)
- 5.10. Care Facility (Seniors)
- 5.11. Communications Facility (Type A)
- 5.12. Conference Centre
- 5.13. Dwelling Unit, Duplex / Semi
- 5.14. Dwelling, Multiple Unit
- 5.15. Dwelling Unit, Rowhouse
- 5.16. Establishment (Drinking)
- 5.17. Establishment (Eating)
- 5.18. Establishment (Entertainment)
- 5.19. Fascia Signs
- 5.20. Farmer's Market
- 5.21. Freestanding Signs
- 5.22. Health, Wellness and Spa Facilities
- 5.23. Hotel/Motel
- 5.24. Mixed-Use Building
- 5.25. Office
- 5.26. Parking and Parking Structures
- 5.27. Post-Secondary
- 5.28. Recreation
- 5.29. Recreation (Culture & Tourism)
- 5.30. Recreation (Outdoor)
- 5.31. Recreation (Private)
- 5.32. Recreation (Public)
- 5.33. Religious Assembly
- 5.34. Retail (General)
- 5.35. Retail (Garden Centre)
- 5.36. Retail (Grocery)
- 5.37. Retail (Shopping Centre)
- 5.38. Temporary Signs

6.0 USES NOT DEFINED

- 6.1. Those uses which are not otherwise defined in this Bylaw, which in the opinion of the Development Authority, are similar to the Uses listed in Section 5 of this Direct Control and which conform to the purpose of this district may be Uses as approved by the Development Authority.

Development Regulations

7 THAT the Development Regulations of the Direct Control District comprise

7.0 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 7.1. Provided the requirements of Bylaw C-8000-2020 are met, the following development does not require a Development Permit:

- 7.1.1. Awning Signs
- 7.1.2. Fascia Signs
- 7.1.3. Freestanding Signs



7.1.4. Temporary Signs

8.0 MAXIMUM BUILDING HEIGHT

- 8.1. A maximum of 18.0 m with the exception of an architectural element such as a steeple.
- 8.2. A maximum of 4 Storeys

9.0 MINIMUM SETBACKS

9.1. Front Yard

- 9.1.1. 6.0 m from Balsam Avenue
- 9.1.2. 6.0 m from River Drive South
- 9.1.3. 1.0 m from adjacent PUL

9.2. Side Yard

- 9.2.1. 6.0 m from Balsam Avenue
- 9.2.2. 6.0 m from River Drive South
- 9.2.3. 3.0 m from Commercial uses
- 9.2.4. 1.0 m from adjacent PUL
- 9.2.5. 1.0 m from a laneway

9.3. Rear Yard

- 9.3.1. 6.0 m from Balsam Avenue
- 9.3.2. 6.0 m from River Drive South
- 9.3.3. 6.0 m from Commercial uses
- 9.3.4. 1.0 m from adjacent PUL

10.0 ADDITIONAL REQUIREMENTS

10.1. Site Design

- 10.1.1. Pedestrian movement throughout the development area shall be facilitated through a well-developed network of pathways and trails with at least one connection to the main building entrance.
- 10.1.2. A minimum of 10% of lands shall be landscaped.
- 10.1.3. A Site Development Plan shall be required to guide decisions on Development Permit applications including building locations and uses, parking areas, vehicular access and egress, internal circulation, routes, landscaping, at-grade amenity areas, pedestrian connections and other matters deemed necessary by the Development Authority.
- 10.1.4. The Site Development Plan may be submitted in phases and shall show shadow plan on remaining lands.

10.2 Building Requirements

- 10.2.1. The minimum size of a Dwelling Unit shall be 46 m² (500 ft²).



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- 10.2.2. The minimum amenity space shall be 4.0m² (43.06 ft²) per Dwelling Unit with no minimum dimension less than 2.0 m (6.56 ft)
- 10.2.3. Separate entrances shall be provided for the commercial and residential uses. Each entrance shall have direct and indirect (via common hallway) access to a public street.
- 10.2.4. Where more than one use is to be carried on in a particular site, separation between buildings and construction of separating walls shall be in accordance with the ~~Alberta~~National Building Code, ~~Alberta~~ Edition.
- 10.2.5. All buildings shall be subject to the flood fringe requirements as per Alberta Environment and Parks
- 10.2.6. The exterior design of all buildings and structures shall be subject to approval by the Development Authority.

10.3. Parking

- 10.3.1. Parking requirements shall be calculated based on the comprehensive Site Plan and may be shared between Uses

Effective Date

- 8 Bylaw C-8126-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

READ A FIRST TIME this

23 day of February, 2021

PUBLIC HEARING HELD this

_____ day of _____, 2021

READ A SECOND TIME this

_____ day of _____, 2021

READ A THIRD AND FINAL TIME this

_____ day of _____, 2021

 Reeve

 Chief Administrative Officer or Designate

 Date Bylaw Signed

Schedule 'A'

 Bylaw
 C-8126-2021
AmendmentFROMResidential, Urban
DistrictTODirect Control
DistrictFROMCommercial, Local Urban
DistrictTODirect Control
DistrictFROM

Direct Control District 145

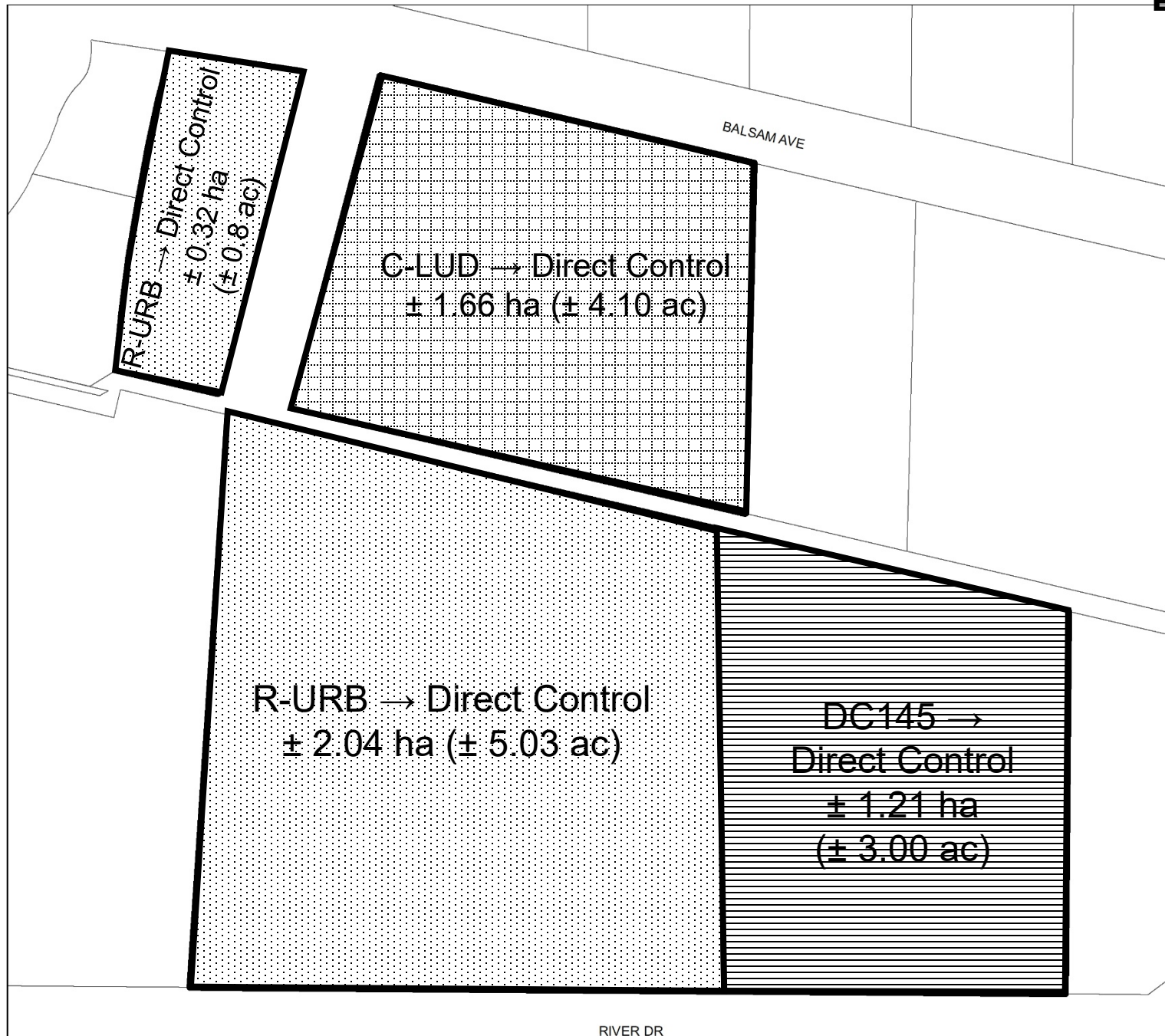
TODirect Control
District

Division: 01

Roll: 03913001/3043/ 3044/
3045/3075/3076

File: PL20200171

Printed: Jan 28, 2021

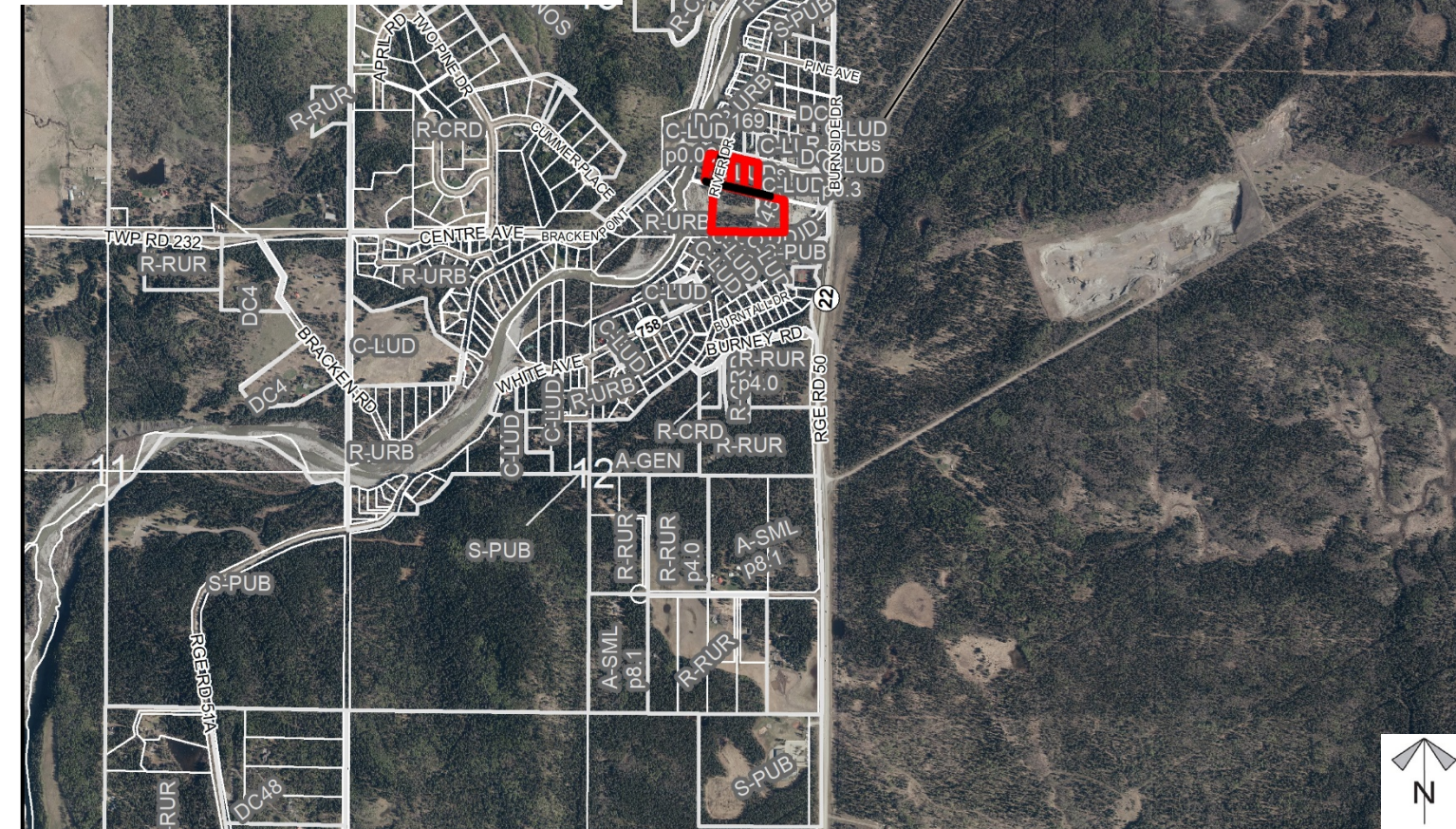
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 Legend 2143-23-05-W05M


RIVER DR

Redesignation and Master Site Development Plan Proposal

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

Division: 01
Roll: 03913001/3043/ 3044/
3045/3075/3076
File: PL20200171
Printed: Jan 28, 2021
Legal address of 2143-23-
05-W05M



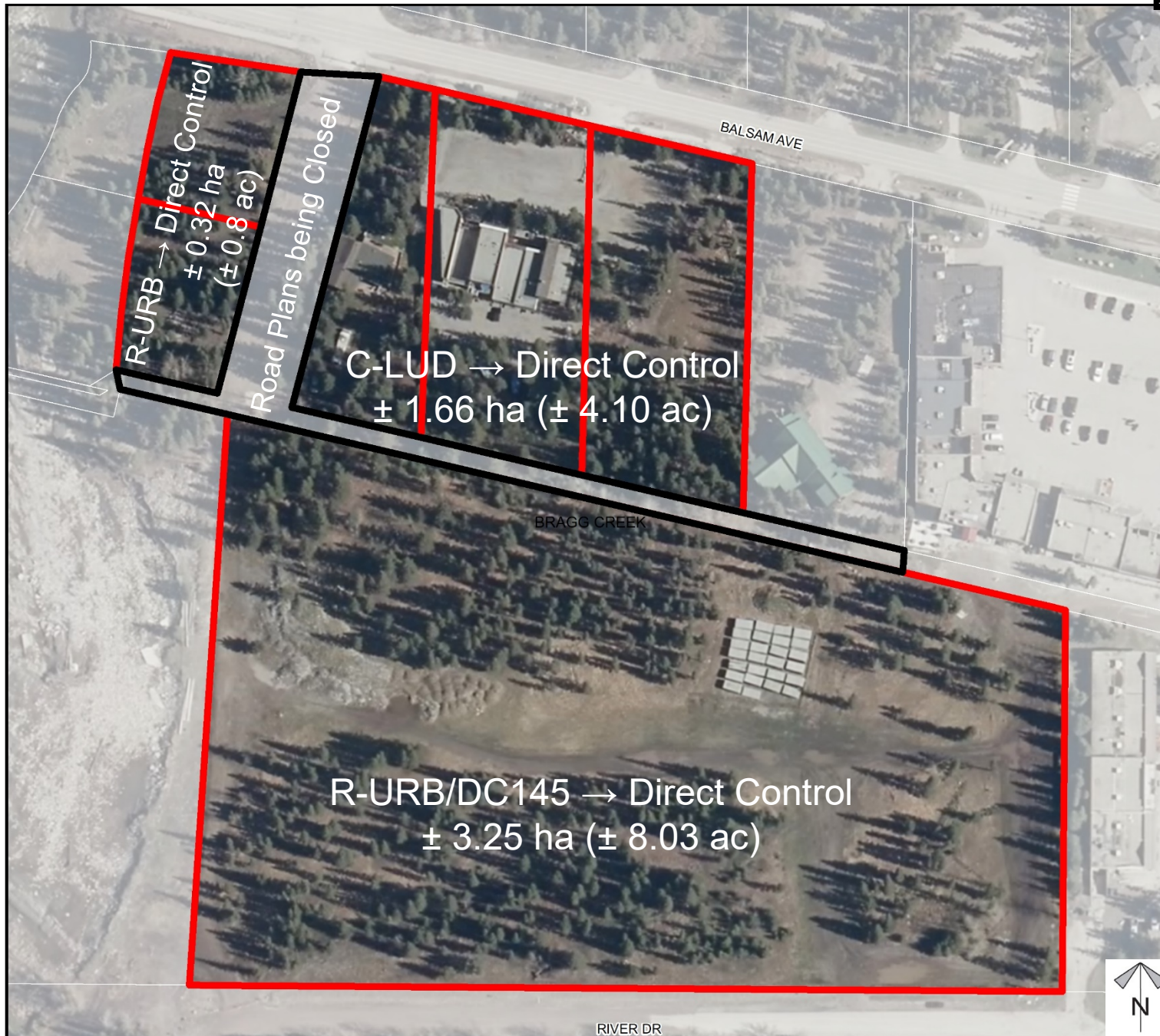
Development Proposal

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

Division: 01
 Roll: 03913001/3043/ 3044/
 3045/3075/3076
 File: PL20200171
 Printed: Jan 28, 2021
 Legend: 01 of 2143-23-
 05-W05M



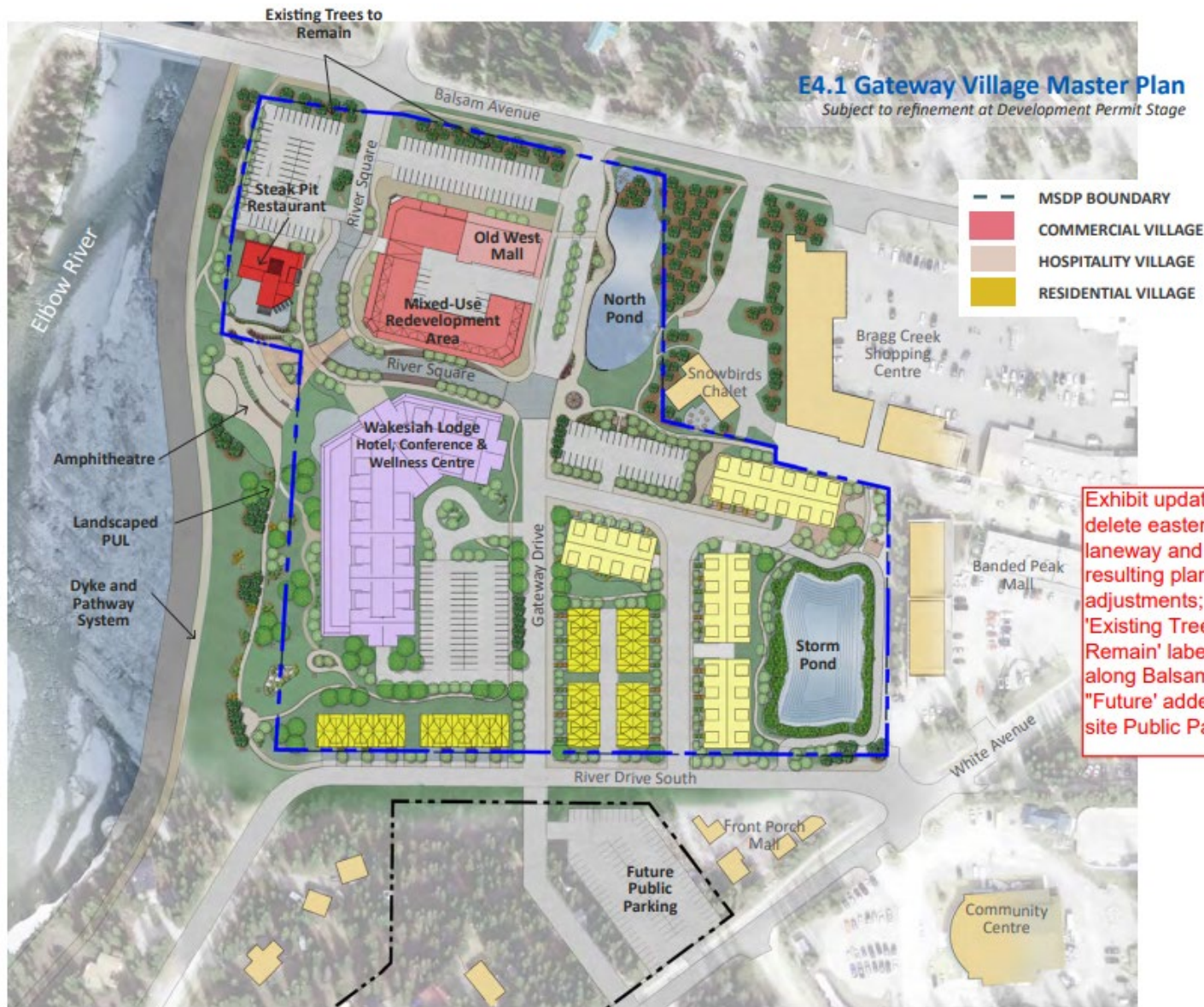
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Division: 01
 Roll: 03913001/3043/ 3044/
 3045/3075/3076
 File: PL20200171
 Printed: Jan 28, 2021
 Legend: 20200171-143-23-05-W05M



Environmental

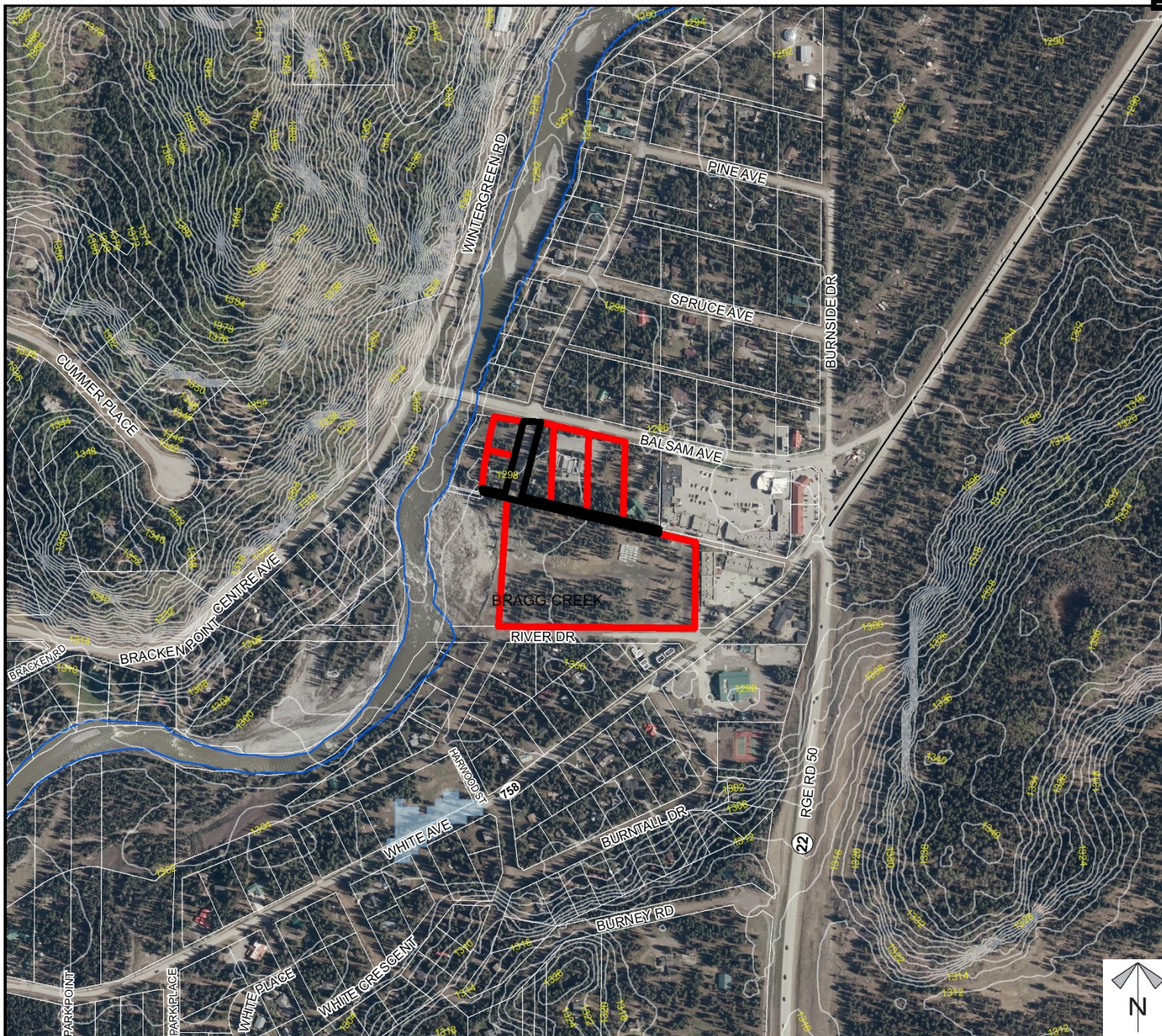
Redesignation and Master Site Development Plan Proposal

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 Subject Lands
 Contour - 2 meters
 Riparian Setbacks
 Alberta Wetland Inventory
 Surface Water
 comprehensive development (Gateway Village).

Division: 01
 Roll: 03913001/3043/ 3044/
 3045/3075/3076
 File: PL20200171
 Printed: Jan 28, 2021
 Page 21 of 2143-23-05-W05M



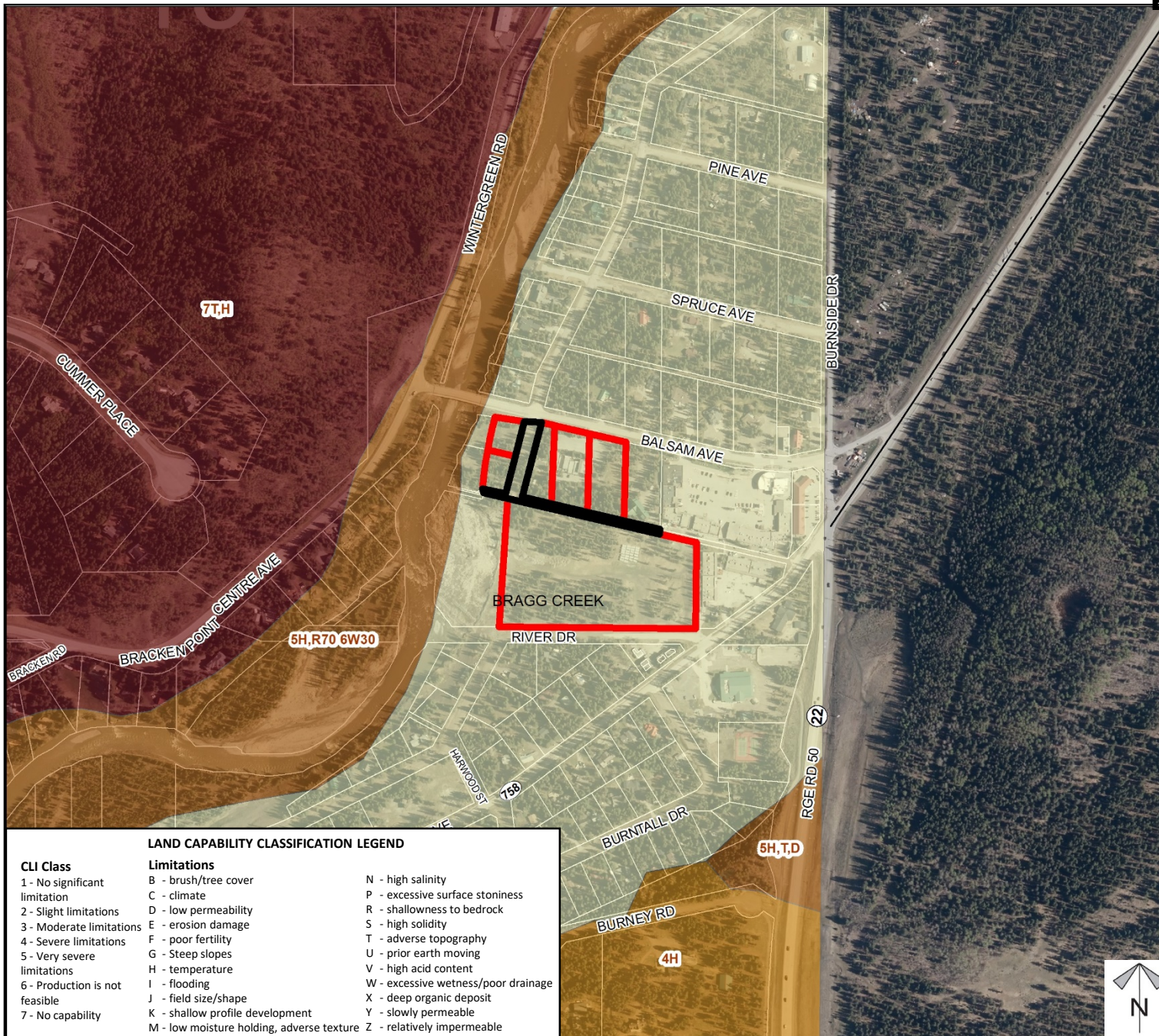
Soil Classifications

Redesignation and Master Site Development Plan Proposal

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Division: 01
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Landowner Circulation Area

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

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Legend

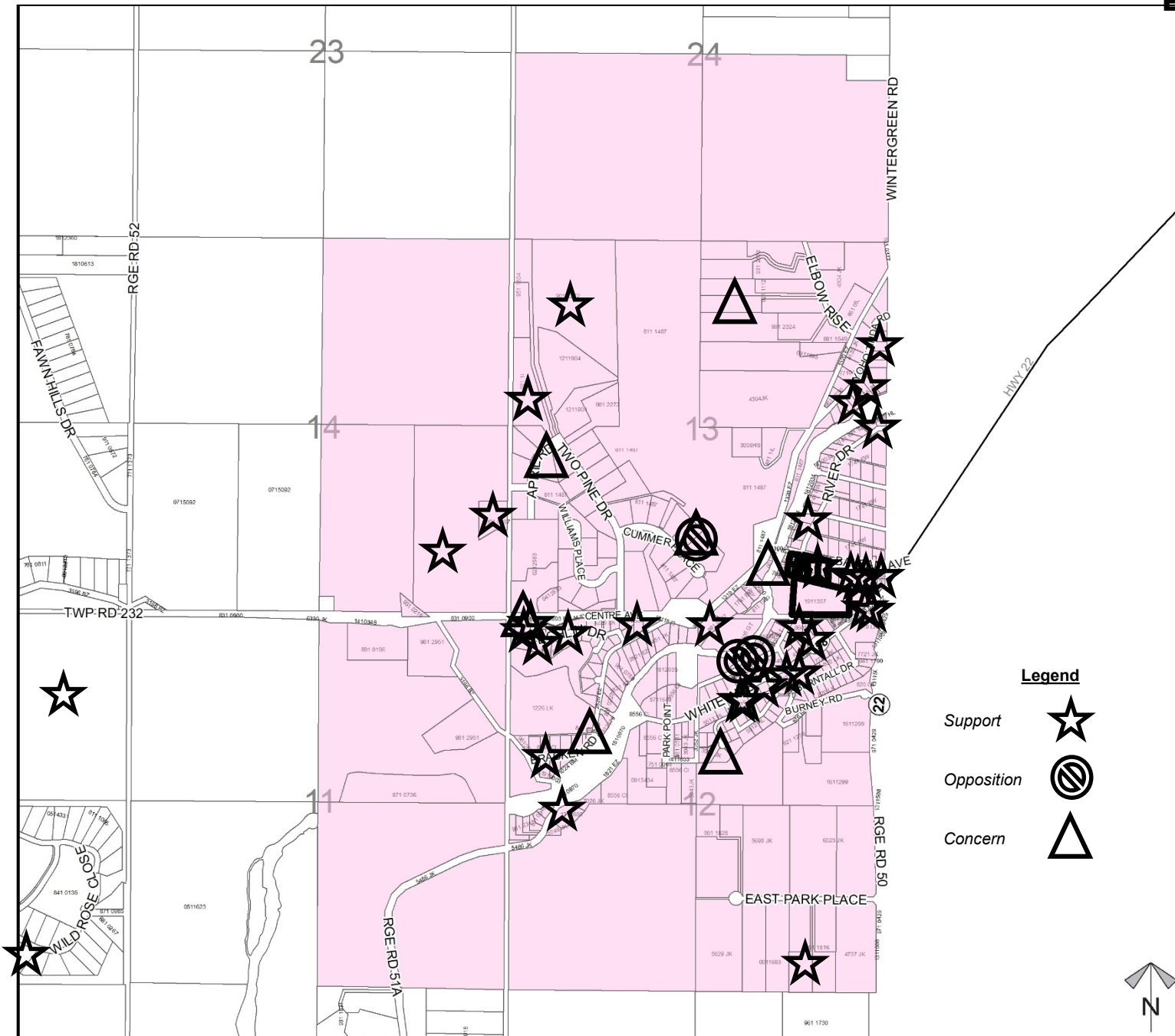
Support



Opposition



Concern



From: [Lynn Gallen](#)
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Fwd: file # 03913001/03913043, 3045, 3076 Application # PL20200171/0170 - Gateway village
Date: January 27, 2021 11:43:15 AM
Attachments: [0035 Bragg Creek Hamlet Core TIA Revised Final.pdf](#)

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

Hello Oksana Newmen, pls see the email below with my concerns. The 1st and 2nd attempt did not get sent to your, my error.

Lynn Gallen

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

From: Lynn Gallen <[REDACTED]>
Date: Wed, Jan 27, 2021 at 11:20 AM
Subject: file # 03913001/03913043, 3045, 3076 Application # PL20200171/0170 - Gateway village
To: <Onewman@rockyview.ca>
Cc: <premier@gov.ab.ca>, <Banff.Kananaskis@assembly.ab.ca>, <Transportation.Minister@gov.ab.ca>, <jerry.lau@gov.ab.ca>, <MKamachi@rockyview.ca>, Dick Koetsier <[REDACTED]>

Hello Oksana Newmen (Rockyview County),

Cc: Jason Kenny, Ric McIver, Miranda Rosin, Jerry Lau, Mark Kamachi, Rick Koetsier

I have been in contact with D. Koetsier on the Gateway project and walked through his presentation center. I brought up my concern regarding traffic in the area and the concerns with congestion, unsafe conditions, adverse effects on those of us that reside in West Bragg and require to cross the only bridge to exit Bragg. The Gateway project with 3 access routes off and onto Balsam Drive will cause safety issues and unfair congestion at the pinch point on the east side of the bridge all the way to the stop sign at Balsam Dr x 22 for N/B traffic. This stop sign will be a fatality waiting to happen.

Mr Koetsier did provide a copy of the Bragg Creek Hamlet core Transportation Impact Assessment, see attached. This was finalized November 24, 2020. Mr Koetsier also reported on Facebook that he is having meetings with stakeholders on the road construction and has acknowledged the issue is real, a safety concern, livelihood concern and has acted on it. Mark Kamachi also reported that he has addressed it in his political circle.

My concerns:

1 - This study was completed by June 2020, the traffic flow studied only encompassed the Hamlet intersections. It did not account or consider the traffic travelling East & West over the bridge. Apparently there was a study in 2020 of traffic on west bragg road (Center Avenue). There is a report of 270,000 vehicles on Center Ave in 2020. (on average 740 vehicles per day) These vehicles clearly don't appear in the study I have read. I am not able to find that study but I'm sure your office can. If so, can you provide a copy to myself. I live in West

Bragg and witness the heavy flow of traffic on Center Ave combined with disrespect for the area with high speeds, garbage and continual parking anywhere with dogs being walked on crown and private property with garbage, dogs off leash and feces left behind.

2 - The flow diagrams in the November 2020 report repeatedly had left turns from the intersection of White Ave x Hwy 22 x Burnside Dr making a left turn from the S/B direction. Then in Traffic volume tables they articulated the numbers in vehicle numbers. **This is all incorrect data** as this N/B turn is not permitted at the stop sign as per the report by Alberta Transport. All the numbers placed in the charts for N/B at this intersection must now be added to the flow volumes on Burnside Drive to turn left (N/B) onto hwy 22. These flow volumes are already written in RED ink, indicating over capacity.

3 - This November 2020 TIA repeated states "it assumes the constructions of roundabouts" (see page 3). So until the roundabouts are built which is forecasted in 2025 Bragg Creekers will live in a state of traffic chaos & unsafe conditions.

4- This November 2020 TIA reports that Balsam Drive is reaching capacity and that was with the assumption of vehicles turning N/B at the south intersection with the newly installed lights (reported as a temporary fix). So this statement is grossly understated with the present situation. (see page 4)

5-This November 2020 TIA report accounts for 120 hotel rooms + restaurant and 174 residents. It does not account for the updated plan of other commercial areas with residential above it.

6-This November 2020 TIA report used data from Watt and clearly wrote in only included weekday PM. We live here 24/ 7.

7-This November 2020 TIA report , page 32 para 2, referred to "Given the timing of the study in the winter/spring, and the limitations of data collection resulting from the Covid-19 pandemic occurring at the time this study was completed, it was not possible to acquire count data directly from the summer Saturday condition. As such, existing Saturday volumes were estimated by applying a factor for the average weekday-weekend ratio." Due to the west Bragg Trail being constructed and starting to be used at overwhelming rates, those numbers in the TIA are clearly out of perspective and not accurate.

8- This November 2020 TIA reported 452 residents existing in hamlet, projected 740 after the project completed. This does not account for traffic touring West Bragg from the 120 room hotel, estimated 162 employees and basic traffic drawn to Bragg on day trips once Gateway is completed to enjoy the shops, amphitheater, skating, spa etc.

This report states that Balsam is at Capacity several times and it is using data that takes traffic volume away from Balsam, INCORRECT DATA. It is imperative that RVC and other stakeholders who are in the midst of creating the road structure build the roads with accurate data. It is your duty to be accurate, fair and transparent.

Mr Koetsier has brought up these issues after listening to the residents. I would think that RVC has a duty to address the concerns brought up by the applicant himself.

I have no issue with you using this letter in public form as it's a process of transparency. I do

have an issue with you posting physical addresses. In other letters to RVC on a separate but similar issue, some of us had applicants attending our homes. PLEASE do not post my home address.

I do support Mr Koetsier in the project but I feel that RVC and the province have to put time, money and effort into providing safe roads prior to building business and residential locations where they will reap taxes.

Lynn Gallen



From: [Dick Koetsier](#)
To: [Lynn Gallen](#)
Cc: [Oksana Newmen](#); premier@gov.ab.ca; Banff.Kananaskis@assembly.ab.ca; Transportation.Minister@gov.ab.ca; jerry.lau@gov.ab.ca; [Division 1, Mark Kamachi](#)
Subject: [EXTERNAL] - Re: file # 03913001/03913043, 3045, 3076 Application # PL20200171/0170 - Gateway village
Date: January 27, 2021 2:33:02 PM

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Thank you Lynn,
Very much appreciate all your hard work and expressing your concerns. I also really appreciate your support.

Take care and look forward to working together.

Dick



Dick Koetsier President



gateway.ca

On Jan 27, 2021, at 11:36 AM, Lynn Gallen < > wrote:

270,000 vehicles on Center Ave in 2020

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Gateway Village
Date: January 25, 2021 5:18:45 PM

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

Re: File no.: 03913001/03913043; 03913044/03913045; 03913075/03913076 Application no.: PL20200171/0170

I would like to submit my reservations regarding the Development Proposal for Gateway Village Master Plan.

I have been a resident of Bragg Creek for over 20 years. I moved here because of its proximity to the mountains and the nearby city of Calgary. I have stayed here because it is a small quiet community. I am looking forward to the new pathway along the river and the ability to enjoy a meal on the river but I am absolutely opposed to an Amphitheatre hosting music concerts. I love music and attend concerts but this is not the place for such a venue. Why do residents have to give up the solitude we have enjoyed (and guests to our community have enjoyed) for years. Instead of spending time outside on my property I will have to endure the intrusion of unwanted noise. There are other alternatives found in Calgary for concerts. Locally, The Powderhorn Saloon has been a great venue for many years for musical talent. I really hope that Rockyview will deny the request for an Amphitheatre.

With regard to the ponds, I assume the Storm Pond would essentially be empty until a "storm" arrives and fills up, and eventually evaporates over time. Although the North Pond sounds appealing I fear it would just be a breeding ground for mosquitos. Perhaps a garden park could be considered as an alternative.

With 170 residential units and 120 room hotel proposed I am concerned Balsam Avenue and probably more so White Avenue, will become severely congested and for that reason I think the numbers need to be scaled back considerably.

The concept proposed by Gateway would be more amenable to me if these issues were addressed.

Sincerely,
Colleen Keating-Lankester

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Gateway Project Bragg Creek; File Number 03913001 Application Number: PL20200171/0170
Date: January 27, 2021 8:44:36 AM

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Hi Oksana,

I am writing with regard to the gateway development in Bragg Creek. My property is 19 Centre Ave and we will be facing the development from the river side.

While I do support the development in Bragg Creek, my husband and I have some requests for the development:

1. The height of the buildings should be limited to three floors and the roof height needs to be limited in a way that the tree line continues to be visible from our side of the river. Anything higher than that would be disturbing the view scape.
2. Commercial development comes with hvac and garbage. Our concern is possible noise from hvac of restaurants as well as the planned hotel and stores. In addition, we ask that the garbage is stored in enclosures to not be visible and animal safe. We are concerned to be looking on "back alleys" with garbage containers and lack of care cleanliness and aesthetics. Extensive tree planting would be a measure to manage noise as well as visual impact. Both, noise and the "back alley" look would have a significant impact on our property value.
3. The last concern is potential traffic development. We ask that parking is planned in a way that Bragg Creek does not turn into a paking lot and that in general traffic is managed, if necessary, with traffic lights or walkways.

Kind regards

Juliane Kniebel-Hübner

[REDACTED]

From: [Evan Neilsen](#)
To: [Oksana Newmen](#)
Subject: FW: [EXTERNAL] - Re: Proposed Bragg Creek TIA
Date: January 28, 2021 10:55:47 AM

Hi Oksana – I believe this is another email for your large proposal for Bragg Creek.

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | 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.

From: Dick Koetsier <[REDACTED]>
Sent: January 27, 2021 8:08 PM
To: Rick Lavallie <[REDACTED]>
Cc: PAA_Development <Development@rockyview.ca>; Angela Yurkowski <AYurkowski@rockyview.ca>; Bianca Duncan <BDuncan@rockyview.ca>; Trevor.Richelhof@gov.ab.ca; nathan.madigan@gov.ab.ca; [REDACTED]; Allan Mar <[REDACTED]>; Banff.Kananaskis@assembly.ab.ca; premier@gov.ab.ca; Transportation.Minister@gov.ab.ca; jerry.lau@gov.ab.ca; Division 1, Mark Kamachi <MKamachi@rockyview.ca>
Subject: [EXTERNAL] - Re: Proposed Bragg Creek TIA

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

Hi Rick,
Thank you for your letter and your concerns regarding traffic. The most important contact of all is development@rockyview.ca. I have added them to the recipient list so your concerns will be properly addressed. Thank you for supporting my vision, that is what is most appreciated.

All the best,
Dick Koetsier

On Jan 27, 2021, at 3:34 PM, Rick Lavallie <[REDACTED]> wrote:

Good day All;

Firstly congratulations to all involved in this effort. It is quite a major achievement. Also congratulations to the people involved in the effort to develop this area this takes a great amount of vision and foresight to come up with a proposal of this magnitude.

As to this report attached here I think the bottom line is that regardless of the designs that have been thought of there is and will be a tremendous amount of traffic flowing through Bragg Creek and as the proposal suggests there is no easy way as it stands to mitigate that. As a long time resident of this area (30 years) I can attest to the traffic issues first hand. The major reason there is this traffic issue is the charm, landscape and small town atmosphere in the area that attracts large groups to the here from the city. Adding the city style traffic jams to these already over burdened roadways will seriously detract from the small town charm that we all enjoy.

There is nothing in this report that produces a more regulated traffic flow so i would suggest that this project be suspended until such time that these issues can be remedied. This would as i see it involve several levels of government and talks to the native land holders for some sort of easement. This will also require a large amount of public funds which I am totally against.

My personal opinion is that the infrastructures in place at the moment are for the most part just enough to accommodate what is in place now and adding another substantial amount of residents, vehicles and tourists will completely overwhelm this areas infrastructure completely. Although i do think that development needs to be done this plan is putting the cart before the horse to coin a phrase.

At the moment if the flood of 2013 should have taught all involved anything it is that there needs to be more access to the West Brag Creek side so people are not dependent on just the one reliable access and egress to these areas. This has not been addressed here. Also as i am sure all that travel to Bragg Creek, from the south or the north along HW 22 can attest to in the last 5 years this at times of peak demand takes 20min to 1 hour to traverse past the Hamlet, as i have seen first hand several times all through the summers. So why would anyone want to make this worse.

Although i can see these types of developments adding great value to the area i firmly believe that there should be a very large input of funds from the different levels of government prior to allowing any large scale development to go ahead. There needs to be more bridges built, larger capacity roads, upgraded water/sewer, power and gas systems in place or at a minimum the plans and timelines to upgrade these items prior to permits and land use changes taking effect.

Thank you for your time in this matter and good luck.

Rick LaVallie

<0035_Bragg Creek Hamlet Core TIA_Revised Final.pdf>

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File Numbers: 03913001/03913043, 03913044/03913045, 03913075/03913076 Application PL20200171/0170
Date: January 26, 2021 7:57:19 PM

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

We are writing in respect of the above application to develop the Gateway Village within the hamlet of Bragg Creek. We would first like to say that we are in favour of the expansion in principle and appreciate the thought and consideration that the developer has put into the plans. We also appreciate the access to information, plans and dialogue concerning the development made possible by the developer.

Our main concern is, however, in respect of infrastructure, utilities and services that will be required to support this development.

Acceptable and affordable internet access has been a long standing issue for residents. Poor download speeds and downtimes are a frequent and daily occurrence. We are fortunate to be on the outer limit of the Telus wired connection but the service and reliability is well below what should be in place for their customers for the price. Satellite alternatives are very expensive and even less reliable. Any development, and particularly one with so many permanent and temporary residents, will have a significant impact on existing residents' services not to mention those coming to the area. If this goes ahead, it will require telecommunications to be significantly upgraded.

This also applies to cellular service which is equally problematic. We understand that the cell towers are to capacity with existing cell phone requirements and cellular hubs for internet. Once again we have been informed that there are no plans to upgrade. This will also need to be addressed.

As we reside on Elbow Rise, we are close to the waste transfer site which currently is open to the public two days a week. On these days traffic is reasonable although often drivers will cut corners on the curves with the result that there are many near misses. Given this is also the route for school buses, local children like my daughter have had to move onto the verge to avoid being hit. Increased traffic would be a significant concern and danger. If the development proceeds, our hope would be that waste collection would be handled similar to Redwood Meadows which would mean only a slight increase in traffic.

Finally, a major concern is traffic flow and emergency support. The roads are currently not able to manage the existing flow of traffic and although changes are planned, they did not take into account an increase in development of this size. Equally, increased traffic to the west of the river provides significant concern in the event of a major incident. The single bridge that links the west side to the hamlet would be insufficient in an emergency and indeed, in the case of the flood, had to be closed. While the development is not to the west, the visitors will almost certainly travel to the area for recreation which could present a safety risk for all. Emergency services should also be a consideration and in particular policing. With no permanent police presence, Bragg Creek is becoming increasingly attractive to criminals. If the population increases and in particular many more temporary residents, additional security will need to be considered.

We appreciate the MD's consideration of our concerns in the approval process of this development.

Thank you

Theresa and Nigel Radwell

[REDACTED]

Oksana,

I have two concerns regarding this application.

1. Bragg Creek has almost no areas of standing water. This development proposes two new ponds that will be breeding grounds for mosquitos etc. Can these ponds be made “active” (ie pumps, fountains)
2. Our current internet is poor. Any more people (conference centre, hotel) will make it worse. Is the developer prepared to work with internet providers to increase capacity?

Regards

Brian Shimmons

[REDACTED]

Bragg Creek

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - file # 03913001 gateway development
Date: January 27, 2021 10:14:42 PM

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hello.

I have a comment/question about water and sewer servicing of this proposed development.

Does the current system in Bragg Creek have sufficient capacity to supply this development?

Will there be any capacity left for other developments after this one is complete? If yes how much?

Worried this development will use so much water and sewer that there will no capacity for any other new developments.

jonn teghtmeyer

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [Division 1, Mark Kamachi](#); [Al Hoggan](#)
Subject: [EXTERNAL] - PL20200170 – A Master Site Development Plan, Gateway Village
Date: January 24, 2021 3:54:37 PM
Attachments: [20210124-Letter-Concerns about Gateway MSDP-KGT-RVC-Oksana Newman.pdf](#)

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


Hi Oksana

Please see the attached letter in regard to the MSDP for Gateway Village

Best wishes

Ken Till P. Eng.

[REDACTED]



24th January 2021

Planning and Services Development Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB.,
T4A 0X2

By email: oneyman@rockyview.ca

Attention Ms. Oksana Newman

Ladies & Gentlemen

Re: PL20200170 – A Master Site Development Plan, Gateway Village

Further to your letter of January 6th, 2021, which was not received until January 15th, we are writing to express our concerns regarding the above MSDP.

We recognise that the development will be good for businesses in the Hamlet and will attract a significant number of additional visitors and new residents to Bragg Creek. While that may be good for the community and the businesses therein, we are concerned about the significantly increased traffic flow which will be generated by the increased number of visitors and new residents to our community. Our concerns particularly relate to the increased traffic flows which will result along Centre Avenue/Twp Rd 232 leading to the West Bragg Creek Recreational Area.

Centre Avenue/Twp Rd 232 already carries a large volume of traffic, a significant proportion of which ignores the speed limit. It is not unusual to observe vehicles traveling through the 40 km/hr zone at speeds in excess of 80 km/hr. The County/Province does little to enforce the speed limit and the frequent visitors to Kananaskis Country have learned that they can ignore the speed limit with impunity. This is a significant safety concern and the County should be doing much more to ensure that the speed limit is enforced.

Our second concern relates to access to the area to the north and west of the Hamlet, there is only one single access to Centre Avenue/Twp Rd 232 and West Bragg Creek, the foolishness of this arrangement was very evident in the floods of 2013, when the bridge across the Elbow River was closed and access into and out of the area was not possible. It is well documented elsewhere that this single access poses a hazard to the safety and well being of the people living

in the homes on the north west side of the Elbow River. This requires attention to ensure that emergency vehicles can always access the area.

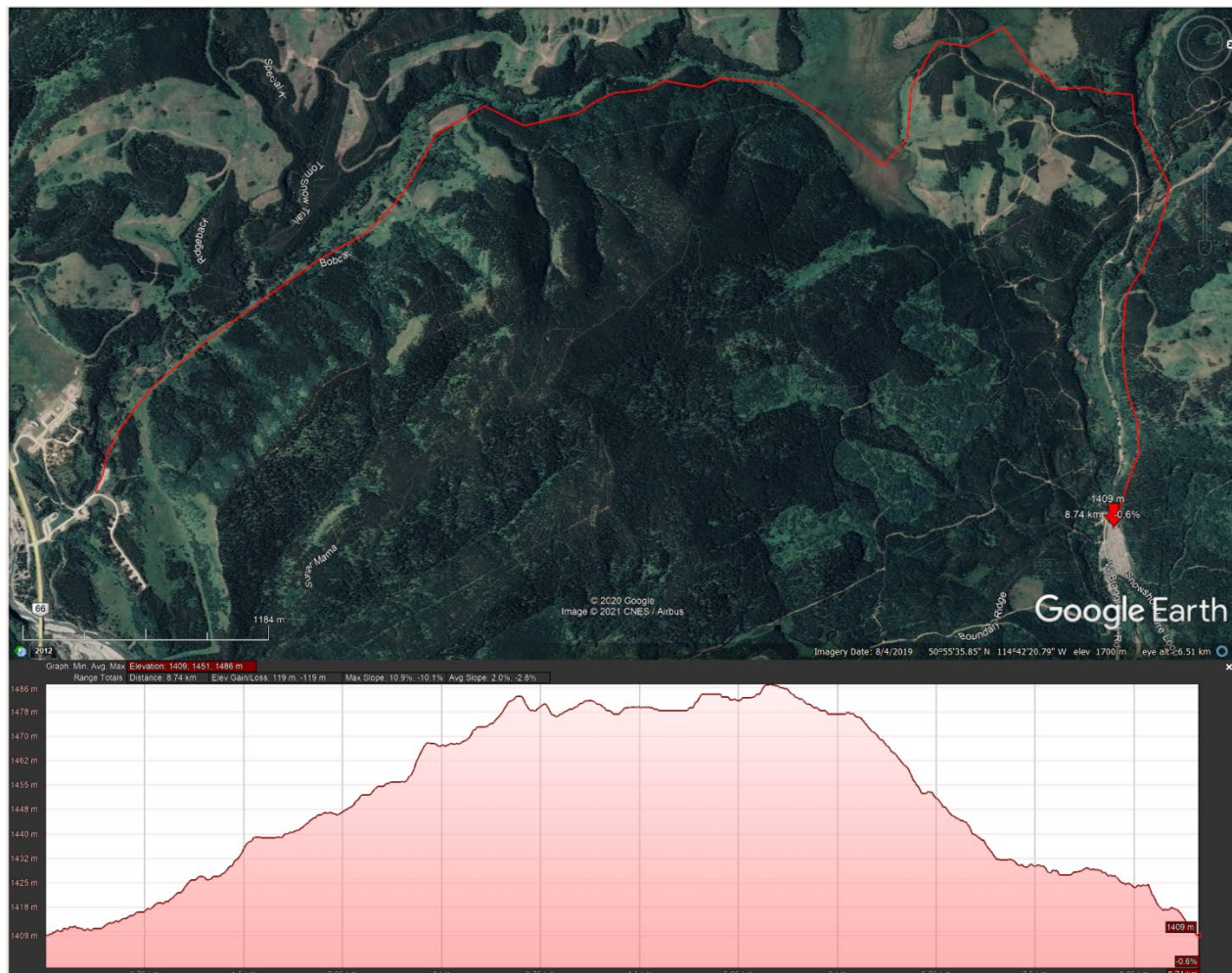
Our view is that Council should lobby the Provincial Authorities to construct a road connecting Highway 66 to the recreational area in West Bragg Creek. The image below provides a viable routing, (the red line) and it cuts through heavily logged area meaning that environmental impacts would be minimal as the loggers have already destroyed the area and habitat.



The route shown in the image is approximately 8.75 km and, at a conceptual level, suggests a road could be constructed for less than \$10 million. The conceptual route selected limits gradients to a maximum of 8% and we have provided in a second image on the following page which shows the road profile on an exaggerated vertical scale; this demonstrates, at a conceptual level, none of these gradients are greater than 8%.

If such a measure as this road was implemented by the County/Province, it would reduce traffic volumes through the residential areas of Bragg Creek and West Bragg Creek and have the

advantage of faster access to the West Bragg Creek Recreational area for all of those visitors coming from Calgary.



The suggested road would likely benefit the proposed Gateway development by enabling easy access to the Bragg Creek recreational area by travelling, at the speed limit, down White Avenue or along Highway 22 to reach Highway 66 from where visitors to/resident of the Gateway Development could quickly travel out to the West Bragg Recreational area while enjoying some stunning scenery along the way.

A further advantage of this proposal is that the traffic load on the four way stop in Bragg Creek would be reduced. This would improve the lengthy delays often experienced, particularly during the weekend but often on weekdays through the summer, for traffic trying to get into Bragg Creek or to travel north on Highway 22. Indeed it is possible that an in depth traffic study would demonstrate that the road proposed in this letter would be sufficient to eliminate the need for the traffic circle and/or traffic signals planned for the Bragg Creek Four Way Intersection.

We urge Council not to make the mistake of many other tourism-based communities, whereby visitors are encouraged to the detriment of the residents. High volumes of speeding traffic along Centre Avenue/Twp Rd 232 is a serious issue for local residents, and steps should be taken to ensure traffic is either diverted to other routes, such as the suggestion in this letter, or serious traffic calming measures should be implemented to force the speeders, anxious to get on with their recreational activities, to slow down through the residential areas of Bragg Creek.

Yours truly



Susan Harle

email [REDACTED]



Ken Till

[REDACTED]

cc Councillor Mark Kamachi
Mr. A Hoggan, CAO

MKamachi@rockyview.ca
ahoggan@rockyview.ca

January 26, 2021

Janet David
**ATTENTION:** Rocky View Planning and Development Services Department**File Number:** 03913001/03913043
03913044/03913045
03913075/03913076**Application Number:** PL20200171/0170 Gateway Village Master Plan**COMMENTS AND ISSUES RE THE PLAN:**

WATER & SEWER: This is going to be hooked up with the existing municipal water and sewer system, so who is paying for this? The Developer? Can existing users expect water and sewer costs to go down with increased number of users, as our costs are almost double of surrounding towns (High River, Turner Valley, Black Diamond, etc.). Will this affect our water pressure (especially for those south of this project). Can the current system handle the increase in water requirements? Re sewer, I have many concerns about that, as the current E-one pump system is a poor one and I have had costly repairs already within the past 2 years. We do not even have check valves on the systems that were installed on my 2 properties, which already increases the work my grinder pump system can handle. It is questionable whether a project of this magnitude could be handled by the commercial E-one system, as there have already been problems with this with commercial installs to date. There is also a concern about being south of this project that my residential pumps will have to work harder to get the sewage to the plant (a point already brought up by another hamlet resident). This would directly affect my 2 properties extremely negatively. For both water and sewer, if the developer is paying for it to be brought into his entire development, are there other costs involved with the infrastructure for both that will be passed onto us via taxes (i.e. ongoing general maintenance, etc.)?

PARKING: This is a very huge concern. What proportion square footage wise has been allotted to parking according to the plan (i.e. concrete jungle)? The biggest concern is the proposed underground parking under the Old West Mall that is designed to flood, according to Koetsier. I actually have never heard of anything so preposterous, given our extremely high water table. It certainly will flood, and with it will go the dirt and oil from cars, which apparently will be treated and put back into the river. I have no faith in this. I also cannot picture, as a resident parking my car there, a parkade that is designed to flood.....completely ludicrous. I am also not happy about the concrete parking jungle on the south side of River Dr S. All in all, a complete cluster-you-know-what.

TRAFFIC: This issue has reared its ugly head very recently and many residents are extremely concerned about the exits, especially onto Balsam Ave, both for local hamlet residents and residents coming from West Bragg across the bridge, which will become a huge bottleneck especially on weekends. River Drive S residents will also be affected, as exits onto River Dr S will lead people to driving

down to Harwood to avoid traffic waiting to travel up to White Ave/River Dr S intersection. Another concern is roadways through this relatively small parcel of land (considering the density that the housing density the developer is planning on building there, in addition to River Square/Amphitheatre/Hotel/Steak Pit etc.—wow, how much could you possibly expect to fit in there? All you need is the 3-ring circus thrown in for even more entertainment value.

DENSITY AND PARKING IN RESIDENTIAL SECTOR: I vehemently object to the number of units, the height of the buildings (Koetsier has said that he needs it to be 3 ½ to 4 storeys to achieve his desired monetary gain (PLEASE NOTE that to my knowledge there is nothing currently in Bragg Creek hamlet that is more than 2 storeys high), and the lack of adequate parking for his proposed 193? units and I strongly feel this goes against all that makes Bragg Creek the unique quiet little hamlet we all have enjoyed and loved over the years. The number of parking spots he has designated for both townhomes and apartments only equals about 1 parking spot per residence, with maybe roughly 20 extra parking spots. I cannot see this being adequate, as a large majority of people have 2 cars (even if they are just a couple), so where are all the excess cars being parked? I also cannot feature at the very least 300 to maybe 400 people that reside there trying to get out of that complex—very little thought given to this. Also, the developer does not stipulate how many townhomes/apartments will be sold or how many will be rentals. As with all projects, I assume any unsold units will be turned into rentals so the developer does not lose money if he has to sit on them until they are sold. There is also the issue of the rentals becoming a ghetto, as happens frequently with high-density housing. This developer has rented many properties in Bragg Creek over the last 15 years and the properties he rented were not kept up or maintained and the tenants do as they please re leaving abandoned vehicles/furniture etc. in their yards, which I walk past on a daily basis from my beautiful home down the street. Koetsier himself tore down one Steak Pit chalet and left construction debris including a toilet at the side of River Dr S up until the time he so graciously and benevolently donated the property to the Rocky View Foundation, complete with all the junk (which I also had to walk by daily to my home). About a year or a year and a half later the Rocky View Foundation was asked to clean up his mess. His rental at 77 River Dr S (across from my home) had junk remaining in the yard until about a year ago (6 years or so after he bought it). He only cares about buying up properties for development (if he actually does carry it through or instead decides to abandon the entire project) in order to profit from the eventual development. In summary re rentals, I am very worried about them turning into a ghetto with undesirable tenants. Also I would like to know what price range these residential units are in?

MULTI-USE: As mentioned above, this is way too complex a plan for this little parcel of land. While the proposed architecture is pleasing (except for the height, which I do not wish to see over 2 storeys), I simply do not see how you can tastefully or logistically fit all of this (hotel/amphitheatre/residential/skating ponds/River Square (i.e. teenage nightly hangout)/streets with more parking)/commercial) into this parcel. If I wanted to live in a Canmore or Banff type setting, I would already be there. Re the commercial, do we really need more restaurants/food establishments/shops? The 2 existing malls are dead and have been for some time. Will that be taking business away from them when some have been struggling here for years already? Will these empty bays be filled when everyone is shopping at the new trendy Gateway shops? I consider it totally unfair.

LIGHTING: Koetsier mentions that lighting will be dark sky compliant. I don't see how, as another part of the charm of Bragg Creek is no street lights except on major avenues.

VEGETATION: If Koetsier is allowed his development to proceed, there will not be a mature tree left on this parcel (perhaps on the perimeter of the gigantic parking area off River Dr S). Bragg Creek is, and

always has been, about nature/dark skies/wildlife (and what about them). You simply cannot replace these 100 year old trees. The municipal water system installation took away all the road allowance trees in 2014/15 and the flood mitigation (2-year project and way behind schedule) currently underway has destroyed every tree along the river bank. The Elbow River has been reduced to a pile of rubble, leaving a completely ugly riverscape, complete with concrete wall/walkway, etc. I fail to see the beauty in that. This is not what Bragg Creek is about.

TIMEFRAME TO COMPLETE PROJECT: Koetsier has estimated that the time to complete this project will be 5-7 years. So in addition to the disasters noted above, hamlet residents will now have to endure another 5-7 years (and probably more with Koetsier's track record) of construction mayhem. Then there will be the eventual construction of the seniors complex, with extended construction time. Living with all of this mess from 2013 flood through all of the rest is a bit much to take—so, all in all we will have undergone about 14 years of steady construction and chaos if it takes until 2027 for Koetsier to complete his project. I wouldn't call this progress or anything desirable.

In summary, this an extremely comprehensive plan which requires extensive re-zoning to satisfy Koetsier's needs (thankfully his request to close off River Dr S was dropped). I have suggested to him that a better plan on this relatively small parcel would be to build new single family homes or possibly tasteful duplexes (no greater density than that) on approximately 1/3 acres parcels in keeping with residential homes in the adjacent neighbourhood. These are the people that need to look at the new development every day. Koetsier does not even live, or seem to want to live, in the hamlet. I strongly object to anything more than 2 storeys. The type of development I suggested to him in his survey (with no response from him to date) would fit in with the hamlet and be much easier for Koetsier to complete in a much shorter timeframe. I don't see why he is trying to create a mini-hamlet within a hamlet, other than he is attaching his name to it. This project may be his big dream, but he doesn't have to squash residents' small dreams (peace, tranquility, dark skies, wildlife, little traffic, non-commercial, uniqueness and character and charm of Bragg Creek). There are many more comments I could make, but definitely do not believe the proposed uses are compatible with the other existing uses in this neighbourhood. I respectfully submit this for your serious consideration.

Janet David



From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - App Numb3er PL20200171/0170 Bragg Creek MSDP
Date: January 26, 2021 12:00:19 PM

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

As this development represents a significant portion of Bragg Creek, having only made application in December 2020 and wanting approval by Spring 2021 in the middle of the Covid crisis is very insulting to this 21 year resident of Bragg Creek as it ensures that there is no in person feedback to Gateway, Rockyview County Planers or its elected officials. Due to the magnitude of the project, public in person input is required prior to a MSDP being approved is required and fast tracking without any consultation this process for such a significant development in 3 months is inappropriate.

Gateway claims that “ Dick Koetsier has been “informally “engaging adjacent property owners, Bragg Creek residents and the business community about the future of the Hamlet and his development plans”. Unfortunately this informal process has not included impacted residents such as myself, reinforcing the need for public consultation and in person meetings once they can be held again prior to approving a MSDP.

With a number of residential and commercial developments in various stages of planning for the hamlet a number of issues arise but not limited to:

1. Lack of a comprehensive master traffic flow impact and plan from Rockyview that encompasses all potential new residential and commercial developments for the Hamlet and surrounding lands. What is the estimated population and what traffic flow planning has been completed for review by residents? Gateway asks only for comment on onsite road design.
2. Traffic noise, what is the cumulative impact of these developments and what is the strategy to mitigate it?
3. Details regarding parking is limited to a requirement for 485 spots, how was this determined based on what assumptions?
4. Surface water run off management plan?
5. Environmental impact on the Elbow River?

Regarding the development, it seems some planning has been done that at a high level is interesting but due to the lack of public consultation and details available it is difficult to comment further.

However one area that I have great concern is the impact this development will have on our quiet enjoyment that Bragg Creek has afforded us for the 21 years we have lived here. Specifically the Amphitheatre will directly impact that quiet enjoyment and will be an unwelcomed intrusion into the rural life we enjoy across the River from the development. Gateway indicates they will be having live music playing on a regular basis.

“From your seat on the patio overlooking the Elbow River, you hear live music from the nearby amphitheatre floating up through the trees and providing a lively and enjoyable soundtrack for this unexpected get-away.”

Bragg Creek is not and nor do we want it transformed into a Canmore type of noisy environment so

the Amphitheatre and any outdoor venue that would increase noise should be removed from the plan. Although I might enjoy Skuzzy & the Woodticks at the Powderhorn, I do not want to have them in my backyard on a regular basis ruining my quiet evening. The fact that this feature was included shows the limited or total lack of public consultation with impacted residents that Gateway claims to have completed.

Regarding Phase 1 specifically, there is very limited information available to comment on and since they want to begin construction on this in 2021 (is my understanding) it requires additional details prior to providing comments in detail, such as what is in the "Mixed Use Redevelopment Area", parking plan, traffic management to access Phase 1 off of Balsam etc. Additional information is required to make further comments other than regarding the Amphitheatre.

So my request to the County of Rockyview is to delay this fast tracked (3 month) approval until full and complete in person public consultation can be completed and directly impacted residents be fully consulted as this has not been done as Gateway claims.

Bryan Lankester

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File #03913001/03913043/03913044/03913045/03913075/03913076
Date: January 23, 2021 11:48:05 AM

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To Oksana Newmen,

Regarding
File #03913001/03913043/03913044/03913045/03913075/03913076
Application #PL20200171 / 0170

As a resident in the hamlet and storefront business owner (Branded Visuals in the Trading Post Mall) I am excited to show support for the Gateway Development in Bragg Creek. It is a long time in the making and will be a huge boost to the future sustainability of our area.

Yes, I cherish the quiet and darkness we've grown accustomed to, but our future is bleak without the addition of greater density, the potential of village status, and proper accommodation for the hundreds of people visiting Bragg Creek that would like to stay a few days and support local businesses in the area.

Dick Koetsier has my full support and I trust the County will provide the same.

Cheers,

Bob Cook
Branded Visuals Inc.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [J. Everest](#)
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Application #: PL20200171/0170, File #: 03913001/039130143, 45, 76
Date: January 25, 2021 12:00:03 PM

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

Hi Oksana. We live 200 meters down the street at [REDACTED] in Bragg Creek. I think that this development would be great for Bragg Creek but only if the county made some road and traffic improvements first. With traffic through Bragg Creek by residents as well as for tourists to Kananaskis Park and for West Bragg Creek Park (mountain biking and hiking) it is already incredibly busy at certain intersections at certain times of the day. Especially so on weekends. If the development was to be approved without any additional traffic/pedestrian improvements (traffic lights, 4-way stops, roundabouts and crosswalks), it would be a traffic nightmare that could cause huge traffic delays/jams, accidents, deaths and injuries. This would be in no one's best interest and the county could be held liable for negligence in ensuring the proper planning for the community and it's safety. However, if the county already has plans that will be completed before the completion of the development, then this could be an incredible development that would be good to all stakeholders. I hope these comments provide the county with constructive feedback from a long time family of Bragg Creek. Thank you.

--

Regards,

John N. Lowry



From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Redesignate
Date: January 23, 2021 7:53:58 PM

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

File # 03913001/039130403
#0391044/03913045
03913075/03913076
Application #PL20200171/0170

PL20200170 A master site Development Plan Gateway Village

This is a excellent plan for the Br.Creek main area with a public parking and some housing . Possible job opportunities for local residents . I like it, that might even lower our price for water and sewer. Keep this project moving ahead !!

Regards
V. Kunes

Sent from my iPad

January 13, 2021

Attn: Oksana Newman
Rocky View County
262075 Rocky View Point
Rocky View County, Alta.
T4A 0X2



Dear Madam:

RE: Application #PL20200171/0170 Gateway Village

I am writing in support of the redesignation to Direct Control of the 6 parcels and road allowances as outlined in your January 6, 2021 letter. This project which will change the face of Bragg Creek forever should be under Direct Control for the following reasons:

1. Size of the project – a project this large should be under Direct Control because it has so many facets. Location of the project near the Elbow River and in the heart of Bragg Creek adjacent to the Balsam Ave. Bridge has implications for the health of the river and on residences already in the community.
2. Design of the project – needs to be under Direct Control to ensure it doesn't become another eyesore like the Esso Station at the entrance to Bragg Creek and is actually of benefit to the whole community.

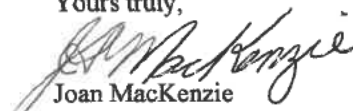
As for the Master Site Plan, I do agree that Bragg Creek needs more housing choices and a place for overnight accommodation. However, I do have some concerns as follows:

1. Traffic: It's a great idea to close off the property to through traffic and provide lots of on-site parking, but this doesn't address issues at the exit points. Hopefully the proposed new traffic circle addresses congestion at White Ave. and Hwy. #22. The main concern here is the traffic onto Balsam Ave. That area is already a "choke point" for tourist and local traffic heading out to or coming from West Bragg Creek or Wintergreen. Sitting at the stop signs at River Dr. N. or at the shopping centre mid-week too often reminds me of Glenmore Trail at rush hour. It's even worse on the weekends. Tourists, conspicuous by their loaded bike racks, often totally disregard the 3-way stop or the posted speed limits in the community and on West Bragg Rd. More cars trying to impatiently exit this development will only exacerbate already existing problems.
2. Lighting: What measures will be enforced to ensure that our community follows the "dark sky" rules? Most of us moved to this community to get away from the "never quiet; never dark" city and would not like to see this asset taken away by a large development.
3. Why are there 2 ponds? Are both of them storm ponds? Will environmental regulations permit the developer to drain the ponds into the Elbow River if they begin to overflow?
4. There appears to be parking behind the Old West Mall? How will this be accessed if the exit to the east of the Old West is scheduled for closure?

Should this project move forward, both the needs and concerns of potential newcomers and current residents need to be seriously considered. Too often, those who currently live in an area are ignored. A project of this magnitude should bring a community together, not tear it apart as many past projects have done. We have a unique area here in Bragg Creek and it would be a shame to turn it into another Banff or Canmore tourist trap.

Thank you for taking the time to address my concerns.

Yours truly,


Joan MacKenzie
Hamlet Resident

From: [Valued Customer](#)
To: [Oksana Newmen](#)
Cc: [PAA Development](#)
Subject: [EXTERNAL] - Fwd: Positive Support for Gateway Project
Date: January 26, 2021 4:02:00 PM
Attachments: [image002.png](#)

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

Hi Oksana,
A Bragg Creek resident asked that I forward you his letter on his behalf.

Thank you for all your help,

Yours very truly,



Dick Koetsier President



gateway.ca

Begin forwarded message:

From: Brent Moore <[REDACTED]>
Subject: Positive Support for Gateway Project
Date: January 26, 2021 at 11:16:16 AM MST
To: "[REDACTED]" <[REDACTED]>

Hi Dick,

As a resident in West Bragg Creek since 2015 it is extremely exciting to finally see an incredible new project at the approval stage. I am certain the amount of time and energy you have put into this will result in a completed project that will elevate Bragg Creek to its long overdue potential.

I expect Rocky View County will be vastly supportive as the completion of this project

will enable small businesses to survive the winter and make some previously uneconomic ventures make sense for entrepreneurs. Last summer thousands of Calgarians came to Bragg Creek, many for the first time, and this project will drive a sharp uptick in home values both in the Hamlet and West Bragg. My tax assessment with RVC has gone down over the last 6 years and I am confident your project with reverse that course.

I have recently launched Starlink highspeed internet at my home which truly solves the lack of cell service and internet bandwidth issue that also has significantly diminished home values. With the new “work from home” trend, that is here to stay, your project is a great idea who’s time has come!

As a small business owner and resident it has been clear that the lack of a hotel has left an enormous amount of local revenue on the table. Last time my parents came down from Grande Prairie they stayed in Cochrane at the Super 8.

The key attribute of your project is the residential capacity. Bragg Creek needs more residents. Those residents need to be high density in the Hamlet.

With the new 36M flood mitigation project nearing completion your project with help recover those enormous costs but putting the adjacent land to use. I assume RVC recognizes the tax revenue opportunity all too well.

The amount of Corporate Golf events that can head into Bragg afterwards and get a hotel for the night will be significant. Weddings and Couples retreats are a given.

The traffic now hitting the Bragg Creek Trails is noticeable. Things only get better with more people.

I could go on and on but wishing you a fast and focused approval process. I just wish the old ski hill at Wintergreen could get put to winter use somehow. And a curling rink.

Let me know if there is anything else I can do to help make this a reality and know for certain that my In-Laws / Parents will be interested in purchasing a townhouse – maybe 2.

Good Luck!!!!

Thank-you,

Brent Moore - President
Rocky Mountain Bison Company

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: [Evan Neilsen](#)
To: [Oksana Newmen](#)
Subject: FW: [EXTERNAL] - Gateway Village Attn: Oksana Newman
Date: January 26, 2021 8:08:41 AM

Hey Oksana – letter regarding Gateway in Bragg.

Cheers,

EVAN NEILSEN
Development Assistant | Planning Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-7285
ENeilsen@rockyview.ca | 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.

From: Bragg's Korner Kitchen <[REDACTED]>
Sent: January 24, 2021 6:27 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Gateway Village Attn: Oksana Newman

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

Regarding: Gateway Village

Attn: Oksana Newman

I am the owner of a small business located in Bragg Creek as well as a resident. I would like to express my full support for the Gateway Development proposed by Dick Koetsier.

I have watched communities such as Cochrane and Canmore explode with tourism and increased business to the retail markets over the last 25 years while Bragg Creek has remained dormant. The Gateway Village will not only create jobs and provide affordable accommodations, but it will greatly increase the number of visitors to Bragg Creek which our business community desperately needs.

I sincerely hope you will approve The Gateway Village so that Bragg Creek can not only survive but thrive as well.

Please feel free to contact me should you have any questions.

Thank you for taking the time to review my support.
Sincerely,

Birgit Schmitt
CEO, Owner
Bragg's Korner Kitchen



From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - File Numbers: 03913001/03913043, 03913044/03913045, 03913075/03913076
Date: January 14, 2021 11:42:53 AM

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

Regarding Application No. PL20200171/0170, please be advised that I, Michael Shea (sole executor of the Estate of Mae Laura Lorraine Shea and, in addition, sole beneficiary to LSD's 1&8 of SE1/4-14-23-5-W5-excepting out the 4.1 acre parcel owned by Michael and Shelley Shea) hereby support the "Master Site Development Plan, Gateway Village, Mixed-use Development" in the Hamlet of Bragg Creek.

Respectively submitted,

Michael Shea
Executor for the Estate of Mae Laura Lorraine Shea

From: [REDACTED]
To: [Oksana Newmen](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - File Numbers: 03913001/03913043, 03913044/03913045, 03913075/03913076
Date: January 14, 2021 11:36:08 AM

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

Regarding Application No. PL20200171/0170, please be advised that we, Michael and Shelley Shea (the owners of that certain 4.1 acre parcel within the E 1/2 of the SE1/4-14-23-5-W5) hereby support the “Master Site Development Plan, Gateway Village, Mixed-use Development” in the Hamlet of Bragg Creek.

Respectively submitted,

Michael and Shelley Shea

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Fwd: Gateway Village
Date: January 16, 2021 7:59:49 AM

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

Hi Oksana,

Hope you are doing well. We received a letter concerning the Gateway Village development proposal. We fully support the proposal and think it is what Bragg Creek needs. Hopefully the intersection on 22 will be fixed before then!

As an aside the West Bragg Creek trails are very busy which is great as people are getting outside. However Center Ave and West Bragg Road are not meant to take that volume of traffic. If West Bragg Trails is to develop more which is fine for us - could they try and develop the trails in a way that much more access could be had from highway 66? This Highway is designed better for the flow. No big deal, just a comment.

Have a great day,

Janet & Tor Wilson

From: [REDACTED]
To: [Oksana Newmen](#)
Subject: [EXTERNAL] - Gateway Village PL20200170
Date: January 28, 2021 4:51:05 PM
Attachments: [Gateway Bragg Creek.pdf](#)

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

Dear Oksana,

Please confirm receipt of the attached letter of support for the above noted development. I apologize for my late response. Please advise if my letter will be included with your circulation.

Thank you,

Dwayne Zaba

[REDACTED]
[REDACTED]
[REDACTED]

January 28, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attn: Oksana Newmen ONewmen@rockyview.ca Re: PL20200170

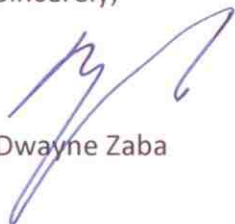
As a current Bragg Creek resident and retired business owner, I am writing this letter in support of the Gateway Village development. For over a decade I operated a real estate brokerage that focused exclusively on helping people buy and sell property in the greater Bragg Creek area. Due to the nature of my business, my clients provided me with detailed information on the type of property that appealed to them and I'm writing to advise you and your associates that there is a great need for the Gateway Village development proposed by Richard Koetsier.

The hotel, conference centre, spa and wellness facility would help to attract, retain and employ people, while enhancing the viability of existing facilities and businesses. Our community centre would host more events, like weddings, as the hotel would provide a place to accommodate guests. Additionally, the hotel would enable us to attract many more visitors to our community, eager to explore Kananaskis Country and patronize Bragg Creek restaurants and businesses after a hard day of play. The hotel would employ many people, thus enabling our community to attract and retain more residents and families. Additionally, the recent significant infrastructure investments that have been made by all levels of government in the community of Bragg Creek would be far better utilized and enable the County to increase and diversify their taxation base.

The proposed new housing would also serve to attract and retain more residents. Many of the clients that I have sold property for have told me that acreage living requires too much of their time, but would gladly remain in the community if they had a place that they could "lock and leave," enabling them to travel for extended periods of time during retirement. Additionally, many young families that come to Bragg Creek to recreate cannot afford acreage property, and have conveyed that they would gladly move to our community if more affordable housing were available. The housing diversity in the Gateway Village would enable many more families to live in our community, increasing the viability, vibrancy and size of our business community.

Bragg Creek is a great place to live, play and raise a family; the Gateway Village development will enable many more families to live their dream and help us as a community realize our dream of being the *Gateway to Kananaskis*.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dwayne Zaba', with a stylized flourish at the end.

Dwayne Zaba

Logan Cox

From: H Kunes <[REDACTED]>
Sent: April 20, 2021 9:43 PM
To: Logan Cox
Subject: [EXTERNAL] - Fw: Public hearing

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

From: H Kunes
Sent: April 20, 2021 9:31 PM
To: legislativeservices@rockyview <legislativeservices@rockyview>
Subject: Public hearing

Notice of Public hearing May 4, 2021
Application number: PL20200171

To whom it might concern:

I'm Vaclav Kunes a long-time resident of Bragg Creek . I like to support the future Gateway project in downtown of Bragg Creek. This is finely good news for dying Bragg Creek. This project can also help insert some live in our beautiful Community Hall down the road and beatify all the area nearby.

Thank you
Regards V. Kunes

Michelle Mitton

From: Connie Cockshutt [REDACTED]
Sent: April 21, 2021 2:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern,

My husband and I have lived in Bragg Creek for 28 years. Over this time, we have seen a lot of growth here, some of it good and some bad.

We now have an opportunity for a suitable development in our hamlet to be built by someone who really cares about our community and lives nearby, who is involved in meetings and social gatherings that make our community what it is and what it could be in the future. Dick has been trying to make Bragg Creek a better place to live, to grow up in, to retire in, to socialize in while still being respectful of the surroundings since before the big flood of 2013.

Gateway Village is a well thought out plan that takes into consideration all the forward planning and recommendations of the many groups committed to positive growth and development in Bragg Creek. We know that change will happen, so why not have this headed up, built and followed up by someone who cares, has the knowledge, is committed to the community and will see this positive change to its completion and beyond.

A conference center/hotel and a wellness spa would be a welcome addition and interesting shops and restaurants would once again get people to stop in Bragg Creek, not just drive right by it after enjoying the great outdoor areas. Rebuilding the Steak Pit is a wonderful idea! And options for housing would be something we would definitely be interested in as we age. And all this would be done with style and an aim to revitalize our hamlet.

Dean and I are in full agreement with Gateway Village proceeding with their plans and this will make Bragg Creek an even greater Gateway to Kananaskis Country.

*Connie and Dean Cockshutt
 Residents of Bragg Creek, AB*

Michelle Mitton

From: Kathleen Burk [REDACTED]
Sent: April 21, 2021 2:25 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - Bragg Creek and Area Chamber of Commerce Developmet Support Positions
Attachments: Bragg_Creek_Development-Position-Policy (1) (1).pdf

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

To whom it may concern,

Please see the attached for the ongoing position of the Chamber of Commerce in Bragg Creek. This can also be found on the website visitbraggcreek.ca

Warm regards,

Kathleen Burk
Current President BCCC



Bragg Creek & Area Chamber of Commerce

P.O. Box 216

Bragg Creek, AB, T0L 0K0

www.braggcreekchamber.com

www.visitbraggcreek.com

Bragg Creek & Area Chamber of Commerce (BCCC)

Development Position Policy

Policy Statement

The Bragg Creek & Area Chamber of Commerce philosophically supports development in and around the hamlet of Bragg Creek. The Chamber recognizes and understands that development is necessary in order for the business community to realize an increase in economic growth and sustainability. The community will benefit overall with social diversity, as well as population and tax growth – all necessary components that make a successful, vibrant and thriving community.

Procedure

When opportunities arise to support a particular project, an ad hoc sub-committee of the board will be formed to analyze the particular development. The committee will review pertinent information to ascertain the impact on & benefits for the Bragg Creek business community. The committee will make a recommendation to the board regarding level of support of the project.

Potential pertinent information which may be considered includes:

- Size of the development
- Location of the development
- Conflict/coordination with other development projects in and around the community
- Impact on tourism
- Impact on traffic/other pressure points in the community

Committee Structure

The committee will be comprised of:
 The Vice President/Vice President Operations
 Business Liaison Director
 Tourism Director
 or other directors as determined by the executive

Draft #2: Oct. 11, 2015

Michelle Mitton

From: Jennifer Short [REDACTED]
Sent: April 19, 2021 1:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village
Attachments: Gateway Village - Bragg Creek.doc

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

Please see attached letter. Thank you,

Jennifer L. Short, PhD
[REDACTED]

Jennifer Short

[REDACTED]
Bragg Creek, Alberta
T0L 0K0

April 19, 2021

To Whom it May Concern:

Re: Gateway Village

My name is Jennifer Short. My husband and I have been residents of Bragg Creek since 2010. I'm writing to you to indicate that we do not fully support the proposed development of Gateway Village.

Of particular concern to us is the sheer magnitude of the proposal with respect to the conference center, hotel, and high-density housing. More specifically, the height of the buildings is of concern as is the overall size and scope of the project that seems to be grossly out of scale for our tiny hamlet. If approved, this project would add considerable volume and density to an already strained infrastructure. This increased density and volume would impact traffic flow in the hamlet and surrounding area. It is our opinion that, if approved, the quiet, peaceful atmosphere that Bragg Creek currently boasts would be lost. We would be in support of a smaller scale project i.e. 30-50 room boutique hotel and some high-density housing.

Of additional concern to us is that the survey that was put out on social media was not restricted to residents of the Bragg Creek area who will be most impacted by this development.

Sincerely,



Jennifer L. Short, PhD
Registered Psychologist

Michelle Mitton

From: Linda Thompson [REDACTED]
Sent: April 21, 2021 2:49 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

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

We do not support the proposed bylaw.

We live very close to the proposed development and after giving careful consideration how this will affect us and our community, we have the following concerns:

- the impact from the noise, dust, and speeding from the added traffic on our street.
- noise from the amphitheater
- more loose dogs and littering. There isn't an on-leash law in the MD of Rockyview.
- we feel the development is much too dense. The current roadways and bridge (the only access from west Bragg Creek) is an emergency and congestion concern.
- the proposal to close the back access laneway for emergency purposes to the seniors lodge and other commercial spaces adjacent is concerning.
- will have an impact on parking in other commercial spaces. The underground parking in the development proposal isn't viable because the land is on flood plain.
- the storm water storage pond on the development will be unsightly, smelly and propagate mosquitos
- will this change the atmosphere of our community that we value so much?

While we do realize the some development is inevitable, there should be a less shocking, more gentle way of integrating into our hamlet.

Linda and Brian Thompson
74, River Drive South, Bragg Creek, AB

Michelle Mitton

From: [REDACTED]
Sent: April 20, 2021 12:44 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of support - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

April 20, 2021
 Alannah Turner
 [REDACTED]
 Bragg Creek, Alberta T0L0K0

RE: letter of support for the Gateway Village Development in Bragg Creek

As a long term resident of the Greater Bragg Creek area, I am in full support of the proposed development in the hamlet of Bragg Creek called Gateway Village.

Our community must grow to survive. We require more housing alternatives, to address the need for individuals, small and young families, and seniors housing. For those like myself who may be considering the need to move away from rural acreage living, we need options for homes that will allow us to stay in our community longer. Gateway Village provides those options as well as opportunities to bring more business into our small area with the conference centre, restaurant and amphitheatre.

I have reviewed the plans and listened to the presentation and am in full support of this project. I believe the project sponsors have the best interests of our community in heart and mind and are working hard to bring much needed improvement to the Bragg Creek area.

Alannah Turner
[REDACTED]

Michelle Mitton

From: Allison Miron [REDACTED]
Sent: April 19, 2021 8:34 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for gateway village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,

I am a resident of the hamlet. I would like to share my opinion that my husband and I are very much in favor of the project moving ahead.

Kind regards

Allison Miron

Michelle Mitton

From: Barbara Kolody [REDACTED]
Sent: April 19, 2021 5:21 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Supporting Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I fully support the Gateway Village Development for Bragg Creek.

Thank You,
Barbara Kolody, Owner
Crabapple Cottage
Bragg Creek, AB

Sent from my iPhone

Michelle Mitton

From: blinda bilou [REDACTED]
Sent: April 21, 2021 9:30 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

My husband and I have lived in Redwood Meadows since 2006. As residents and business owners, we have experienced the complete lack of facilities and opportunities in this area. We feel that the Gateway Project would help to alleviate some of the following problems:

1) Increase affordable and accessible housing for our seniors and young adults starting out. Currently, everyone who cannot afford a large home has to move away which makes it difficult for families, so the housing component is crucial.

More people living in the hamlet will also help support the businesses there.

2) Restore Bragg Creek's "Destination" reputation.

It really doesn't have much to offer anymore and suffers for it. By adding a hotel, new shopping mall and conference center, we could attract people who would, in turn, spend money with local businesses and therefore improve our economy.

3) Inside vs Outside Investors

By supporting a project by someone who grew up in the community and actually wants to give back to the community instills confidence that our best interests are being considered. As opposed to an outside investor who only thinks of how much money they can make regardless of the consequences to the community.

4) Create a sense of excitement to attract tourism.

Bragg Creek has been losing businesses on an ongoing basis as, in winter, it is difficult to generate enough income. By attracting tourism to Bragg Creek all year round, it would help other local businesses to remain sustainable.

5) Instill a sense of pride and history.


By renewing the iconic "Steak Pit", featuring our native heritage at the conference center and installing/promoting local art/ artists throughout the new buildings and grounds will not only draw tourism, but will renew the way we feel towards Bragg Creek.

6) Create jobs for local people.

The construction of the project and then the ongoing operation of all aspects, will add greatly needed job opportunities and income for the people within the community.

We personally want this project to move forward, as an offer such as this may not come by our way again. We have the opportunity to improve our community, our economy and our hope in the future by supporting The Gateway Project.

I would ask that you allow it to come to fruition therefore improving the lives of all residents in the Bragg Creek and surrounding area.

Sincerely,
Blinda Bilou &
Stephen Sosnick


Michelle Mitton

From: bob@brandedvisuals.com
Sent: April 20, 2021 11:17 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Gateway Development in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

As a Resident and Storefront Business Owner in BRAGG Creek for the last 10 years, I'm wholeheartedly supportive of the Gateway project. The potential it brings for revitalization in the Hamlet ignites hope in a community battered by floods, economy and covid.

Several years back, we participated in a year long revitalization discussion that resulted in absolutely zero progress because it was a pie-in-the-sky concept crafted by outsiders. It cost us tax-payers over a million dollars ... and for what? Now the county has a chance to redeem themselves with a land-owner initiated plan that is both visionary and practical. We need it and we need it now. There should be no reluctance on the part of the county. There should be strong lobby by the county towards the province and Tsuut'ina to get this project in the ground as soon as possible.

As a resident, it adds value to both our property and experience. The idea of walking the new berm into a vibrant core is exciting. Rather than see our community die a slow death, we can look forward to growth and measured sustainability. As a business owner, I'm excited to see the collateral growth to our local economy. Overnight accommodation is a long overdue necessity and attracts visitors to more than a one day in/out fly by. Our shops and eateries will benefit from longer stay visitors.

I'm fully supportive. Please get this right!

Regards,

Bob Cook
Branded Visuals Inc.
B232, Bay 4, #1 White Ave. (Trading Post Mall)
Bragg Creek, Alberta - Canada
TOL 0K0
 Gallery: (403) 949-3000

www.brandedvisuals.com

Michelle Mitton

From: Brent Moore <brent@rockybison.com>
Sent: April 19, 2021 1:23 PM
To: Legislative Services Shared
Cc: dick@gateway.ca
Subject: [EXTERNAL] - Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I am an avid supporter of the proposed Gateway Village development in Bragg Creek and am responding to a request from the developer to send along a support letter in that regard.

As a resident of and small business owner in Bragg Creek this project is long overdue. The hamlet needs to have a larger population to support business in winter months. With the trend of “work from home” combined with Starlink internet it seems reasonable to conclude that many Calgarians may relocate to Bragg Creek going forward. Now’s the time.

The flood mitigation project is nearing completion and the area to be developed would be drastically underutilized otherwise.

A hotel is crucial to attract weddings, corporate events and weekend getaways. If you come to Bragg Creek you can’t have too many drinks at the restaurants without overnight lodging.

The developer is clearly capable of executing and the consultation process has been top notch.

Having read most of the community feedback I truly hope that those in opposition are placed in 2 distinct categories. Reasonable and Unreasonable.

One comment I read from an antagonist claimed something to the effect that “everyone” they knew was against it. These individuals should have diminished effect on decision making given there wiliness to misrepresent reality.

Let’s make this happen!

Thank-you,

Brent Moore - President
 Rocky Mountain Bison Company
 Bragg Creek, Alberta, Canada
 p. 1-403-333-4731
 e. brent@rockybison.com
 w. www.rockybison.com



ROCKY MOUNTAIN BISON COMPANY

Michelle Mitton

From: Brian Robertson [REDACTED]
Sent: April 19, 2021 2:19 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please support Gateway Village on May 4th! I moved to the area 2 years ago and I am in full support of the Gateway Development in Bragg. Every weekend Calgarians and people from surrounding areas come to Bragg to use the natural resources. This year in particular, it became very apparent that the vast majority of these people never stop in Bragg to support and giveback to the economy. They pack lunches, pillage our natural resources for the day, and then go home, rarely spending a dime in Bragg. We need Gateway to assist in attracting the cars off the Cowboy Trail and into the hamlet to stop and support our local entrepreneurs, restauranteurs, and artisans. Small businesses are a cornerstone of Alberta's economy and Bragg's small businesses need your support! Support Gateway Village!

If you speak to the DMO in any major city or tourist destination, hotel nights are the main contributor to economic activity from tourists. Gateway is going to provide a much needed hotel which will force tourists to spend money in Bragg/Rockyview and boost the economy. With Gateway and its hotel, we can launch and attract multi-day festivals and events, which will attract more tourists and many more hotel nights to the county.

I have plenty more to say about this as a concerned citizen, who wants to see my community and it's businesses thrive. If you would like to hear from me, you can reach me at [REDACTED]

Sincerely,

Brian Robertson
 [REDACTED]
 Bragg Creek, AB
 [REDACTED]

Michelle Mitton

From: bruce@limitless-calgary.com
Sent: April 21, 2021 10:15 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

Growing up I had spent a lot of time in Bragg Creek and always hoping it would continue to be. Recently after the floods I was truly worried it was dwindling. Gateway has added new hope, such a quality development is embraced by the locals.

Let us move forward , this project is done for the right reasons, I am not sure Bragg Creek will ever see such an opportunity again.

Regards,
Bruce

Bruce MacMillan
Owner

Limitless Calgary
1015 9 Av SE
Calgary, AB
T2G 0S6

Phone: 403 800 0780
[limitless-\[calgary.com\]\(mailto:bruce@limitless-calgary.com\)](mailto:bruce@limitless-calgary.com)



Michelle Mitton

From: [REDACTED]
Sent: April 21, 2021 7:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom it may concern,

This email is sent in support of the proposed Gateway Village in Bragg Creek, Rockyview County, AB. Application #: PL20200171

As 15 year residents in Bragg Creek, we believe this development will be very beneficial to the revitalization of the Bragg Creek Hamlet.

For residents & visitors alike, the accomodation, eating establishments, outdoor entertainment venues & amenities proposed, offer much needed facilities, good employment opportunities for locals, revenue & will attract more visitors & paying customers to the area & existing Bragg Creek retail businesses.

The development, from the artist impressions & plans we've seen, in our opinion will make good use & bring life to an area in the hamlet, ravaged by the 2013 floods.

The newly constructed flood mitigation berm will lend itself well to the proposed pathway promenade & restaurants, etc, + the proposed development of this area is esthetically pleasing & will compliment it well. With the commercial area of Bragg Creek, already established, in such a naturally scenic & beautiful setting, we believe the development will further enhance this area & create opportunity for people to really enjoy & appreciate the surroundings whatever the time of year.

Our only concerns are related to increased traffic near the road bridge which could cause congestion for residents & visitors in the West Bragg Ck area. We hope consideration will be given to this & additional access to the Gateway Village be made available on the hamlet side of the development as well.

Better still - an additional bridge should be built as a second exit from West Bragg Creek for more reasons than just this. Especially with the growth of West Bragg Creek trails system & huge increase in visitors in the last few years - which we also use & support!

All in all - we are in support of the Gateway Village.

Regards,

C & J Fisher

[REDACTED]

Bragg Creek
 AB [REDACTED]

Michelle Mitton

From: Carol Ann Schmaltz [REDACTED]
Sent: April 20, 2021 7:57 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village Project

Follow Up Flag: Follow up
Flag Status: Flagged

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

We wanted to email to advise Rockyview that we are fully in support of the proposed Gateway Village Project. We have seen the plans and find the entire project very exciting for the area. It is very important for the sustainability of Bragg Creek and all that the area is capable of offering. We have been residence for the last eighteen years and look forward to our future, living in Bragg Creek.

Thank you.

Carol Ann & Lari Schmaltz

Michelle Mitton

From: Cheryl McDougall <[REDACTED]>
Sent: April 20, 2021 7:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village Support

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dave and Cheryl McDougall of 52025- township Road 232 Bragg Creek Ab. T0L0K0, strongly support the Gateway development.

Mr Koetsier and the Gateway planning team are offering sustainable solutions in creating a destination that will complement the old west theme.

As residence of Bragg Creek for over 40 years we are excited for this opportunity to enhance our local businesses.

Best,

Cheryl and Dave McDougall

Michelle Mitton

From: Colleen Tubman [REDACTED]
Sent: April 21, 2021 9:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am in 100% support for the Gateway Village project, our Economy in General has been hit by hard times, and Bragg Creek suffered a flood in 2015 which took time to recover from and now we have a opportunity to make our community better by allowing this project to move forward. Bragg Creek an definitely use a face lift and this is a great way of making our beautiful community strong again. This will be beneficial for our town and community and I hope that this project gets passed. My 100% Support

Colleen Tubman
Bragg Creek Resident

Sent from [Mail](#) for Windows 10



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Michelle Mitton

From: Connie Cockshutt [REDACTED]
Sent: April 21, 2021 2:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern,

My husband and I have lived in Bragg Creek for 28 years. Over this time, we have seen a lot of growth here, some of it good and some bad.

We now have an opportunity for a suitable development in our hamlet to be built by someone who really cares about our community and lives nearby, who is involved in meetings and social gatherings that make our community what it is and what it could be in the future. Dick has been trying to make Bragg Creek a better place to live, to grow up in, to retire in, to socialize in while still being respectful of the surroundings since before the big flood of 2013.

Gateway Village is a well thought out plan that takes into consideration all the forward planning and recommendations of the many groups committed to positive growth and development in Bragg Creek. We know that change will happen, so why not have this headed up, built and followed up by someone who cares, has the knowledge, is committed to the community and will see this positive change to its completion and beyond.

A conference center/hotel and a wellness spa would be a welcome addition and interesting shops and restaurants would once again get people to stop in Bragg Creek, not just drive right by it after enjoying the great outdoor areas. Rebuilding the Steak Pit is a wonderful idea! And options for housing would be something we would definitely be interested in as we age. And all this would be done with style and an aim to revitalize our hamlet.

Dean and I are in full agreement with Gateway Village proceeding with their plans and this will make Bragg Creek an even greater Gateway to Kananaskis Country.

*Connie and Dean Cockshutt
 Residents of Bragg Creek, AB*

Michelle Mitton

From: Corry Barta [REDACTED]
Sent: April 20, 2021 2:41 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Folks,

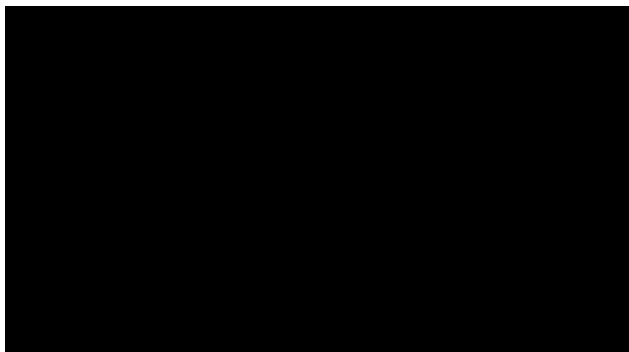
Just wanted to let you know we support Dick Koetsier's Gateway Project. We are residents of Bragg Creek and would love to see the town grow so all Canadians can experience what we have in our backyard. Bragg Creek is a hidden gem and deserves to get more attention through Dick's Gateway proposal.

The town has so much potential and the possibilities are endless! We need more development and attention to draw vacationers and visitors from around the world.

Bragg Creek is our version of "Yellowstone" and it should be shared with those looking for that unique experience on the Cowboy Trail and Old Stony Trail.

Please support the Gateway Project!

Yours truly,
Corrine Barta



Michelle Mitton

From: Dave Klepacki [REDACTED]
Sent: April 20, 2021 9:56 PM
To: Legislative Services Shared
Cc: Division 1, Mark Kamachi
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

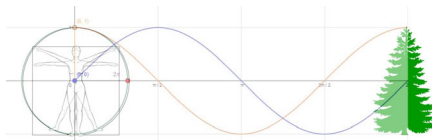
April 20, 2021

Dear Rocky View County Council:

I am writing this note in support Bylaw C-8126-2021 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020. This bylaw will be considered on May 4, 2021. I currently reside within the Hamlet of Bragg Creek and adjacent to the area of Village Gateway Master Site Development Plan, and support RJK Development's Gateway Development proposals for Bragg Creek

As a 32 year resident of Bragg Creek, I believe the Gateway Development is an excellent path forward for the Hamlet of Bragg Creek. In my view the plan provides a "right-sized" development for Bragg Creek future, with a small hotel and meeting space, an event amphitheatre, relatively dense residential units, including reasonable priced units for the young family demographic Bragg Creek so desperately needs, and green spaces for those residents and visitors to enjoy. Further, the architecture of Gateway will provide a coherent style that will better define Bragg Creek than the current mosaic of architecture present in the hamlet. The development of Gateway will also help defray infrastructure costs needed within the Hamlet and organize traffic into a better flow than currently exists.

I am happy to answer any questions you may have regarding my testimony, and can be reached at the number below.
 With regards, Dave Klepacki



Dave Klepacki, PhD

36 White Ave, Bragg Creek, Canada T0L-0K0

Cc: Mark Kamachi

Michelle Mitton

From: Dave Lynnes [REDACTED]
Sent: April 19, 2021 1:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter in support of Bragg Creek Gateway project

Follow Up Flag: Follow up
Flag Status: Flagged

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

We would like to show our support for the Gateway project. This has been well thought out and will be an exciting next chapter in our communities development. The project will not only enhance our quality of life it will also provide much needed increase in population to support our local business community.

We hope council will see the benifits of this project and approve it.

David Lynnes
Bragg Creek resident

Michelle Mitton

From: [REDACTED]
Sent: April 19, 2021 7:24 PM
To: Legislative Services Shared
Cc: Dave Rupert
Subject: [EXTERNAL] - Application #PL20200171- By-Law C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

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

David Rupert
 [REDACTED]
 23 Echlin Drive
 Bragg Creek, Alberta T0L 0K0

I support the redesignation application of PlanningPlus (Richard Koetsier/RJK Development) for the following reasons:

- Bragg Creek is in dire need of affordable housing for singles and young families
- Bragg Creek is in dire need of housing for area residents, particularly empty nesters, who want to downsize from acreages and/or single homes to a townhouse community
- Bragg Creek is in dire need of overnight accommodation
- Bragg Creek could use more employment opportunities (to employ young people and retirees)
- Bragg Creek needs a larger tax base to support ongoing services
- Rockyview needs Bragg Creek to start paying its own way and maybe a little more to RVC coffers.
- The area to be redesignated is currently occupied by raw land or tear down cabins
- Bragg Creek is the Gateway to Kananaskis and as such has great potential for the future, both as a tourist destination and as a bedroom community close to Calgary
- the Gateway development plan will raise the bar for all local development, both physical and economic
- Richard Koetsier has spent in excess of the last decade getting to know this town, its people, its culture and has developed a plan which encompasses this knowledge and respect
- Richard Koetsier has checked every box as far as community consultation is concerned
- Richard Koetsier has generously supported locals who have had economic difficulties, through the 2013 flood and COVID by reducing, and in some cases eliminating rent payments
- Richard Koetsier has repeatedly shown he cares about Bragg Creek, cares about its past and certainly cares about its future.
- Richard Koetsier is a very special member of the Bragg Creek Community.

I cannot overstate my hope council will grant this application. Bragg Creek could become the Canmore of Rockyview and we have the opportunity to do it under the leadership of a developer who has proven he respects and knows about Bragg Creeks' past and is 100% committed to enhancing Bragg Creek in the future.

Respectfully,

Dave Rupert

Michelle Mitton

From: Deb Klein [REDACTED]
Sent: April 21, 2021 11:26 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Gateway Village/Richard Koetsier/
RJK development Ltd.
BylawC-8126-2021

I am writing this letter to say I am in 100 % in favour of Gateway Village.

I agree with all aspects of this proposal as it will enhance Bragg Creek and the community. I have lived in Bragg Creek for thirty three years. I work in Bragg Creek.

Deborah Klein
48 Echlin Drive, Bragg Creek

Sent from my iPhone

Michelle Mitton

From: Edmar David [REDACTED]
Sent: April 20, 2021 2:13 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Full Support:)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

Im so glad and greatfull with the propose Gateway Village in the Braggcreek. I fully support the Gateway Village and confident that this make a huge impact in our community. It will provide more jobs for people and housing options especially me i have my small family with me.

I can feel the sincerity of the planner Mr.Dick Koetsier which he has a big heart in the community. I hope in the near future its gonna be a one known tourist destination here in Alberta.

Sincerely yours
Edmar David
Resident of Braggcreek Community

Michelle Mitton

From: Eduard Spelier [REDACTED]
Sent: April 19, 2021 1:20 PM
To: Legislative Services Shared
Cc: info@gateway.ca
Subject: [EXTERNAL] - In support of the Gateway Village in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi there,

I am writing to you in support of the Gateway Village proposal in Bragg Creek. I am a resident of Redwood Meadows and the area is definitely ready for further development. We need more housing, employment and recreation options. I sincerely hope you will approve this proposal.

Best regards,

Eduard Spelier

Michelle Mitton

From: Business Efficiencies <befficiencies@gmail.com>
Sent: April 20, 2021 12:01 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Development
Attachments: Gateway.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi there,

I have written a letter in support of the Gateway Development's proposed plan. Please find it attached. Feel free to contact me if you have any questions.

--

Sincerely,
Emily Robertson
Owner, Business Efficiencies
www.besnessefficiencies.ca

**EMILY ROBERTSON**

647.838.4654

BEFFICIENCIES@GMAIL.COM

WWW.BUSINESSEFFICIENCIES.CA

Gateway Developments

To Whom it May Concern,

I'm writing this letter in support of the Gateway Development project in Bragg Creek. My husband and I were the first two guests to go through the presentation centre, and had the pleasure of seeing the proposed development first hand. I truly believe the Gateway development is crucial to the growth and survival of Bragg Creek.

Bragg Creek attracts thousands of visitors every weekend due to its beauty, hiking trails, bike trails, motorcyclists' dream roads, and so much more. However, a lot of these visitors travel in, use the resources and trails, and leave. I believe that the Gateway development will help Bragg Creek, and the other small businesses in the hamlet, capitalize on these visitors. Currently, there are very few overnight options, or event venues to keep the visitors here for more than a couple hours. Without a hotel or equivalent, it is very limiting to the hamlet for hosting events from weddings to fundraisers. With Gateway's plans, it would open Bragg Creek up to overnight guests, and therefore the tourism money would stay in Bragg Creek, rather than coming and leaving after a couple hours.

The residential population of Bragg Creek has been increasing, and all it takes is one look at our 4-way stop on a Saturday to see the tourism traffic has increased exponentially as well. The Hamlet needs to grow to keep up with the traffic and to keep the money in the town. Without this development project, the town will remain stagnant and we will lose out on opportunity and progression. I firmly believe that Bragg Creek is a diamond in the rough, but in order for it to survive, we need to grow. Gateway Development is an incredible opportunity to help Bragg's infrastructure and growth.

It would be a huge disservice to the residents and the business owners to reject this development.

Please feel free to contact me at befficiencies@gmail.com if you have any questions or would like to discuss it further.

Sincerely,

Emily Robertson
PO Box 245,
Bragg Creek, AB
T0L0K0

Michelle Mitton

From: Eric Lloyd [REDACTED]
Sent: April 20, 2021 8:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Rocky View County Council,
I am emailing to indicate that I am in support of the subject proposed bylaw.
I believe the Hamlet of Bragg Creek is in need of revitalization.
The Gateway project has been well designed and should proceed.
Thanks for your consideration.
Sincerely,

Eric Lloyd
[REDACTED]
[REDACTED]
[REDACTED] Bragg Creek, AB [REDACTED]

Michelle Mitton

From: Gail [REDACTED]
Sent: April 19, 2021 5:38 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bragg Creeks Gateway village

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am writing to indicate my support of this development. Although I am somewhat concerned about traffic management, I believe that this type of development is long overdue!

Thank you

Gail Tate

Redwood Meadows

Sent from my iPhone

Michelle Mitton

From: Gordon McDonald [REDACTED]
Sent: April 20, 2021 11:39 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

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

From:
 Gordon McDonald & Sheryl Hayes
 20 Yoho Tinda Road,
 Bragg Creek, AB T0L 0K0

Dear Council Members,
 We are writing today in support of the above captioned Bylaw to amend land use Bylaw C-800-2020.

We are in complete agreement with the application put forward by PlanningPlus on behalf of RJK Development Limited and as are in full agreement that you pass this amendment as it supports the revitalization of Bragg Creek via the Gateway.ca development and other efforts by RVC. We are property owners on the Elbow River and have been supportive of the flood mitigation as an assurance for landowners in the area, including future investment in infrastructure and safe environments for humans and habitat. This amendment supports this community and it's path forward.

Further to this amendment, this sets up an opportunity that my company has visioned for Bragg Creek, to create a research & technology hub including a software factory once the infrastructure is in place, including housing and services for employees. With Gateway and amendments to this bylaw we are one step closer to making Bragg Creek "investable" with the benefits of an increased tax base to support the work of RVC.

Yours truly,
 Gordon McDonald
 [REDACTED]

Michelle Mitton

From: Ian Greenhalgh <ian@mmmech.ca>
Sent: April 20, 2021 4:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

I strongly support this development proposal and feel it is something that Bragg Creek desperately needs. The consultation has been excellent and the plans well thought out.

Thanks

Ian

--

Ian Greenhalgh
Moose Mountain Mechanical Ltd
Box 59
Bragg Creek
Alberta
T0L 0K0

ian@MMMech.ca

Cell (403) 471-4159

Michelle Mitton

From: Jessica Snelgrove [REDACTED]
Sent: April 20, 2021 7:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Gateway Village, Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,

As a resident of Bragg Creek, I'm writing to let you know of my support for the Gateway Village project.

I have walked through Dick's presentation of his vision, and his thought and consideration to include the existing infrastructure and expand the possibilities for Bragg is tremendous.

For Bragg to continue to be a place for families to come and grow this is essential. It will help provide the infrastructure needed for businesses to thrive, and Bragg to be more than just the place you drive through to get to the mountains.

I hope you give his project the thought and consideration it deserves

Jessica Snelgrove

[REDACTED]

Bragg Creek, AB
T0L0K0

Michelle Mitton

From: John Lyster [REDACTED]
Sent: April 20, 2021 5:15 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Project

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom it May Concern:

This letter is to inform you of my complete support for Dick Koetsier's, Gateway Project, in the Hamlet of Bragg Creek.

This type of project will undoubtedly revive this community that has been suffering since the 2013 flood. It is the right fit for our hamlet and will bring tourists and their dollars to Rockyview. We have so much to offer our visitors now with the trails in West Bragg to the sights of the Elbow Valley. Not only will new shops put individuals to work but the accommodations will be there for them as well.

With the hotel there, visitors will now have a place to stay and that's been something that has always been lacking here. We already have some of the finest restaurants in Alberta and rebuilding the Steak Pit will only enhance that. As we the residents get older and our acreages become too much for us to look after, we will be able to consider a condo option at Gateway, if one is available, rather than leaving the area.

I urge you to work with this Dick Koetsier and his vision so he can make this happen.

Sincerely; John Lyster

Past Business Owner

24 year resident of Bragg Creek

Member of the Area Structure Plan Commercial Core Committee

Michelle Mitton

From: Jorge de Freitas [REDACTED]
Sent: April 20, 2021 2:08 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

As a resident of Bragg Creek I and my family approve the Gateway project. We need development to improve the lives of people living in and around Bragg Creek. We are a touristic town closest to Calgary and yet we lack the proper facilities that go with the level of tourism we have. All my neighbors agree this project needs to go ahead.

Sincerely

Jorge de Freitas
[REDACTED]

Michelle Mitton

From: Justin Duque [REDACTED]
Sent: April 19, 2021 8:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Evening,

I am emailing to extend my support of the Gateway Village development in Bragg Creek.

My family and I will be building our home in the hamlet this year and we are looking forward to all the great things this development will bring to the hamlet in the future. The sooner this gets built the better in my opinion.

Thanks
Justin Duque

Michelle Mitton

From: Kathleen Burk [REDACTED]
Sent: April 20, 2021 7:36 PM
To: Public Hearings Shared
Subject: [EXTERNAL] - BYLAW C-8126 2021

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

As a home owner and resident of Bragg Creek since 2007 I am supportive of the Gateway Project.

Regards,

Kathleen Burk
19 Bracken Road
Bragg Creek AB T0L0K0

[REDACTED]

Michelle Mitton

From: Kelly Kangles [REDACTED]
Sent: April 19, 2021 5:42 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

As residents of Bragg Creek for 13 years, we are in favour of the exciting plans for Gateway Village. We feel that our beautiful hamlet has such potential but is missing the proper development that will be attractive to residents, visitors and the business community. The boost to our local economy would also be welcome, and bring added support and investment that for more infrastructure and opportunity to our community. It's no secret most Bragg Creek residents feel we pay very high taxes and get little service in return. Having other revenue streams other than your residents would be good for all and result in a more attractive area.

The people, the traffic and new residents are already coming to Bragg Creek. So let's have our hamlet better planned, better served, so we all have more reason to keep our money in our local community.

Thank you.

Kelly & John Kangles
Bragg Creek

Michelle Mitton

From: Kelty Latos [REDACTED]
Sent: April 19, 2021 2:14 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Gateway!

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello!

We're a young family who moved to Bragg Creek in 2017, and we support the Gateway development. I have been active in several community groups involving rural internet (Bragg Creek Connect) and community theatre (Swamp Donkey Musical Theatre) and I believe in giving back to my community.

We love our community, but there has been almost no economic growth for decades. Gateway can tap into the renewed interest in the area and bring jobs and businesses as well as a thriving town center. The property slated for Gateway will finally be utilized, and in a way that supports business and community.

Yes, this could change the nature of the community. But change will happen one way or another, either through growth and opportunity, or stagnation and withering as residents age out of the area.

We are excited for the new development, and eager to share our community!!

Kelty, Mark, and Ash Latos

Get [Outlook for Android](#)

Michelle Mitton

From: Kyle Dobson [REDACTED]
Sent: April 21, 2021 2:27 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

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

Good afternoon.

My name is Kyle Dobson. My wife, Leanna, and I are owners of the residential property 53 River Drive South in the hamlet of Bragg Creek. Our property is directly across the street and immediately offsetting the proposed Gateway Village.

We are writing to express our overwhelming support for this project.

Throughout the last 3 years Dick Koetsier and his team have been excellent in their communication and solicitation of feedback. And unlike most developers and government consultations, the Gateway team has actually acted on the feedback and made changes to make the development even better!

While this development looks quite large scale, it is important to remember that it will be constructed in phases so the population of the hamlet will not double overnight. We believe that the design incorporates the right amount of residential and commercial space, and also provides for various density of residential housing. The development restrictions proposed will ensure the new buildings are fitting for the location.

We did discuss a couple of concerns with Dick during the open house. Our first concern was regarding parking and to ensure at least 2 on-site parking stalls are provided for all residential dwellings. We do not want overnight parking on River Drive South. Dick took this feedback and has assured us that he believes that parking is key and will be addressed in the residential development restrictions. We also wanted to ensure that all additional expenses for maintenance, water, sewer, and roads would not result in increased taxes for existing properties. Dick informed us that all of this would be covered by the Development and the County would not be increasing our taxes to support the development.

Leanna and I plan to move to Bragg Creek permanently after our son graduates high school in 10 years and to retire in the community. We believe that the Gateway Village development will improve upon and compliment the things we love about the hamlet.

I can be contacted at [REDACTED] if you'd like any additional comments.

Thank you for your time and consideration,

Kyle Dobson

Michelle Mitton

From: Laura Mislan [REDACTED]
Sent: April 19, 2021 2:43 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for proposed Bylaw C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

I, Laura Mislan, and my husband Jeffrey Woodgate, are residents of Bragg creek - we live in the "Hamlet expansion zone" at:

50037 East Park Place
 Bragg Creek, AB, T0L0K0
 [REDACTED]

We also own and operate a small local business registered with the Bragg Creek Chamber of Commerce - Alberta 66 Mountain Biking, 1987357 Alberta LTD.

We fully support the Gateway Village proposed development, Application Number PL20200171, to consider Bylaw C-8126-2021, we also support the development plan PL20200170 and road closure application PL20200054.

As residents of Bragg Creek, and operators of a business that attracts tourists to our region, we see the need for more accommodation, especially a hotel, as well as affordable housing for lower income residents. This development would also provide more employment for locals who wish to work in the Hamlet of Bragg Creek.

We fully support this development. thank you,

Laura Mislan
 [REDACTED]

Michelle Mitton

From: Laureen Harper [REDACTED]
Sent: April 19, 2021 1:41 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Application Number: PL20200171

Follow Up Flag: Follow up
Flag Status: Flagged

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

My address is 55 Bracken Point
Legal: [NE-12-23-05-W05M](#)
Name: Laureen Teskey-Harper

I am writing this email in SUPPORT of the application of Richard J. Koetsier

I will live across the river from this development and will drive/walk by every day.

Bragg Creek needs development. And we need places for people to live and stay.

Laureen Harper

Michelle Mitton

From: Mark Barton [REDACTED]
Sent: April 20, 2021 12:39 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

I support the development as Bragg Creek needs the boost in the economy instead staying with the old way I lived out here since 1974 as my sister got her first job at 14 in the Steak Pit and she just turned 60. Yes we need this.

Sent from my iPad

Michelle Mitton

From: ManyLegs Pet Grooming & Supplies <eeason@telus.net>
Sent: April 20, 2021 3:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am writing to Rocky View County to give my support for the Gateway Village project in Bragg Creek. As a business owner (and resident) in the hamlet we need to have any and all manners of infrastructure in the hamlet. Mr. Koetsier's vision is a great idea for Bragg Creek. I have lived out here for 24 years and the only thing that was built was really rebuilt, the gas station (Esso) several years ago.

We need to have people with great vision for our area and Mr. Koetsier seems to be the person out here that has tried for years to make Bragg Creek better. I give him all the support he needs to make this project happen. I hope and wish that Rocky View County will allow him to go forward with his plans.

Respectfully,

Michael Dennison

--

Michael & Murray
 Many Legs Grooming & Pet Supplies Inc
 403-949-3555
 "Nurturing The Human-Animal Bond"

Michelle Mitton

From: Stan Anguelov [REDACTED]
Sent: April 21, 2021 11:39 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Application # PL20200171 (Gateway Village)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Morning,

I am writing to you to express our support for Application # PL20200171 (Gateway Village)

We think that the proposed development by Dick Koetsier is a needed step for revitalization of Bragg Creek.

The proposed development is something that is in line with the analyses and ideas of RVC and the community meetings that we had for revitalization of our town.

Businesses are hard to survive without more people living here and using the services.

Just a year or so ago, the only grocery store that we have was about to close its doors.

One of the plaza is a ghost area with most of the units empty.

The proposed development will fit perfectly in our town and it blends with the surroundings very well.

Best Regards,

Mihaela&Stan Anguelov

Roll #03910048

Owner # 20131181

Michelle Mitton

From: Morgan Portet <Morgan.portet@tkmsgroup.ca>
Sent: April 21, 2021 8:03 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good day;

We would like to send a note in support of the Gateway project in Bragg Creek. It is a great endeavor and we hope that Rockyview consider this and accept the application.

Thank you.

Morgan Portet

CEO / Managing Director

587 888 9154 | [1-877-651-0398](tel:1-877-651-0398)
999 57 Ave NE #100, Calgary, AB
T2E 8X9
Morgan.portet@tkmsgroup.ca
www.tkmsgroup.ca



Providing safe innovative solutions from the ground up

Michelle Mitton

From: Peter Hunt <peterhunt@385consulting.com>
Sent: April 21, 2021 3:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

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

I'm writing to express strong support for the concept of Gateway Village in Bragg Creek.

The hamlet is very much in need of fresh economic activity, bringing more visitors to actually spend some time in the hamlet, rather than just passing through en-route to the new bike trails.

From what we can tell, the developers have gone to great lengths to consult with the local community and their physical neighbors. The reputation of the developers is a responsible one and this is the kind of development which we would very much welcome in the area.

Yours,

Peter Hunt

Peter Hunt



Canada: +1 403 617 7464
UK: +44 (0) 7731 597 759
www.385consulting.com
Box 385, Bragg Creek, Alberta
T0L 0K0, Canada

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Michelle Mitton

From: Pramod patel <braggcreekckr@yahoo.com>
Sent: April 21, 2021 12:03 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support - Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054)
Attachments: Gateway Development - Letter of Support (Carl's Jr. Braggcreek).PDF
Follow Up Flag: Follow up
Flag Status: Flagged

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

Bragg creek Carl's Jr.
Bhavani Food (Canada) Corporation

Unit No. 102, 7 Balsam Avenue,

Bragg Creek, T0L 0K0

Calgary, Alberta

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Reshmaben Patel (Director) – Bhavani Food Canada Corporation O/P Carl's Jr. Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.

Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
- Increase population and bring lots of Businesses.
- Increase and support local businesses.

- Complete development as per Bragg Creek revitalization plan
- Create jobs during construction and will create long-term jobs to promote a healthy and resilient local economy.
- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (587)999-1676.

Sincerely,

Reshma Patel

(Director)

Please find attached Signed Letter



Bhavani Food (Canada) Corporation
Unit No. 102, 7 Balsam Avenue,
Bragg Creek, T0L 0K0
Calgary, Alberta

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Reshmaben Patel (Director) – Bhavani Food Canada Corporation O/P Carl's Jr. Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.


Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
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- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (587)999-1676.

Sincerely,


Reshma Patel
(Director)

Michelle Mitton

From: Pramod Patel <braggcreekesso@yahoo.com>
Sent: April 20, 2021 8:52 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support - Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054)
Attachments: Gateway Development - Letter of Support (ESSO Braggcreek).PDF
Follow Up Flag: Follow up
Flag Status: Flagged

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

Bhavani (Canada) Corporation
Unit No. 100, 7 Balsam Avenue,
Bragg Creek, T0L 0K0
Calgary, Alberta

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Pramodkumar Patel (Owner) – Bhavani Canada Corporation O/P ESSO Gas Station - Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.

Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
- Increase population and bring lots of Businesses.

- Increase and support local businesses.
- Complete development as per Bragg Creek revitalization plan
- Create jobs during construction and will create long-term jobs to promote a healthy and resilient local economy.
- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (403)702-1540.

Sincerely,

Pramodkumar Patel

(Owner)

Please find attached Signed Letter

Bhavani (Canada) Corporation

**Bhavani (Canada) Corporation
Unit No. 100, 7 Balsam Avenue,
Bragg Creek, T0L 0K0
Calgary, Alberta**

April 19, 2021

To whom it may concern,

RE: Letter of Support

This letter is to confirm that I Pramodkumar Patel (Owner) – Bhavani Canada Corporation O/P ESSO Gas Station - Bragg creek **SUPPORT** Village Gateway Master Site Development Plan (PL20200170) and Road Closure Application (PL20200054), Located in the Hamlet of Bragg Creek.

Please find below Reason for our support.

- Unique & Sustainable development in the heart of Bragg Creek
- Complete positive change of current Bragg creek image and local business and resident perspective.
- Very well-organized Phase development Plan
- Increase population and bring lots of Businesses.
- Increase and support local businesses.
- Complete development as per Bragg Creek revitalization plan
- Create jobs during construction and will create long-term jobs to promote a healthy and resilient local economy.
- Condominiums, townhouses, and rental apartment units will provide both young, families as well as senior residents.
- Lots of amenities and major attractions.

There are many other lots of positive benefits from this development. We highly recommend and complete support Gateway village development.

Should you have any questions, please do not hesitate to contact me at (403)702-1540.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. G. Patel", written over a horizontal line.

Pramodkumar Patel
(Owner)

Michelle Mitton

From: Richard Brown [REDACTED]
Sent: April 21, 2021 3:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village, Bragg Creek

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

Hello Rocky View,

As a current resident of Bragg Creek and a former member of the Bragg Creek Revitalization Committee I want to express my support for the Gateway Village proposal submitted by Dick Koestier and Gateway Developments. The proposal is consistent with the purpose of the Bragg Creek Revitalization Plan providing a connected community with pathways, green spaces integrated in our natural setting and bringing the focal point of the Bragg Creek Community to the banks of Elbow River. The Bragg Creek Revitalization Plan highlighted the need to develop overnight accommodations and a mixed use development of the Hamlet core to increase the economic sustainability of Bragg Creek, by attracting visitors and residents to the core. The Gateway Village development would achieve these objectives and the concept meets the guidelines in the Bragg Creek Revitalization Plan and the Bragg Creek Area Structure Plan.

In our view the Gateway Development is consistent with the objectives for the Hamlet core as outlined in the Bragg Creek Revitalization Plan. The objectives in the Revitalization Plan included the following (as quoted from the document):

- “Improve housing diversity, increase density and cater to a variety of specific housing needs, through the development of live/work units, row housing, mixed-use developments, independent seniors living units and overnight accommodation.”
- “Increase the amount and quality of “places for staying” – inviting space that people want to use – and strengthen the sense of community as well as economic, social and environmental value within the hamlet.”
- “Focus on improving the image and quality of the public realm, enhancing local and tourist perceptions and attracting private sector investments.”

Bragg Creek needs this type of responsible development. We support the Gateway Village proposal.

Richard & Pauline Brown
 Bragg Creek, AB

Michelle Mitton

From: Rick Godderis [REDACTED]
Sent: April 19, 2021 6:06 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village Developement - Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

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

I visited the G.V. open house and was walked through the materials by Dick Koeitser. It's an exciting Vision for the future

I support it!

Rick Godderis Saddle Rd, West Bragg Creek
[REDACTED]

Michelle Mitton

From: Rick Judson [REDACTED]
Sent: April 20, 2021 2:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,

I am writing this email to let you know that I am in support of the Gateway Village project. I believe the town of Bragg Creek is ready for the infrastructure improvements and the increased tax base. With the two golf courses, the provincial park, Elbow Falls close by Bragg Creek should be a destination centre. This plan can only help our community in the long run, and I'm all for it.

Regards,

Rick Judson

Sent from my iPad

Michelle Mitton

From: Ronryan Arnaldo [REDACTED]
Sent: April 20, 2021 1:54 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Whom It May Concern:

It is my pleasure to strongly support Gateway Village, I am confident that Gateway would be a great fit for our community. Not only will it bring the kind of refinement and encounters we are looking for in a nation, but it will also quickly become an asset and help Bragg Creek grow in any way it can.

The time has come to level up the playing field, I support this project and all the solutions it could bring to us.

Thank you for your consideration.

Sincerely,
Ron Ryan Arnaldo
Resident
Bragg Creek, AB, Canada

Michelle Mitton

From: Rose Dallyn <info@powderhornsaloon.ca>
Sent: April 20, 2021 12:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - PL20200171 (03913001/3043/3044/3045/3075/3076)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Application #PL20200171- By-Law C-8126-2021

I have owned and managed The Powderhorn Saloon business for 12 years in the hamlet and been a resident of West Bragg Creek for 15 years.

So, as a resident and business owner of Bragg creek I support the application stated below.

PL20200171 (03913001/3043/3044/3045/3075/3076)

Richard Koetsier has been involved with the community for years and spent endless time getting to know the wants and needs of the town and community.

He has also gone to great lengths as far as community consultation is concerned. He have proven time and time again that he really cares about Bragg Creeks future.

Bragg Creek is in desperate need of overnight accommodation and also affordable housing. This will in turn create a larger tax base to support services and give more employment opportunities.

Richard Koetsier is very aware of the history and historical value of Bragg Creek and wants to move forward to improve Bragg Creek and keep its heritage and values for residents and tourists alike.

This Is The Time!

Respectfully,
 Rose & Geoff Dallyn

Rose Dallyn
 Owner/Manager
 The Powderhorn Saloon
 Bragg Creek, Alberta
 403 949-3946

#123 Wild Rose Close
 Bragg Creek
 403 472-2210

Michelle Mitton

From: R Turner [REDACTED]
Sent: April 20, 2021 11:44 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello

I am a supporter of the proposed Gateway Village in Bragg Creek due to both the potential hugely positive economic impact as well as the substantial need for both rental and owner occupied housing in the area.

Bragg Creek has become a transitory destination with few of the day use population stopping for any meaningful length of time to support the local businesses.

A stable base of residents would provide both economic stimulus to the area as well as an ongoing tax base for the MD.

I was very excited when I first heard about the Gateway Village proposal and fully intend on investing in the area if the project receives approval to go ahead.

Please consider the positives of the proposal and approve the plans.

Thank you for your time and attention.

Kind Regards
Ross Turner
[REDACTED]

Michelle Mitton

From: Roxanna Bird <roxanna@veritasdevelopment.ca>
Sent: April 20, 2021 9:31 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village - Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning,

Please accept this email as a show of support for the proposed Gateway Village project in Bragg Creek. This development is a well thought out, community appropriate design that will breathe much needed life into our small hamlet. Bragg Creek is increasingly becoming a destination location for people escaping the city for a breath of fresh air. By improving the services and infrastructure, it will provide much needed employment opportunities and create a vibrant, healthy core that warrants the attention it receives and ultimately boosts our economy. We are very excited to see these improvements to our small community!

Sincerely,

Roxanna Bird



D 587 393 5658

E roxanna@veritasdevelopment.ca

Unit 4, 141 Commercial Drive
Calgary, AB T3Z 2A7
veritasdevelopment.ca

Michelle Mitton

From: Sally Martin [REDACTED]
Sent: April 21, 2021 3:46 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Future Development, Bragg Creek

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

Dear Legislative Services - Rockyview,

Please be advised that I wish to fully support the future Gateway development that has recently been proposed to Rockyview by Dick Kootsier and his dedicated support team.

As a resident of Bragg Creek, I feel it will bring added amenities as well as revitalization to our community and will be a welcome addition providing much needed employment, business opportunities, residential housing, and affordable rental accommodation, to support local residents, employed workers, retirees, and the constant throngs of visiting tourists. Property values have increased significantly of late as well and it's difficult for seniors and young people to find affordable accommodation - two groups that are an important part of the demographic of what makes our town such a special community.

I have no doubt that Dick Kootsier has Bragg Creek's best interests at heart and will champion this project with the impressive vision it's deserving of. He is always open, honest and transparent so it will be a mutually successful endeavour for Rockyview too.

Thank you for your consideration and approval to this important venture for Bragg Creek.

Sincerely,

S Tchir
[REDACTED]

Sent from my iPhone

Michelle Mitton

From: [REDACTED]
Sent: April 19, 2021 2:25 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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I am sending this letter to express my support for the proposed Gateway development in the hamlet of Bragg Creek.

Having lived in west Bragg Creek for 23 years, I can see that in that time very little has changed in the hamlet. Businesses have started up and ended up leaving, often for lack of support. Especially since the flood of 2013 the hamlet has remained largely stagnant. In my view, Gateway will give a much-needed economic boost to the area by encouraging visitors and providing local jobs. Also, the residential aspect of it will provide an opportunity for residents to stay in the area and support the local economy as they downsize.

Very importantly, I believe that the design of the proposal itself strikes a perfect balance between development and preserving the natural feeling of the area.

Yours truly,

Sandra King

Michelle Mitton

From: Shannon Lindsay [REDACTED]
Sent: April 19, 2021 1:56 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support of Gateway Development in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please consider this my letter of support for the Gateway Development in Bragg Creek. As a land owner and investor in our community, I plan to raise my family here and would love to have my parents move to a condo-style facility in Bragg Creek. This development meets the needs and desires for the community.

Thank you for considering,

Shannon Lindsay
36 Yoho Tinda Rd
Bragg Creek, AB

Michelle Mitton

From: Shawntel Dickinson [REDACTED]
Sent: April 20, 2021 8:38 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village - Support!

Follow Up Flag: Follow up
Flag Status: Flagged

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

To whom it may concern,
 Hello and we hope you are doing well.

This email is to serve as a letter of support for the Gateway Village development in Bragg Creek, Alberta. As residents in the Hamlet of Bragg Creek (my husband for over 20 years and myself over 12 years), we are very exciting about the proposed plans for Gateway Village.

We live at #4 Burney Road and feel this development will bring more families and people to our community; a community that desperately needs growth. These new residents will also support businesses year-round and our beloved Community Centre which continues to struggle.

In addition, it will bring tourists that will also give back to the local economy. We look forward to housing that will may allow us to stay in Bragg Creek as we age or may allow other family members or friends to move here. We look forward to the multitude of recreation and cultural events that a hotel, spa, leisure pond and amphitheatre will bring. We feel this development is well planned out with the history and heart of Bragg Creek in mind. We also feel it will be an asset to Rockyview County as a whole.

This development is so exciting for us, that the only downfall is not knowing if or when it will happen! If we had our way, Gateway would already be breaking ground!

Thanks for your time.

Sincerely,

Shawntel & John Dickinson

[REDACTED] Bragg Creek, AB | [REDACTED] | [REDACTED]

Michelle Mitton

From: Sherri Olsen [REDACTED]
Sent: April 14, 2021 8:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Sherri Olsen
155 White Ave
Bragg Creek, AB

To: RVC
Via email

RE: RJK Developments application for Bylaw C-8126-2021

To whom it may concern:

Please note that this email from Sherri Olsen is in support of this proposed bylaw. Bragg Creek needs development and it is in accordance of the Area Structure Plan planning appropriate growth to the area.

Thank you,
Sherri Olsen
[REDACTED]

Michelle Mitton

From: Shirley Haist [REDACTED]
Sent: April 20, 2021 7:35 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Fwd: Letter of support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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Resending my email (letter of support) as I just found out that you require my address as well as name

In Favour of Gateway Village

Shirley Haist
 32 Mountain Lion Place, Wintergreen
 [REDACTED]
 Bragg Creek Alberta
 T0L 0K0
 [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Shirley Haist [REDACTED]
Date: April 19, 2021 at 7:32:15 PM MDT
To: legislativeservices@rockyview.ca
Subject: Letter of support for Gateway Village

Good Evening,

I am a long time resident of Bragg Creek and am sending you this email as my letter of my support for the development of Gateway Village in the hamlet of Bragg Creek.

Thank you!
 Shirley Haist

Sent from my iPhone

Michelle Mitton

From: Steve A [REDACTED]
Sent: April 21, 2021 11:26 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Rocky View county,

This is a letter of support for the Gateway Village in Bragg Creek. I am a long time resident in the hamlet.

Thank You

Steve Archer

24 White Crescent

Bragg Creek

Alberta T0L0K0

Michelle Mitton

From: Tenessa Hofer [REDACTED]
Sent: April 21, 2021 8:06 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Gateway

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

Our family lives in West Bragg and we fully support the Gateway Village Development proposal. We feel it would bring in new opportunities and businesses and also support local businesses already established. This village would bring great value to our community!

Sincerely,

Tenessa and Jason Hofer

Sent from my iPhone

Michelle Mitton

From: Terri-Lynn Duque [REDACTED]
Sent: April 19, 2021 8:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Support for Gateway Village in Bragg Creek

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good evening,

I would like to voice my support for the Gateway Village development in Bragg Creek. I believe this would add tremendous value to the community.

Sincerely,

-Terri-Lynn Duque
Bragg Creek resident

Michelle Mitton

From: Tim Grant [REDACTED]
Sent: April 21, 2021 10:15 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

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

Greetings,

I am supportive of the development plan for the Gateway Village in Bragg Creek. I feel the community needs the economic injection and added vibrancy that comes with the project.

I would however ask that the developer modify the plan to ensure building height is in line with current structures.

Thank you,

Tim Grant

Michelle Mitton

From: W. J. (Bill) Pringle <bp@bpinc.ca>
Sent: April 21, 2021 11:46 AM
To: Logan Cox; smclean@rockyview.ca; Legislative Services Shared
Cc: Dick Koetsier; Allan Mar; Birol Fisekci
Subject: [EXTERNAL] - Gateway Village Project, Bragg Creek, Letter of Support
Attachments: Gateway Project_Support Letter (V3).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Logan and Sean. Please see attached, thank you for considering my comments and support. Best regards, Bill.

W. J. (Bill) Pringle | Real Estate Advisor

c:403-819-6632

e:bp@bpinc.ca

PO Box 356, Bragg Creek, AB T0L 0K0

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W. J. (Bill) Pringle
403-819-6632
bp@bpinc.ca

April 21, 2021

Planning and Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Attention: Logan Cox, Planner
Sean McLean, Planning Supervisor
Cc: R. J. (Dick) Koetsier, Gateway Village Project
Allan Mar, Gateway Village Project
Re: Land Use Application, Gateway Village Project, Bragg Creek
BYLAW C-8126-2021

Dear Mr. Cox and Mr. Mclean,

I am a Rockyview landowner, living just south of Bragg Creek, and the founder of Bordeaux Developments and the Harmony project. I have considered the plans developed for the Gateway Village project and want to express my enthusiastic support. It maintains the mountain town feel my wife and I love about Bragg Creek, but will bring the reasonable scale required to make it vibrant and sustainable for its merchants and residents. The owners have also worked hard to address the technical challenges and the integration of the project with their commercial and residential neighbours.

I hope residents and visitors appreciate that Mr. Koetsier is prepared to make this bold commitment to the Bragg Creek area. I plan to work to find ways I can support the project in more tangible ways.

Sincerely,



Michelle Mitton

From: Wendy Hagel [REDACTED]
Sent: April 20, 2021 8:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Letter of Support for Gateway Village

Follow Up Flag: Follow up
Flag Status: Flagged

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

I firmly believe that Gateway project will provide a huge economic boom to Bragg Creek!

The 2013 flood hit Bragg Creek very hard some businesses were washed away and others had massive renovations or were sold.

Gateway offers accommodation to those wishing to spend the night or weekend . The previous accommodation the Steak Pit Chalets were ruined and subsequently destroyed.

Bragg Creek has a lot of outdoor recreation to offer but little else.

The Gateway project is essential and has my full support.

Please give the project the necessary approval.

Thank you

Wendy Hagel

Sent from my iPhone

PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: May 4, 2021 **DIVISION:** 1

FILE: 03913076/3075/3045/3044/3043/3001 **APPLICATION:** PL20200170

SUBJECT: Master Site Development Plan – Gateway Village within the Hamlet of Bragg Creek

Note: This application should be considered in conjunction with land use application PL20200171 (agenda item E-1).

APPLICATION: The purpose of this application is to adopt a Master Site Development Plan (MSDP) to provide the policy framework for a mixed-use development over a future \pm 12.54 acre parcel following the consolidation of two road allowances approved for first reading on March 9, 2021 under PL20200054.

GENERAL LOCATION: Located within the Hamlet Core of the Hamlet of Bragg Creek; adjacently south of Balsam Avenue and adjacently north of River Drive (south).

LAND USE DESIGNATION: Rural, Urban District (R-URB), Commercial, Local Urban District (C-LUD) and Direct Control 145 (DC145)

EXECUTIVE SUMMARY: The proposed development is to occur through a phased approach and is proposed to include a restaurant, a hotel/conference centre, mixed-use commercial/residential, and multi-family residential uses. Application PL20200171 was submitted to redesignate the subject lands from Rural, Urban District (R-URB), Commercial, Local Urban District (C-LUD) and Direct Control 145 (DC145) to Direct Control District.

The application is generally consistent with the relevant policies of the County Plan, the Land Use Bylaw and the Greater Bragg Creek Area Structure Plan.

Alberta Transportation (AT) supports the redesignation of the subject land, however identified the concern with the potential weekend traffic and failure at the current intersection of Hwy 22 and Balsam Ave. Further consultation will be required for the staging of the required improvements along Balsam Avenue prior to the completion of the roundabout at Highway 22 and Highway 758 in Bragg Creek.

An interim solution has been accepted by Alberta Transportation to signalize the intersections of Balsam Ave / Hwy 22, Hwy 22 / Hwy 758 and Burnside Drive / Balsam Avenue to support the proposed development and to improve the weekend peak traffic. It should be noted that signalization of the intersection of Highway 22 and Highway 758 is planned for May 2021, with roundabout construction identified within the three (3)-year construction program dependent on the acquisition of land from the Tsuut'ina Nation. All required improvements will be implemented to the satisfaction of the County and Alberta Transportation at the development permit stage.

The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow release rate for the subject site. Increasing the recommended allowable release rate for the subject site appears to be feasible as the site is self-contained and does not impact any upstream areas. Stormwater infrastructure will be privately own and operated with proper registration of an overland drainage right-of-way as required by the County.

Administration Resources

Logan Cox, Planning & Development Services



The Tsuut'ina Nation has provided a letter identifying their concerns with the application and the lack of consultation that has occurred between the project and themselves.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

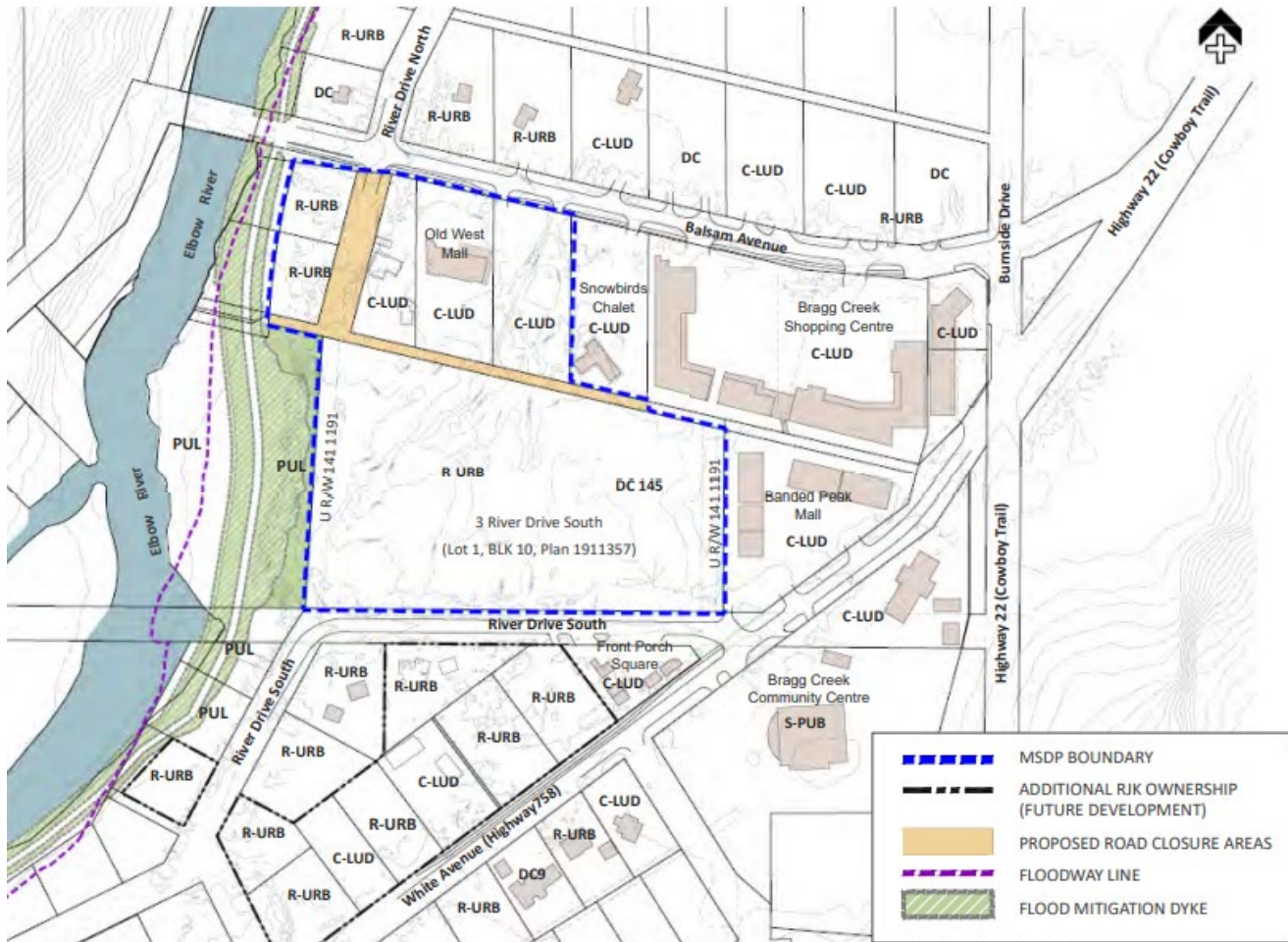
OPTIONS:

OPTION #1: THAT the Gateway Village Master Site Development Plan be adopted as per Attachment 'C'.

OPTION #2: THAT application PL20200170 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:





Gateway Village | Master Site Development Plan | March 2021

11

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:

- *Municipal Government Act*;
- County Plan;
- Greater Bragg Creek Area Structure Plan;
- Land Use Bylaw; and
- County Servicing Standards.

TECHNICAL REPORTS SUBMITTED:

- Biophysical Impact Assessment prepared by Beckingham Environmental Ltd. on October 27, 2020
- Phase I Environmental Site Assessment prepared by Beckingham Environmental Ltd. on October 27, 2020
- Bragg Creek Hamlet Core Transportation Impact Assessment prepared by Bunt & Associates on November 24, 2020
- TIA Addendum – Signalization Review prepared by Bunt & Associates on March 16, 2021
- Response to TIA Comments prepared by Bunt & Associates on March 16, 2021



	<ul style="list-style-type: none"> • Stormwater Management Report prepared by Jubilee Engineering Consultants Ltd. on March 29th, 2021 • Hydrotechnical Review of Proposed Gateway Village Project, Bragg Creek, AB prepared by wood. on December 9, 2020 • Conceptual Engineering Servicing Technical Memo, prepared by Jubilee Engineering Consultants Ltd. on April 12, 2021
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POLICY ANALYSIS:

County Plan

The application aligns with the County Plan through the increased viability of the Hamlet of Bragg Creek's commercial area through the increased development and densification of the core with varying uses.

Land Use Bylaw

The application proposes a new Direct Control District Bylaw to align with the Land Use Bylaw C-8000-2020.

Area Structure Plan

The updated redline version of the MSDP addresses administration's initial comments/concerns with regards to the Greater Bragg Creek Area Structure Plan compliance and as such aligns with the Plan.

Bragg Creek Master Drainage Plan

The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow for the 1:100 year storm release rate for the subject site. Increasing the recommended allowable release rate for the subject site appears to be feasible as the site is self-contained, adjacent to the Elbow River and does not impact any upstream areas. Stormwater infrastructure will be privately owned and operated with registration of an overland drainage right-of-way required at the development stage.

The Stormwater Management Plan also proposes an outfall through the dyke structure; further consultation and any applicable approvals from Alberta Environment & Parks will be required at the development stage. An updated Stormwater Management Report will be required at the future development permit stage and be implemented to support each phase of development.

Water and Wastewater Servicing

A preliminary Water and Wastewater servicing strategy and a conceptual demand assessment has been prepared in support of the proposed development. Based on the current capacity available at the Bragg Creek Water and Wastewater Treatment Plant, it is anticipated the upgrades may be required to accommodate Phase 1 of the development. A detailed servicing study will be required at the development permit stage to confirm the required infrastructure that needs to be upgraded in support of the proposed development.

ADDITIONAL CONSIDERATIONS:

Alberta Environment & Parks – The subject parcels are located in the Flood Fringe of the Elbow River; Alberta Environment has been in contact with the County regarding the Bragg Creek berm and has retained Golder Associates to update the modelling and mapping work of the Bow and Elbow



Rivers which would include the Bragg Creek area. The updated mapping may change the area within the subject lands that is considered as Flood Fringe; however, until such time as official documentation from the Province is released, the lands must be developed to the current flood mitigation requirements.

Alberta Transportation – AT is supportive of the redesignation of the subject lands, however identified the concern with the potential weekend traffic failure at the current intersection of Hwy 22 and Balsam Ave. AT has identified that phasing of the project can commence, once plans are in place for the signalization of the intersections of Highway 22 / Balsam Avenue and Burnside Drive / Balsam Avenue. All required improvements are to be implemented to the satisfaction of the County and Alberta Transportation at the development permit stage.

It should be noted that signalization of the intersection of Highway 22 and Highway 758 is scheduled to be completed by the end of May 2021 with roundabout construction anticipated within the three (3) year construction program. The timeline for completion is dependent on the time required to acquire the land from the Tsuut'ina Nation.

Tsuut'ina Nation – Concerns with lack of consultation, flood mitigation, water consumption, and natural habitat loss.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

LC/lt

ATTACHMENTS:

ATTACHMENT 'A': Application Information

ATTACHMENT 'B': Application Referrals

ATTACHMENT 'C': Gateway Village Master Site Development Plan

ATTACHMENT 'D': Map Set

ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: PlanningPlus – Bela Syal	OWNERS: RJK Developments Ltd. – Richard Koetsier and Richard Koetsier
DATE APPLICATION RECEIVED: December 10, 2020	DATE DEEMED COMPLETE: December 23, 2020
GROSS AREA: ± 5.07 hectares (± 12.54 acres)	LEGAL DESCRIPTION: Lot 1, Block 10, Plan 1911357 (± 8.05 acres) Lot 3, Block 5, Plan 1911358 (± 0.39 acres) Lot 4, Block 5, Plan 1911358 (± 0.40 acres) Lot 7, Block 1, Plan 1741EW (± 0.64 acres) Lot 6, Block 1, Plan 1741EW (± 1.12 acres) Lot 5, Block 1, Plan 1741EW (± 1.12 acres) Road Right of Way – River Drive N (± 0.47 acres) Road Right of Way – Laneway (± 0.35 acres)
SOILS (C.L.I. from A.R.C.): Soil information is not available for the subject parcels.	
HISTORY: March 9, 2021: Council provided first reading to Bylaw C-8072-2020, as amended, supporting the closure of two road right-of-ways within the MSDP area. June 21, 2019: Lot 1, Block 10, Plan 1911357 was created through a change in the natural boundary of the parcel with the Elbow River. June 21, 2019: Lot 3 & 4, Block 5, Plan 1911358 were created through a change in the natural boundary of the parcels with the Elbow River. February 27, 2007: Greater Bragg Creek Area Structure Plan was adopted. June 5, 1939: Lot 5, 6 & 7, Block 1, Plan 1741EW were created through the subdivision of the SE 13-23-05-W5M creating the northern portion of the Hamlet of Bragg Creek.	
PUBLIC & AGENCY SUBMISSIONS: The application was circulated to 389 adjacent landowners; 20 letters were received in response (please see Attachment 'E' in the Redesignation Application PL20200171), please note only 19 identifiers are included on the Landowner Circulation Area map within Appendix D of this report as one respondent was not able to be located using the internal mapping software, and no address was provided on the letter. The application was also circulated to a number of internal and external agencies, as depicted in Attachment 'B'; external comments are addressed within 'Additional Considerations' above.	

ATTACHMENT B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment and Parks	<p>The following quote was taken from an email from Alberta Environment & Parks to the County in regards to the ongoing Bragg Creek Berm Project:</p> <p>“We recently retained Golder Associates to update the modelling and mapping work of Bow and Elbow River Hazard Study that includes Bragg Creek area. We are going to include the Bragg Creek berm that is being constructed into the modelling and mapping.”</p> <p>No formal responses to the circulation package were received.</p>
Alberta Transportation	<p>After review, Alberta Transportation accepts the Master Site Development Plan (MSDP), Traffic Impact Assessment (TIA), and the TIA Addendum – Signalization Review V2 and supports redesignation of the subject land.</p> <p>Alberta Transportation is planning signal installation at the intersection of Highway 22 & 758 (White Avenue), scheduled to be completed by the end of May 2021.</p> <p>Development phasing of Gateway Village can commence, once plans are in place for signalization of the intersection of Highway 22 & Balsam Avenue, with cost appointment to be determined at a later date. In addition, plans should be in place for signalization of the intersection of Burnside Drive & Balsam Avenue, to be cost shared by the developer and Rocky View County.</p> <p>The TIA may require revisions prior to subdivision, development and/or future phases of the proposed project. The department will also provide further comment at that time.</p>
<i>Adjacent Municipality</i>	
Tsuut’ina Nation	<p>The Tsuut’ina Nation has reviewed the Redesignation documents, the proposed development is adjacent to our Nation and within our traditional territory and may have some adverse potential impacts.</p> <p>We are concerned that Tsuut’ina was not consulted prior to the development of the Master Site Development Plan, it is our experience that early engagement builds a positive relationship where concerns can be addressed and resolved mutually.</p> <p>Also, what flood mitigation measures were considered and what about the increase of water consumption, we are downstream and will be impacted by any measures taken.</p> <p>This area is relatively pristine, we are aware increased human activity will impact the terrestrial life, we are concerned of habitat loss and migratory impacts.</p> <p>We appreciate the opportunity to provide some comments but we do recommend further meetings to discuss and address our concerns in a more comprehensive manner.</p>
<i>Internal Departments</i>	

AGENCY	COMMENTS
Building Services	Building permits will be required throughout the project. The permits will have different requirements and fall into different sections of the code based on the size and use of the building
Planning and Development Services (Engineering)	<p data-bbox="451 422 561 447">General</p> <ul data-bbox="500 457 1511 1178" style="list-style-type: none"> <li data-bbox="500 457 1511 621">• It should be noted that Administration has contacted Alberta Environment (AE) on the Applicant's behalf to request the flood mapping be updated to reflect the current improvements of the flood barrier structure on the east side of Elbow River. AE has agreed to complete the revision once the flood barrier structure is complete. <li data-bbox="500 642 1511 842">• The subject parcel is located within the current flood fringe and this application should be circulated to Alberta Environment & Parks for comments. All portions of the structure constructed at or below the 100-year flood elevation identified in the submitted Stormwater Management Report shall be floodproofed with the appropriate freeboard elevation provided. <li data-bbox="500 863 1511 1062">• Preliminary Water and Wastewater servicing strategy were included in the MSDP, however, no demand analysis was provided in support of the application. Without the detailed assessment of the servicing demand analysis, Engineering cannot fully assess the application or understand the impacts to the existing water and wastewater capacity at the treatment facilities or the pipe sizing the may be required. <li data-bbox="500 1083 1511 1178">• At the time of future development, a detailed fire suppression system will be required in accordance with all applicable regulatory requirements and to the satisfaction of the County <p data-bbox="451 1199 867 1224">Submitted Feasibility Studies:</p> <p data-bbox="451 1245 1511 1339">Transportation Impact Assessment conducted by Bunt & Associate dated November 2020. TIA Addendum – Signalization Review prepared by Bunt & Associate dated March 16, 2021.</p> <ul data-bbox="500 1360 1511 1946" style="list-style-type: none"> <li data-bbox="500 1360 1511 1455">• An updated TIA will be required at the future development stages to confirm the required offsite upgrades to the satisfaction of the County and Alberta Transportation. <li data-bbox="500 1476 1511 1640">• The submitted TIA provide the analysis based on the roundabouts at Hwy 22 completed by 2025 that also align with the opening day of the subject site. The TIA does support the full build-out of the proposed development during the weekday traffic, however, there will be queuing expected during the weekend peak period. <li data-bbox="500 1661 1511 1829">• Balsam Avenue is currently a 2 lane roadway with a 20-meter right-of-way that is expected to operate near capacity and no changes are being recommended at this time as the intersections will operate at an adequate level of service. The capacity analysis suggests that the two proposed accesses will still function adequately as stop-controlled intersections. <li data-bbox="500 1850 1511 1946">• The addendum dated March 16, 2021, was submitted in an effort to address the weekend peak traffic and recommended an interim solution prior to the completion of the full roundabout at Hwy 22 & Hwy 758. This

AGENCY

COMMENTS

interim recommendation includes signalizations at Hwy 22 & Balsam Ave, Burnside Dr. & Balsam Ave. and Hwy 22 & Hwy 758.

Stormwater Management Report prepared by Jubilee Engineering dated March 29, 2021.

- As a condition to future subdivision, the applicant/owner will be required to obtain AEP approvals and licensing for the proposed stormwater management infrastructure including Water Act approvals and APEA registration of the facilities and discharge. It is the applicant's responsibility to ensure that the AEP approvals and registrations are obtained by the time of development.
- At the time of future developments, an updated Stormwater Management Report will be required and be implemented to the satisfaction of the County and Alberta Environment.
- The stormwater management strategy proposes an offsite release of 40L/s/ha whereby the Bragg Creek Master Drainage Plan (MPE 2013) recommends a 6 L/s/ha. The proposed 40 L/s/ha discharge is the peak flow for the 1:100 year storm pre-development release rate for the subject site. Increasing the allowable release rate is feasible as the site is self-contained and does not impact any upstream areas. The proposed release rate accounts for approximately 0.9% of the river flow of the Elbow River.
- The wet pond is sized for the 1:500yr design storm as no overland access for the pond overflow can be achieved due to the Dike construction.
- The report also identified a discharge outfall through the Bragg Creek Flood Dyke structure to the Elbow River, further consultation with the regulator Alberta Environment & Parks on what is acceptable for a direct outfall.
- All stormwater infrastructure, including storm pond and associated facilities, will be operated and maintained by the Developer with appropriate overland drainage right-of-way registration.

Phase 1 Environmental Site Assessment, prepared by Beckingham Environmental Ltd. dated October, 2020

- The report concluded that the liability associated with the subject is low to moderate and no further environmental work is recommended for this site.

Biophysical Impact Assessment prepared by Beckingham Environmental Ltd. dated October, 2020

- The report concluded that there are no significant wetland or rare species was found on the subject site.
- Due to previous disturbance over the years, there is no significant historical resources anticipated for the subject land. Historical Resources clearance will be required prior to development.

AGENCY	COMMENTS
	<p>Water and Wastewater Servicing</p> <ul style="list-style-type: none"> A conceptual servicing memo was provided outlined the requirement for approximately 310 m³/day for water and 279 m³/day of sanitary for the full build-out of the proposed development. At the future development stages, a comprehensive servicing report will be required to determine the appropriate upgrading of infrastructure to support each phase of the development. The current capacity for the Bragg Creek Water Treatment Plant is 400 m³/day. Based on the 2020 data, approximately 123 m³/day of this capacity is currently being used to service existing customers. The current capacity of the Bragg Creek Wastewater Treatment Plant is 285 m³/day with the commissioning of the second MBR treatment unit. Based on the 2020 data, approximately 76 m³/day of this capacity is currently being used to service existing customers.
Planning and Development Services (Planning)	<p>DC:</p> <ul style="list-style-type: none"> 18m max height when the Design Standards recommend a 10m max height (can be varied with a Conceptual Scheme or a MSDP)
Utility Services	<p>The applicant should be sure to follow the Guidelines for Connection to the Bragg Creek Water & Sanitary Systems. The Guideline states that for sanitary servicing, both the E-one and Liberty pump systems are acceptable, and E-One is the preferred choice.</p>
Solid Waste Services	<p>Needs more information about waste management including the encouragement of diversion (recycling, organics) and the requirement of all commercial and residential facilities to allow enough space for the necessary diversion infrastructure.</p> <p>Should also include information about waste and diversion in the public realm and any relevant architectural guidelines (Section 5) related to the supportive infrastructure.</p> <p>Standards checklist, appendix A-2, should include waste reduction diversion, and proper management as part of the environmental sustainability section checklist and/or as its own standard category.</p>

Circulation Period: January 6, 2021 to January 27, 2021. Some comments were received after the circulation period.

Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed



GATEWAY VILLAGE BRAGG CREEK

Master Site Development Plan

Rocky View County, March 2021
Page 146 of 214



Jubilee
Engineering Consultants Ltd.



Photo Credits: Google.ca

For as long as I can remember, Bragg Creek has been the Alberta gem just waiting to sparkle. Long recognized as “The Gateway to the Kananaskis”, Bragg Creek offers access to nature like no other community within 45 minutes of Calgary. With all of Bragg Creek’s natural beauty and charm, it is unfortunate it has always come up short, lacking overnight accommodations, multi-family residential, destination services and public amenities.

In 2015, Rocky View County commissioned its award winning Bragg Creek Revitalization Plan for the Hamlet Core and now with the flood protection well under way and water and sewer services complete, Bragg Creek is ready to make the next huge step in its evolution to meet the future with our exciting development, Gateway Village.

Nestled in centre of Bragg Creek between the beautiful Elbow River and the Cowboy Trail, Gateway Village is a 12.6 acre master-planned and comprehensively designed mixed-use, resort-style development featuring a unique blending of Rocky Mountain and rustic Bragg Creek architecture.

Our vision will not only celebrate and enhance the nostalgic history of Bragg Creek, but intensify it by establishing the Hamlet as an overnight destination. The Village will feature the re-creation of the former world-famous Steak Pit Restaurant. The plan also envisions the construction of The Wakesiah Lodge boutique hotel. Wakesiah was the home of Bragg Creek pioneer Ida May White and was the first place to offer overnight accommodations in the Hamlet. Wakesiah’s original log structure still stands on our adjacent lands along White Avenue. The Lodge will be a top-quality hotel that will include a conference centre, restaurant, health and wellness centre and spa. Also planned are complementary retail, commercial and residential units to be added to the rustic themed Old West Mall.

Gateway Village will, most importantly, fulfill the Hamlet’s long-time need for housing and will enable more people to live and work in the Hamlet by offering townhouses and apartments for both ownership and rental. All parts of the Village will be creatively integrated with beautifully landscaped open space and amenities featuring connected pathways, a village square, a large reflecting pond suitable for winter ice-skating. Strategically designed and located adjacent to the banks of the beautiful Elbow and with the Rockies as its backdrop will be a performance Amphitheatre. The Amphitheatre will provide both local and international artists an attractive venue to showcase their talent and help build upon the rich artistic culture of Bragg Creek.

Our team’s visionary proposal will see the County’s Revitalization Plan come to fruition and generate the much-needed economic benefits for Bragg Creek by attracting new businesses, visitors and guests to our Hamlet.

Thank you for allowing me to share our Vision with you and we hope you will join us and support our dream becoming a reality.



A handwritten signature in black ink, appearing to read "Dick Koetsier". The signature is stylized with long, sweeping lines.

- Dick Koetsier, President
Gateway Developments

Vision

Vision without action is merely a dream.

Action without vision just passes the time.

Vision with action can change the world. -- Joel A. Barker (American Futurist, Author and Lecturer)

Gateway Village is a destination development that Bragg Creek and the County have been waiting for many years to happen.

Nestled in the Heart of Bragg Creek and next to the beautiful Elbow River and set against the natural backdrop of the Rocky Mountains, Gateway Village will create a special place providing a new lifestyle location to live, work, shop, dine and stay to be rejuvenated—and be re-connected to nature.

The revival of the legendary Steak Pit Restaurant will restore a portion of Bragg Creek legacy with its former nostalgic charm as locals and visitors to the Hamlet come to dine and to enjoy the river views while they gather in celebration feasting on perfectly grilled Alberta steaks, two-stepping to the tunes of the live Western band playing on its stage or nearby at the Amphitheater, each filling the air with sounds of fun and comfortable ambience.

The 120 room, **Wakesiah Lodge**, will welcome visitors and guests to take full advantage of its health and wellness centre, spa and conference facilities. The name *Wakesiah*, is believed to mean “near” or “not far” in coastal First Nation languages. The name was adopted by Ida May White in 1930 for her newly built log home where she was the first to offer overnight accommodations to campers and travellers in the Hamlet. Wakesiah’s original log structure still stands on our land along White Avenue. The Wakesiah Lodge will be a contemporary life-style facility that will offer boutique accommodations with a relaxing, healing and rejuvenating experience – a get-away-- just minutes away from the surrounding urban areas of Calgary and environs.

The condominiums, townhouses and rental apartment units will provide both young empty-nesters and families as well as senior residents as a long-awaited choice to live within the Heart of the Hamlet and with short walking distance to the development’s commercial and recreational amenities and those nearby.

The centerpiece of Gateway Village is the River Square which includes pedestrian connectivity via pathways from the existing shopping areas, passing by the waterfall features of the Pond onward to the major attractions as the Lodge, Amphitheatre and the Steak Pit Restaurant along the river’s banks to link to the public amenity spaces and pathway system atop of the recently built dyke.

The authentic Rocky Mountain architecture adopted to complement the rustic Bragg Creek style, is a perfect match of the visual expression for the Hamlet Core.

The Gateway Village stormwater practices and fire suppression system are to be well-integrated and are designed to be long-term sustainable solutions.

Altogether, the Gateway Village development programme and all its elements will create jobs not only during construction but also will create long-term jobs to promote a healthy and resilient local economy that benefits for Bragg Creek residents as well as the greater Rocky View County, thus, upholding the principles of The Bragg Creek Design Standards and fulfilling both the Revitalization Plan and Dick Koetsier’s Vision.

The Gateway Village development will be a hallmark of environmental, social and fiscal sustainability -- a true Win-Win-Win!

Natural

.....

Connected

.....

Context

Sensitive

.....

Sustainable

.....

Inviting

.....

Safe

.....

Resilient



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1.0

Introduction

The 5.07 hectare (12.54 acre) Gateway Village lands located in the heart of Bragg Creek Hamlet Core, are owned by RJK Developments Ltd. and Richard Koetsier and are to be developed by Gateway Developments Ltd. (Gateway). The subject lands were significantly impacted by the 2013 Flood from the Elbow River which runs along the western boundary. Since the flood, Koetsier has collaborated with the County and the Province to enable the construction of the dyke on a portion of lands acquired from them fronting the Elbow River to provide flood protection for the Greater Hamlet in the future.

The 2013 Flood took a huge toll on the residents and businesses in the Hamlet of Bragg Creek and its economy. The proposed Gateway Village is a culmination of Koetsier's vision to revitalize the Hamlet's Core, revive its economy and recapture some of its old charm in a contemporary expression as a destination place. The Gateway proposal, which is in keeping with the County policies and plans, will be phased over time and is intended to create a new critical mass which will attract Bragg Creek residents, visitors from the Calgary region and tourists to Gateway.

Gateway Village will be a phased condominium development with full public access and will include the following collection of elements:

- **Commercial Village:** is located off Balsam Avenue and will consist of 2,400 square metres of commercial development including the Steak Pit restaurant adjacent to the Elbow River and dyke system. The Commercial Village will integrate the existing Old West Mall and develop a new building cluster around it with provision of over 30 rental housing units above the retail.
- **Hospitality Village:** consists of 120 room *Wakesiah Lodge*, a boutique hotel, conference and health and wellness centre and spa overlooking the Elbow River with a potential for expansion in the future.
- **Residential Village:** includes 140 residential units in a collection of grade-oriented townhouses and 3 and 4 storey apartments and condominium units.
- **Open Space Amenity:** offers a series of gathering spaces, water features and Pond, the River Square and Amphitheatre with landscaped open spaces and a collection of pathways enabling pedestrian connectivity throughout the site and linking into the public amenity area along the dyke.
- **Vehicular Connectivity:** primarily consists of Gateway Drive, a north-south private road that will connect Balsam Avenue to River Drive South and continues south to connect with White Avenue in the future. A supporting network of roads ensures legibility and wayfinding through the Commercial, Hospitality and Residential Village areas.

The Gateway Developments team has worked collaboratively with the County and has engaged the residents of Bragg Creek through a comprehensive public engagement process.





Commercial Village



Residential Village

Community Centre

White Avenue

Future Public Parking

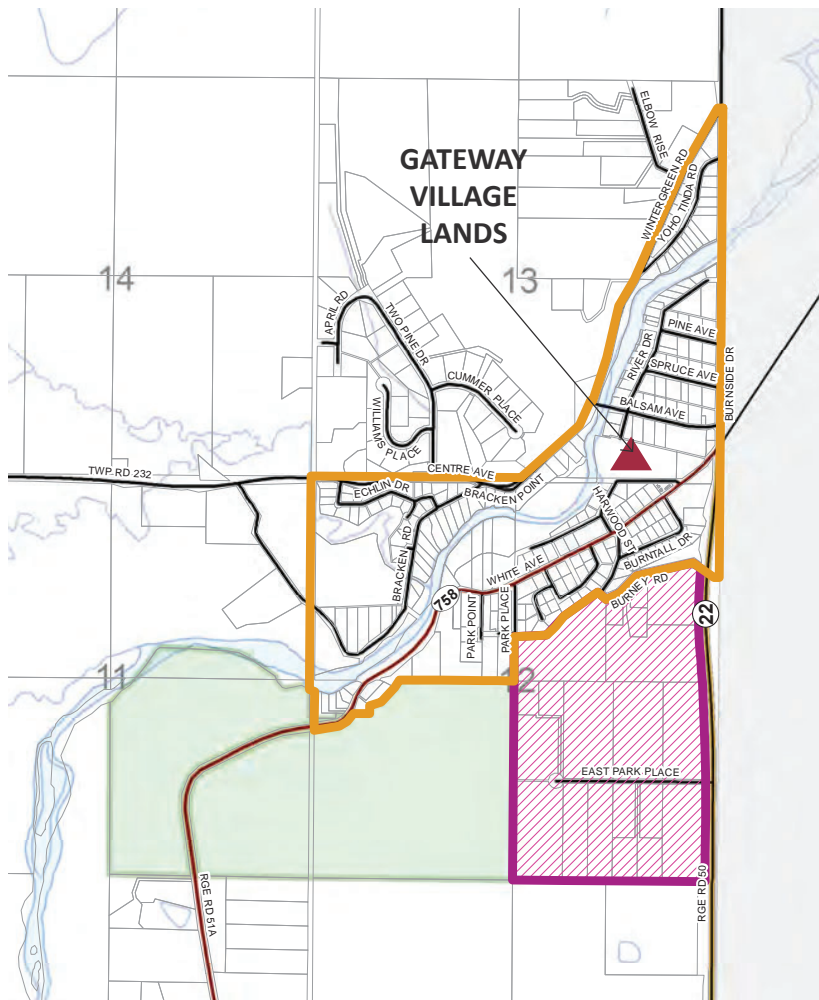
Hospitality Village



E1.1 Gateway Village Concept Plan

2.0

Site Attributes



2.1 Context and Location

The Master Site Development Plan (MSDP) is for Gateway Village, a master-planned comprehensive mixed-use development located in Bragg Creek Hamlet Core.

Gateway Village lands will consist of 5.1 hectares (12.54 acres) upon the approval of the proposed road and laneway closures by the County Council and the provincial government and are bounded as follows:

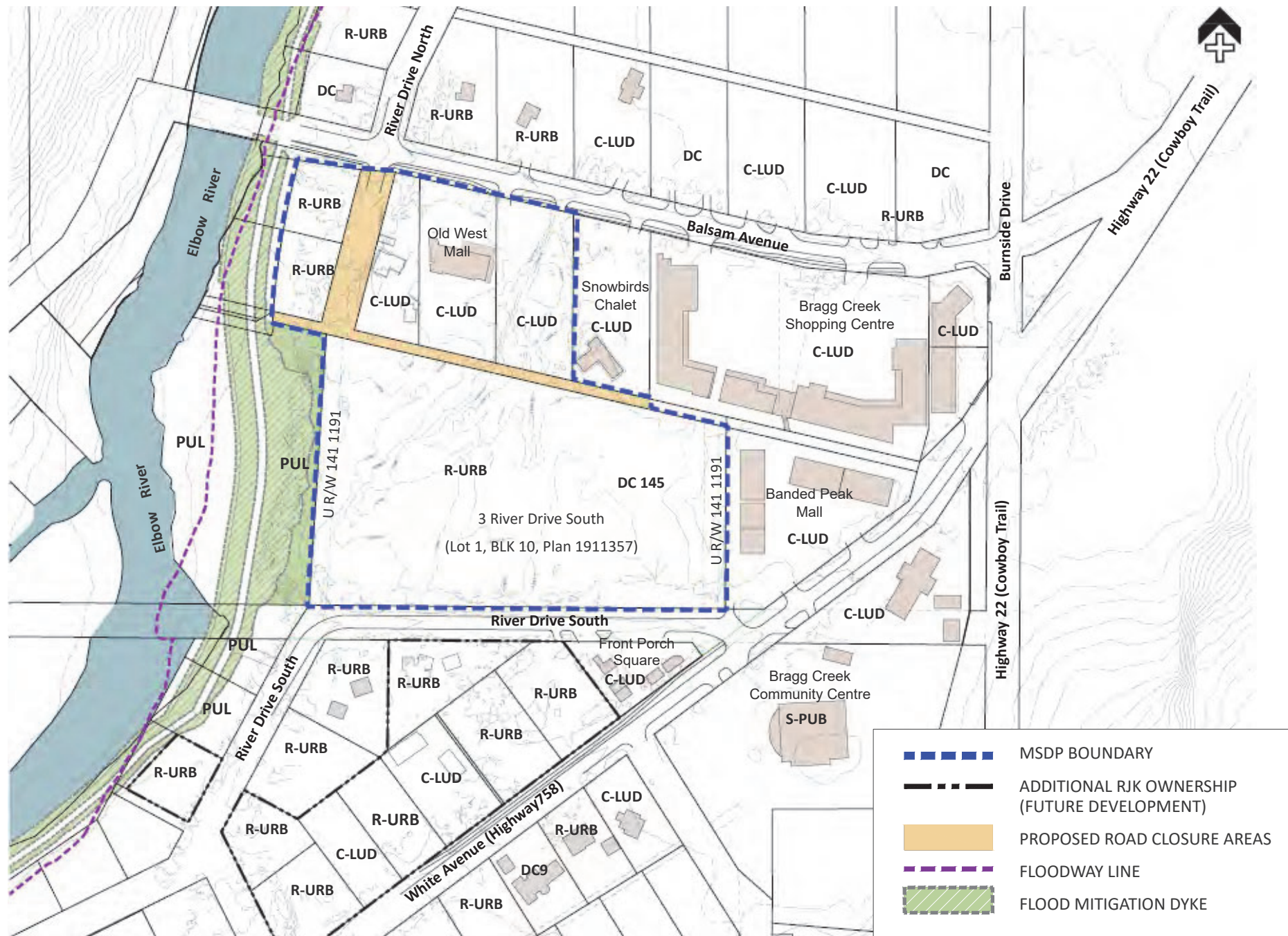
- north by Balsam Avenue, a major road primarily characterized by local commercial development
- west by Elbow River and the flood mitigation dyke
- east by the lands owned by the County and occupied by the Snowbirds Seniors Fellowship Centre and existing commercial developments including the Bragg Creek Shopping Centre and the Banded Peak Mall
- south by River Drive South and the Front Porch Square and existing residential

RJK Developments Ltd. (and Richard Koetsier) own 4.74 hectares (11.72 acres) of the total 5.07 hectares (12.54 acres) MSDP area. The remaining 0.36 hectares (0.89 acres) 0.33 hectares (0.82 acres) is comprised by road and laneways as shown in Exhibit E2.2 Location Map. RJK Developments Ltd. has submitted a road closure application to the County (File: PL20200054), to close, acquire and consolidate the road and laneways with adjacent RJK ownership lands in order to allow for the site consolidation plan to permit the master-planned, comprehensive development to occur. Appendix A1 includes the Table with detailed breakdown of the parcels and associated areas.

The existing land use designations on the MSDP area as per the New Land Use Bylaw, are primarily R-URB (Residential-Urban) and C-LUD (Commercial-Local Urban) with the exception of the easterly 3.0 acres of the principal site, 3 River Drive South (Lot 1, BLK 10, Plan 1911357) which is designated as a Direct Control DC-145 for a senior's development.

E2.1 Context Map

E2.2 Location Map



Existing Context



Old West Mall



Commercial along Balsam Avenue



River View looking north



White Avenue looking south



2.2 Opportunities and Constraints

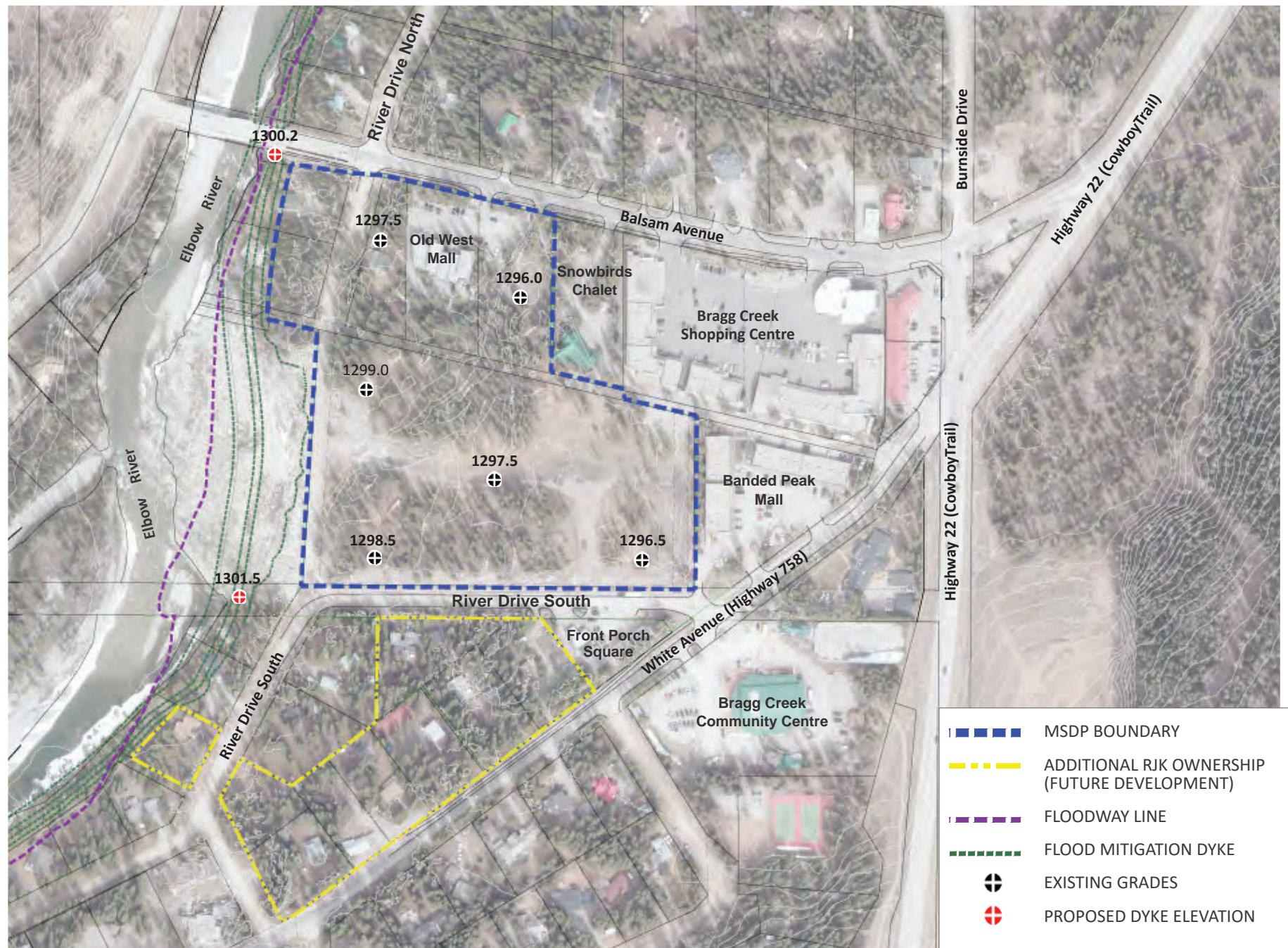
Located in the heart of Bragg Creek fronting onto the Hamlet's main street, Balsam Avenue and adjacent to the Elbow River, the Gateway Village lands are generally flat with elevations varying from 1296.5m to 1299.0m.

A majority of the lands are vacant, with the exception of the Old West Mall located at 27 Balsam Avenue. Portions of the lands are covered with existing vegetation which will be impacted by the need to grade the site to meet drainage requirements and the construction of all infrastructure and buildings. A Tree Management Plan is prepared by Scope Projects Inc. and included in Section 6.0 of this report.

Multiple access points are available off Balsam Avenue and River Drive South. Balsam Avenue is the main east-west local commercial street which connects to Centre Avenue and residential development west of the river across Balsam Bridge. River Drive South connects with White Avenue (Highway 758) which is characterized by both residential and commercial development and winds southwest as part of the Heritage Mile to connect through to the Trading Post, Bragg Creek Provincial Park and Kananaskis Country.

The Gateway Village lands are located adjacent to existing shopping centres to the east including Bragg Creek Shopping Centre, the Banded Peak Mall and the Front Porch Square. These existing commercial structures back on to Gateway Village making their integration with the proposed development very challenging. In addition to the commercial developments, Gateway Village shares adjacency with Snowbirds Seniors Fellowship Chalet on County land, which provides opportunities for potential integration or complementary development at a future date. There are also potential synergies with the Bragg Creek Community Centre located across White Avenue to the southeast. To the south, the existing low density residential may be anticipated to intensify over time.

E2.3 Site Attributes



The Elbow River to the west provides the most significant amenity for the Gateway Village lands. The western portion of the principal site (3 River Drive South) was significantly impacted by the 2013 Flood. The 2013 Flood spawned the Bragg Creek Flood Mitigation Project which features a major dyke structure adjacent to the Gateway Village lands. This project was cost shared with the federal and provincial governments and managed by the County for the design and construction that was commenced in May 2020.

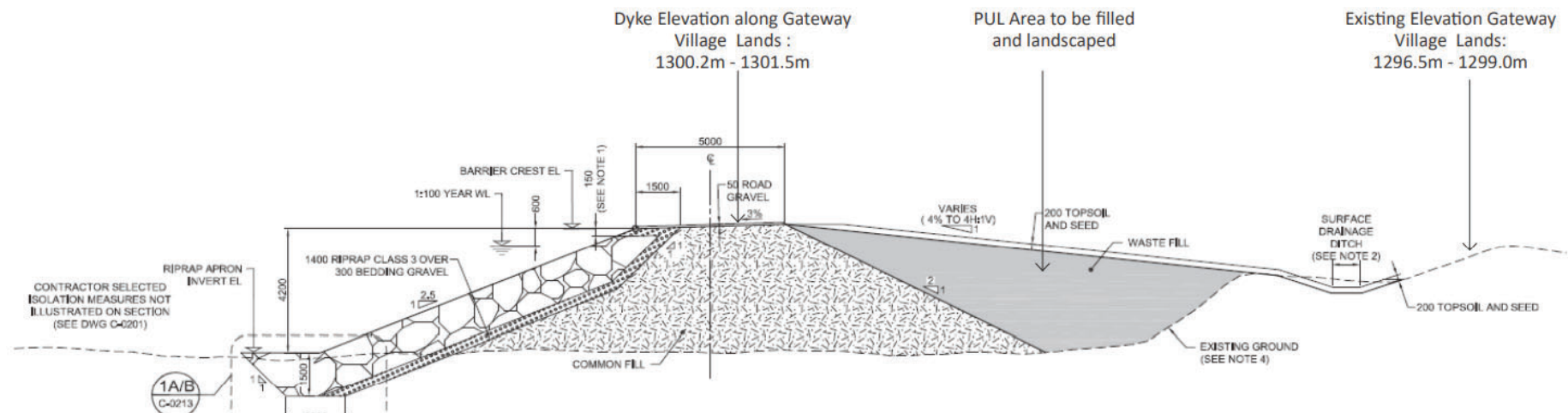
Gateway Village ground level views of the Elbow River will be impacted by the dyke, however, the second and third floors will have panoramic views of the river, the valley and Glasgow mountain to the southwest.

The dyke elevation along Gateway Village's west boundary varies from 1300.2m to 1301.2m, which is 1m to 2m higher than the existing site elevation as shown in the proposed cross-sections by Wood (see Exhibit E2.4). The crest of the dyke will have a pathway system which enhances connectivity along the riverbank through Gateway and to the Hamlet Core.

Gateway Developments has enabled the provision of dedicated Public Utility Lot (PUL) between Gateway Village and the dyke, which will be filled, compacted and landscaped by the County with the potential of creating a public amenity as shown in the cross-section below.

The Gateway Village lands fall outside the Floodway but are located within the Flood Fringe and are subject to regulations stated in Section 40.6 of the Land Use Bylaw (Clauses 200 – 202 of the new Land Use Bylaw), which require the first floor of all structures to be located 1:100 year flood level + 0.5m free board. Discussions are underway with Alberta Environment and Parks to confirm the Flood Fringe step elevations.

Two 10 metre north-south easements consisting of water and sanitary sewer utilities are located on the principal site, 3 River Drive South: U R/W 141 1191. Utility lines are also located within the proposed road closure areas of River Drive North. The existing utility lines will be required to be relocated to accommodate the construction of new services and structures for the development and the easements will be discharged.



E2.4 Typical Dyke Cross-Section along Gateway Village Lands
(source: Wood)

E2.5 Aerial View

Elbow River

Balsam Bridge

Approximate
Dyke LocationGateway Village
LandsBragg Creek
Shopping
CentreBragg Creek
Community
Centre

Location & Context

3.0

Policy Compliance

Gateway Village lands are subject to the policies of the RVC County Plan and Area Structure Plan that guides the development of the Hamlet of Bragg Creek. The lands also demonstrate compliance with the overarching policies of Calgary Metropolitan Regional Board (CMRB) Interim Growth Plan. The MSDP for the Gateway Village lands, however, is not required to be circulated to CMRB for approval. This section describes the RJK proposal's compliance with the existing policy documents.

3.1 CMRB Interim Growth Plan, 2018

The Gateway Village proposal for compact development which utilizes the existing infrastructure to intensify Bragg Creek Hamlet Core and integrate best practices for Elbow River conservation, upholds the three principles of CMRB's Interim Growth Plan, currently in effect until the new Growth Plan is approved:

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

- Promote the integration of land-use and infrastructure planning
- Optimize the use of existing infrastructure when accommodating growth
- Encourage higher densities, greater intensity of use, the provision of community nodes,

Principle 2: Protect Water Quality and Promote Water Conservation

- Prohibit new development in the floodway

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

- Promote the efficient use of land and cost-effective development
- Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context

3.2 RVC County Plan, 2013

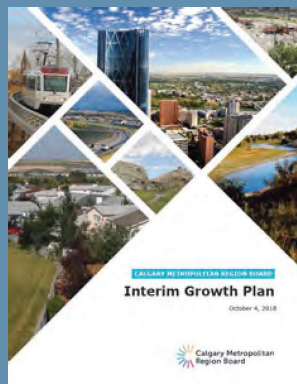
At the municipal level, the Gateway Village lands are subject to the overall policies of the County Plan. The County Plan is currently under review. The Gateway Village proposal meets the policy plan objectives especially as it relates to RVC's Growth Management Strategy:

- which supports residential growth to locate in the Hamlet of Bragg Creek, identified as a preferred residential growth area
- by increasing the County's business assessment base in order to reduce reliance on the residential tax base for long term operating costs
- by managing private development and County operations in a way that maintains and improves the quality of the natural environment

3.3 Bragg Creek Revitalization Plan, 2015

The Hamlet of Bragg Creek Revitalization Plan is a non-statutory document sponsored by the County resulting from post 2013 Flood public engagement process that confirmed the vision for Bragg Creek and set out in the Action Plan. In keeping with the intent of the Plan, the Gateway Village proposal supports the Vision and Goals of the community as identified in three basic building blocks: *Bragg Character, Connected Community and Thriving Economy*. The Gateway development will generate economic benefits and revitalize Bragg Creek by *Attracting Business, Attracting Visitors, Increasing Tourism and Enhancing Bragg Creek's Image*.

The Revitalization Plan identifies the Hamlet Core as 'physically compact and commercial heart of the Hamlet' that improves pedestrian connections and public space to foster a vibrant downtown area. The 2016 ASP amendments are in response to the Action Plan in the document and allow for comprehensively designed multifamily residential and greater than 10 units of overnight accommodation to make Bragg Creek a true destination location.



3.4 Greater Bragg Creek Area Structure Plan (ASP), 2007, Amended 2016

The Gateway Village proposal aligns with the vision for both residential and commercial development stated in Sections 7.2 and 7.3 of the ASP through the provision of comprehensive development which will create a year-round urban commercial core and provide low density multifamily units in selected areas where appropriate. Gateway Village Bragg Creek MSDP is in compliance with the following specific policies.

The low-density residential will provide “the much-needed affordable accommodation and housing that is better suited to an aging population that does not want to be displaced from the community”.

In keeping with the ASP Vision, the proposed development will create “comfortable and attractive public spaces which invite people to relax and extend their shopping and dining experience throughout the day and into the evening”.

Section 7.2.3 a): *Lands proposed for multi-residential development within the hamlet shall be located in the hamlet core as identified in Figure 10, and shall be supported by a conceptual scheme and/or master site development plan, to be adopted by Council.*

Section 7.3.3: proposed key uses below are in keeping with the Desirable Uses listed in this Section:

- Health Care Services
- Multi Use Buildings and Developments
- Overnight accommodation (e.g. Bed and breakfast home, motel, hostel, hotel, lodging houses, and country inns);
- Parking areas and structure
- Restaurants
- Retail stores
- Senior housing
- Tourism uses and facilities
- Tourism information services

3.5 Hamlet of Bragg Creek Design Standards, Amended 2016

Hamlet of Bragg Creek Design Standards is the key policy document which sets the public realm design standards for developments in Bragg Creek. The document provides standards for:

- Site Planning and Design,
- Commercial, Institutional, Mixed-Use and Multi-Unit Residential Development
- Streetscapes, Street Furniture, Wayfinding and Gateway Features, Civic Nodes and Public Open Spaces and Public Art

The Master Plan, architectural, open space and landscaping details are designed in consideration of the Design Standards.

Appendix A2 includes the completed checklist of Design Standards compliance.

4.0

Development Plan

4.1 Gateway Village Master Plan

The Master Plan for Gateway Village is envisioned to create a destination development in the heart of Bragg Creek Hamlet Core as a special place to gather, connect, dine, live, work and stay. Working within the County's policy framework, the Master Plan is intended to create opportunities for the Hamlet to grow and enhance its amenities for the local community and the visitors to Bragg Creek. The development will respect the relationship with the Elbow River and the Rocky Mountains and enhance the iconic views by orienting the buildings towards the scenic natural backdrop.

The Gateway Village Master Plan will be a phased condominium development with full public access which includes a collection of three distinct Villages integrated with a comprehensively designed streets, connected pathways and complementary open space networks:

Commercial Village: Located in the northern portion of the site, the Commercial Village will establish the continuity of retail shops along Balsam Avenue in the redevelopment of the western-themed Old West Mall to feature a mixed-use expansion with opportunities for offices and living over 30 rental housing units above the ground floor retail. This Village will also be the new home to the revival of the cultural legacy of The Steak Pit Restaurant on the banks of the Elbow River.

Hospitality Village: A key driver of the development, *The Wakesiah Lodge* will be a 120 room boutique hotel complete with a conference centre, health and wellness and spa facilities and related recreation amenities. The Lodge will showcase a blended Rocky Mountain and rustic Bragg Creek (contemporary western architecture). The buildings will be sited to capture the incredible views of the Elbow River Valley.

Residential Village: Gateway Village will feature opportunities for a downtown-living experience as the Residential Village will include apartment style condominiums and townhomes for rental and purchase all within casual walking distance of the project's shopping and recreational amenities and to the greater community's many walking, hiking and cycling trails and pathways.

The three Villages will be connected through comprehensively designed and landscaped open spaces and inter-connected pathways which will link the existing shopping developments through a series of gathering places, gazebo, and water features all linked via the River Square to the Amphitheatre immediately adjacent to The Steak Pit Restaurant and the Elbow River dyke and regional pathway system.

Gateway Drive, the main boulevard style street designed for both vehicular and pedestrian use will connect the Balsam Avenue Main Entry Gate to River Drive South and continue south to White Avenue in the future. The River Square, a multi-modal road will provide a second entrance from Balsam Avenue and will evolve into a pedestrian and bike friendly "woonerf" (a Dutch inspired road calming device). The street network and the connectivity within the three Villages will be further refined at the development permit stage.

Since Bragg Creek is the acknowledged "Gateway to Kananaskis Country", Gateway Village is planned and designed to provide a new and fresh approach with a high-quality development to bring out the best in the Hamlet and warrant this title.

E4.1 Gateway Village Master Plan

Subject to refinement at Development Permit Stage



- MSDP BOUNDARY
- COMMERCIAL VILLAGE
- HOSPITALITY VILLAGE
- RESIDENTIAL VILLAGE

4.2 Commercial Village

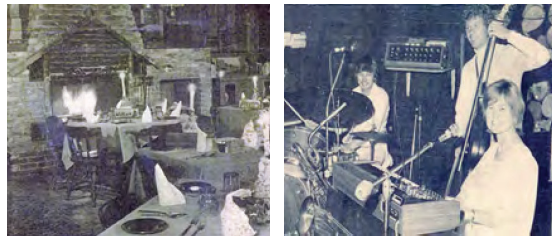
The Commercial Village is to be anchored by the revival of the world-renown signature restaurant *The Steak Pit*; the redevelopment of the heritage *Old West Mall* and its mixed-use redevelopment of retail and commercial units and residential apartments above and the *River Square*.

Steak Pit Restaurant

The Steak Pit Restaurant will be the re-creation of the former iconic landmark in the Hamlet Core which will be strategically located immediately adjacent to Balsam Avenue, perched above the banks of the Elbow River and immediately adjacent to the River Square. The building's character and form will be reminiscent of the famous heritage restaurant formerly on White Avenue. The new Steak Pit, seating up to 200 people, will feature a generous outdoor patio. The restaurant will be again a social gathering and dining spot - a destination location for area diners and tourists alike seeking both an entertainment and the tops in an Alberta dining experience. This Village will also incorporate the Amphitheatre connecting with the Steak Pit Restaurant and will provide an outstanding outdoor entertainment venue featuring multi-tiered wood seating attached to natural stone terraced walls and the Steak Pit's patio will be designed to seamlessly integrate with the Amphitheatre.

THE STEAK PIT RESTAURANT

will restore Bragg Creek's legacy and nostalgic charm



Heritage Old West Mall Mixed-Use Redevelopment

The Heritage Old West Mall Mixed-Use Redevelopment will include 2,500 **2,400** square metres of commercial retail and office including the existing 500 square metres in the Old West Mall with potential for **rental housing and** living space above. The two-to-three storeys of office space and residential occupancy above the main floor retail will provide an excellent opportunity to create a live-work environment. The Old West Mall is an existing commercial building along Balsam Avenue and is one of the few historical-like buildings in the Hamlet Core. This building will be enhanced with additional complementary mixed uses and its architecture extended to create the Village block.

The south side of the Old West Mall will be a contemporary expression of the Bragg Creek architectural style by introducing the Rocky Mountain architectural components to better reinforce the Foothills and Mountain environment. Steep-sloped roof elements will create a baseline form, while the 'Western False Front' reflecting the western heritage will be highlighted at the corner points.



THE HERITAGE OLD WEST MALL REDEVELOPMENT

will add vitality to the Hamlet Core



E4.2 Master Plan Aerial View



River Square

The **River Square** runs through the Commercial Village and provides a pedestrian focused connector and vehicular entrance off the south side of Balsam Avenue. The River Square will direct traffic to onsite parking and transition into a road surface finished in dimensional pavers, which features a woonerf to provide multi-modal access to the retail and public entertainment areas.

The River Square will be designed to control traffic flow and to create a safe and aesthetic space for pedestrians. The intent for the River Square is to be able to be closed to vehicular traffic on festive occasions so that the community can gather for art and music festivals, a farmer's market or other special community events.

The paving pattern will be developed to symbolize the flow of the river and its significance to the Hamlet. Additionally, interpretive historic signage will be incorporated throughout the River Square to highlight distinctive timelines or historic features of the site and the area.

The Amphitheatre will anchor the west end of the River Square. The mountain and valley views to the southwest will be the backdrop for the performance stage. The Amphitheatre will create a principal focal point of River Square bounded by the patios to the Steak Pit and the boutique hotel, a meeting place when not in use for performances and events.

THE RIVER SQUARE

will function as a 'woonerf' to provide multimodal access and a place to gather



The proposed retail and commercial units along the River Square will also serve as an extension of the existing commercial and retail spaces in Bragg Creek designed to create a collective shopping and entertainment district along Balsam Avenue. The plans for the Commercial Village will be further refined at the development permit stage. In the future refinement of this concept, opportunities for consideration of on-street parking will be explored, as there is potential for creating accessible options for users with mobility challenges. In an effort to create a pedestrian-friendly environment through the River Square Plaza, the larger parking areas are located close to the vehicle entrances to the site off Balsam Avenue, to enable safer streets and reduce traffic through the Plaza. This also enables The Steak Pit to be sited closer to the heart of the development – with its entrance off the River Square, enhancing activity, framing the Plaza, the Amphitheatre and interfacing the Old West Mall and the Hotel. The visual impact of the parking areas along Balsam Avenue will be softened through the existing trees to be retained. The parking areas are deliberately set back from Balsam Avenue to enable the existing trees to grow in a woodland environment and create a visual buffer.

4.3 Hospitality Village

Wakesiah Lodge

The boutique hotel, *The Wakesiah Lodge* and Conference Centre will fulfill the much-needed overnight and long-stay accommodation and meeting space in the Bragg Creek Hamlet Core and will bring employment opportunities

THE WAKESIAH LODGE will be a boutique hotel, with a Conference Centre and Wellness facilities



and tourism throughout the seasons. Currently, there are no major guest accommodation or assembly spaces suitable for hosting larger, more formal gatherings available in the area. This 4-storey development will also include a lobby, restaurant, conference rooms of various sizes, wellness centre and spa complete with fitness area on the lower floors. The upper levels will be designated for up to 120 guest rooms. The building will feature the Rocky Mountain style architecture, suited to the mountain setting and incorporate the Bragg Creek feeling at the lobby entrance. The lodge will be located adjacent to the Elbow River to provide guests with scenic views of the Rocky Mountains from their hotel rooms as well as outside on the terraced patio and decks.

The Wakesiah Lodge is anticipated to be built in two phases: the first phase will consist of the ground floor lobby, restaurant and 60 guest rooms which will make up the north wing. The subsequent 60 guest rooms, conference centre and leisure amenities will be built the second phase. The plans for the boutique hotel in the Hospitality Village will be further refined at the development permit stage.

A series of pathways will connect to the area walking trails and will also connect the Commercial Village to the Hamlet.

4.4 Residential Village

The Residential Village will provide a range of housing options to the Greater Bragg Creek community and future residents by offering a choice of accommodation to empty nesters, young couples to raise a family and for seniors to age in place.

The Residential Village is projected to accommodate approximately 140 units in a mix of apartment and townhouse units for rental or purchase. The final design and number of units will be determined at the development permit stage. The development density will transition from higher intensity of the 4-storey Commercial Village to three to four storey apartments to the lower density townhomes of two and two and a half storey units. The development density will transition from a higher intensity four-storey form of the hotel, to three to four storey multi-family apartments, and further softening to the lower density townhouses of two and a half storeys that interface with River Drive South.

The residents on site will help enhance the rich culture and sense of community of Bragg Creek. The site design builds on the local neighbourhood context by providing landscaped 'front yards' and access from the street to pockets of landscaped green spaces. The plan envisions developing the residential scale to be greater in density on mid-site locations and feather-down towards River Drive South with townhouse in respect to the residential neighbourhood character to the adjacent homes.

To the east of the Residential Village, a major open green space is planned adjacent to a storm pond which will create a visual relief overlooking the landscaped storm pond. A natural shoreline of willow and a variety of aquatic plant materials will be planted thus enhancing the storm pond as a feature for the community.

Within the Residential Village, strategic pathways with inter-linked greenspace areas will be created to ensure pedestrian friendly spaces continue throughout Gateway Village. A cohesive design approach will reinforce the sense of community and establish Gateway Village as the new heartbeat of the Hamlet. With a close proximity to the Bragg Creek Community Centre, it is expected that the Centre will complement the amenities of the Residential Village and help build a strong sense of community for both.



THE RESIDENTIAL VILLAGE will include apartments and townhouses to create choices for downtown living



4.5 Plan Statistics

Gateway Village Area Breakdown		
	Ha	Ac
Gateway Village Area	5.07	12.54
Commercial Village	1.41	3.48
Hospitality Village	1.50	3.71
Residential Village	1.25	3.09
North Pond & E-W River Square	0.39	0.96
Eastern Stormpond	0.52	1.28
Landscaped PUL (County-Owned Lands)	0.61	1.51

T4.1 Plan Statistics

Note: The above areas are subject to refinement at the development permit stage

Gateway Village Projected Intensity

Commercial Village	Sqm	Sqft
Existing Old West Mall	495	5,326
Steak Pit Restaurant	460	4,950
Commercial Redevelopment	1,445	15,548
Total Commercial & Retail	2,400	25,824
Upper Floor Residential	32	units

Hospitality Village

Hotel, Conference & Spa	9,990	107,492
Occupancy	120	rooms

Residential Village

1 & 2 BR Apartments	106	units
Townhouses	34	units
Total	140	units

Note: The above projections are subject to refinement at the development permit stage

4.6 Implementation & Development Phasing

Gateway Village will be a phased condominium development on a consolidated parcel upon acquisition of the road and laneway allowance. As such the roads, the pond and all open space amenities within the development will remain in private ownership and will be maintained by Gateway Developments Ltd. (Gateway) or the Homeowners' Association when organized for such purpose.

The Gateway Village development and associated amenities will have a blanket public access easement and will be open for public use at all times.

The PUL Area located between Gateway Village and the dyke will be landscaped by the County's Flood Mitigation contractor and will remain in County ownership. The landscaping on the PUL area will be maintained by the County

until such time that Gateway builds the Amphitheatre in the Landscaped PUL area. Upon completion of the Amphitheatre, Gateway will be responsible for maintenance of the PUL lands. Gateway Developments Ltd. will enter into required agreements for development and maintenance of structures and associated pathways and landscaping within the PUL lands.

Development in Gateway Village will be subject to Development Permit applications for each phase / sub-phase and will be generally as described in Sections 4.0 and 6.0 of this document. The plans will be subject to refinement at the development permit stage and will be required to meet County standards in all respects of development.

Development Phasing

The development of Gateway Village is anticipated to commence from the north off of Balsam Avenue and proceed south towards River Drive South in three potential phases as shown in Exhibit E4.3. Each phase in turn will have sub-phases in response to market demand. Market conditions will also result in future adjustments to the phase boundaries.

Phase 1 will include the Commercial Village and associated infrastructure. The Steak Pit Restaurant is planned to be the first structure built, followed by Old West Mall Redevelopment. The North Pond amenity area, the River Square and the eastern storm pond will also be part of Phase 1.

Phase 2 will include construction of the first wing of the Wakesiah Lodge consisting of 60 rooms, restaurant and related amenities. This phase will also connect Gateway Drive to River Drive South. Gateway Developments will build the Amphitheatre on the County owned PUL lands as part of Phase 2. The remaining PUL lands will be landscaped by the County in conjunction with the completion of the dyke.

Phase 3 will be the Final Phase of development and will include completion of the 120 room hotel, conference centre, health and wellness centre and spa. Additional housing development in the Residential Village will also be part of Phase 3.

The Future Public Parking shown on RJK lands to the south is not required for the Gateway Village project but is intended to serve parking needs of the Hamlet Core area.

E4.3 Development Phasing



- MSDP BOUNDARY
- PHASE BOUNDARY

5.0

Architecture & Urban Design

5.1 Architectural Design

The Architectural design of Bragg Creek holds its historical roots in timber-frame construction, supporting the Western False Façade style, and a front porch walk-way. Building on these precedents, the Gateway Village development will seek to modernize this style and provide the chosen Rocky Mountain architectural elements to create suitable architecture for the Foothills environment and Kananaskis Country.

An emphasis on steep sloped roofs, gable roofs, exposed beams and brackets, large windows and balconies will be some of the key architectural elements to be included in the development. Buildings will take on a blended Rocky Mountain and rustic Bragg Creek appearance, reflecting some of the existing heritage buildings in Bragg Creek. The scale of these elements will be thoughtfully considered to ensure the proportions are well balanced when viewed from street level. In addition, the variation of forms and materials on the building façade will help to visually break up the scale of the larger buildings.

The 2.5 storey Townhome will be much more scale appropriate development that will transition to suit the residential neighbourhood, and enable more daylight access to the site. Large sloping roofs with gabled dormers will form the language of the second storey and loft levels. The multifamily apartments will also blend in to the neighbourhood rhetoric, with the 3-4 storey form enabling balconies and patios to add to the architectural tapestry. Stone clad bases will surround at-grade street facing facades for a more resilient finish and durability to built up snow.

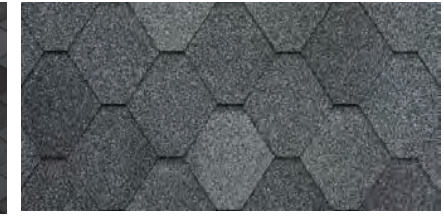
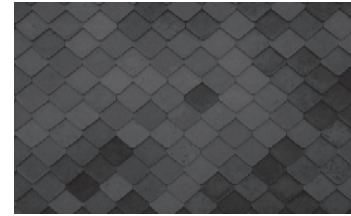
The material palette will be comprised primarily of natural materials in warm earth tones found in nature. Stone, treated or stained wood and metal works in grey, brown and green will be the materials and colours of choice. Accent colours will be used in moderation for creating some visual interest without being overly distracting.

E5.1 Architectural Vocabulary

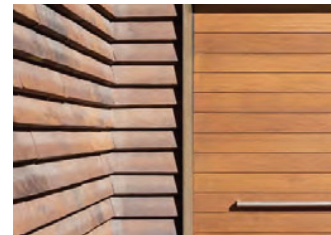
TIMBER TRIM FEATURES will accentuate the Rocky Mountain and rustic Bragg Creek architectural character for both Commercial and Residential development

**ROOF FINISHES**

will include Standing Seam metal roof and Shingles - Matte finished Metal or Asphalt, natural finish, muted tones

**WALL FINISHES**

will include Board and Batten, Shingles, Lap Siding with Stacked Stone feature and/or base



E5.2 Lighting Examples

5.2 Lighting

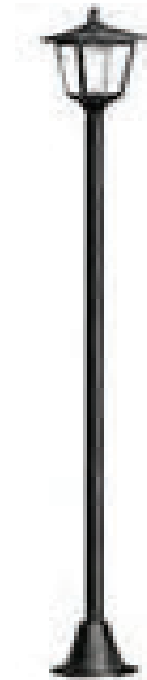
Lighting will play a crucial role in creating a place that is safe and comfortable for all members and visitors to the community. Crime Prevention through Environmental Design (C.P.T.E.D) principles will be considered when designing the lighting for Gateway Village.

Appropriate lighting design will include the selection light fixtures that complement scale and style of the Hamlet Core. All light fixtures and posts will strategically located to illuminate the streets while avoiding light pollution or glare. The development will be Dark Skies compliant as will all fixtures selected for Gateway Village.

Further lighting details and design will be determined at the development permit stage. A detailed Lighting Plan will be submitted with each development permit, as and where required.

LIGHTING

will be Dark Skies compliant and will complement the scale and style of the Hamlet Core



E5.3 Signage Examples

WAYFINDING SIGNAGE will be consistent and will guide visitors and guests to important destinations



5.3 Signage

Gateway Village will have a consistent visual appearance for the entrance gateway, wayfinding and business signs that will be complementary to the overall architectural theme of the development.

The purpose of the entrance Gateway feature is to create a memorable point of arrival and departure. The entrance feature will be located at the new intersection of Gateway Drive and Balsam Avenue. The Gateway entrance feature will be a tall architectural element built of stone, wood or metal that reflects the regional style.

Wayfinding signage will be in the vicinity of visitor parking and will provide key information such as landmarks and historical interpretive information embedded into the signage for visitors and guests.

Business signage will be a combination of fascia and covered walkway sign types to maintain consistency with the business signs approved for the Villages. The business signage will have a clean and simple aesthetic that clearly articulates the name and style of the business and also provide visual interest to the building.



BUSINESS SIGNAGE will be a combination of fascia and covered walkway sign types

E5.4 Street Furniture Examples

5.4 Street Furniture

The Street furniture throughout Gateway Village will be consistent in design and character, functional and accessible. The materials for the street furniture will be durable and made of recyclable materials where feasible as demonstrated in the following elements.

Seating

Walking Trails and gathering areas are a major component of the Gateway Village project. As a result, resting spots for patrons will be of utmost importance. Through the incorporation of comfortable and stylish park benches throughout the development, Gateway Villages will include welcoming rest spots in all the amenity areas.

The style of benches in Gateway Village will be similar to most mountain communities across Alberta. The benches will be made of 100% recycled plastic slats, which is resistant to rot, splinter or warp. This will ensure the longevity of the bench and allow for durability throughout the changing seasons in Bragg Creek.

Aesthetically pleasing and accessible to everyone, these benches also come in varying sizes to offer options for those either sitting by the pond, taking in the entertainment around the amphitheatre or needing to rest while shopping or strolling along the pathway system.

SEATING

benches will be similar to most mountain communities and will utilize 100% recycled and durable material



Waste and Recycling

The importance of safe and sanitary waste/recycle receptacles is paramount in this wilderness settings. The proposed model is animal proof. The BearTight model has been certified bear resistant. In addition, both waste and recycle bins will complement the seating in style and functionality.

Bike Racks

The biking community of Bragg Creek is abundant. To make sure that local and visiting cyclists have the opportunity to take a moment away from the ride; bike racks will be organized around Gateway Village. Sleek, stylish and accessible to all levels of riders, these bike racks will allow for the organization of bikes parked throughout the development

Additional Elements

Additional elements such as gazebos and public washrooms will be designed to be consistent in design and materials. The design and details of these elements will be determined at the development permit stage as part of the Landscape Plan.

5.5 Implementation

Gateway will prepare a Design Guidelines booklet addressing the specifics of architectural and urban design elements included in Section 5.0 to be implemented by the developer.

The development in Gateway Village will be required to demonstrate compliance with developer implemented Design Guidelines as well as *Hamlet of Bragg Creek Design Standards*.

Each Development Permit application will be accompanied by completed *Hamlet of Bragg Creek Design Standards - Checklist* to demonstrate compliance.



ALL STREET FURNITURE
will be consistent in style and functionality



6.0

Open Space & Landscaping

The Gateway Village will provide Bragg Creek with an experience like no other in the Hamlet, with water features, public open spaces, pathways to trail networks, diverse plant material and many value-added amenities. This new community will revitalize Bragg Creek's Hamlet Core. The open space and trail network will connect the stormpond located at the east end to the Elbow River dyke and pathway system through the Gateway Village Open Space Amenity areas and terminating into the Amphitheatre and Landscaped Public Utility Lot on County owned lands located along the River's edge and dyke. Gateway Village privately owned open space amenity areas and pathways will be accessible to public at all times, and are designed with the intention of connecting to the existing shopping areas to the east.

Gateway Village development aspires to create a high quality public realm. Designed for year-round usage, the focal points of the Gateway Village Open Space Amenity area will be the multi-functional North Pond and Water Feature and the River Square. These features are designed to invite the public into the open space and utilize and enjoy the amenities provided. The inviting pathway systems will complement the unique shops, a signature restaurant and boutique hotel, all to provide the added sense of place. The three distinct villages will all bring focus and direction to various spaces for the public to enjoy. The comprehensive landscaped theme will continue into and include the storm pond area to the east.

The Landscaped Public Utility Lot and Amphitheatre are located at the terminus of the River Square, adjacent to the Steak Pit Restaurant and between Commercial Village and the Elbow River dyke. The Amphitheatre will have spectacular views of the Elbow River valley and the mountains as the scenic backdrop. The landscaped public utility lot will also seamlessly transition to the open space areas within Gateway Village via the network of pathways.

Connectively is of the utmost importance to ensure that Gateway Village integrates the spirit of Bragg Creek with public amenity spaces through thoughtful wayfinding features for visitors, guests and residents. The primary focus of the landscape is to provide a strong sense of community and more specifically, to incorporate the existing culture and history of the Hamlet while embracing the diverse new amenities.

The existing vegetation impacted by the need to grade the site for development will be replaced with new trees and shrubs of diverse variety to ensure all-seasons interest and greenery throughout the Villages.

E6.1 Open Space Plan

Subject to refinement at Development Permit Stage



Open Space and Landscaping

6.1 Gateway Village Open Space Amenity

The privately owned and maintained Gateway Village Open Space Amenity area will be open to public and is envisioned as a hub for Bragg Creek residents, shoppers, guests and tourists. This new beacon for the community incorporates numerous public spaces which will be designed to: firstly, establish a destination resort-like feel to the Hamlet and secondly, showcasing the abundance of natural sight lines and perspectives with landscaping to transform the outdoor experience for the public as they enjoy the various amenities of this development.

Key features of the Gateway Open Space Amenity are as follows.

North Pond and Water Feature

The entry to Gateway Village will be located at the northeast entrance to the development. As traffic flows east to west on Balsam Avenue, patrons will be welcomed with a beautiful water feature that will act as not only a spectacular welcome sign but also an oxygenation and filtration system for the pond. This water feature located on private ownership, will have the Gateway Village signage incorporated into the natural stone structure with rushing water falls and boulders symbolizing the transition from the Rockies to the Elbow River. The water feature will invite visitors into the development as well, the pond will provide a sense of place and calm together with the opportunity to enjoy walking paths, indigenous plant materials and the coniferous trees that will surround the pond. Interspersed along the pathways, seating and gathering places such as a gazebo will be introduced for rest and relaxation as well as washrooms for public use. In the winter, the pond will offer the opportunity to be an attractive recreational area for skating.

River Square

From the beautiful water feature, the development opens on to the River Square characterized by dimensional pavers. This is where the commercial spaces, the Steak Pit Restaurant and the boutique hotel will frame the River Square, designed as a major gathering space and to be utilized by the

Greater Bragg Creek community for farmers' markets, festival venues and other community activities.

The goal for this area will be to create hub-like atmosphere. Street benches will be nestled alongside planting beds rich with plant material to amplify the natural feel of the area. Visual connections to the additional public spaces from this area of the development are paramount and will be achieved by creating view points to the amphitheatre and throughout the River Square.

Storm Pond

The Storm Pond will be strategically placed on the southeast portion of the development. Circumnavigating the storm pond will be a walking and cycling pathway that will be bordered with shrub beds to offer an enjoyable stroll within the Villages of Gateway. The storm pond serves as the collection for the management of the overland drainage and storage for the project. The Storm Pond will be privately owned and maintained.



E6.2 Gateway Village Open Space Amenity

Subject to refinement at Development Permit Stage

6.2 Landscaped Public Utility Lot & Amphitheatre

The Gateway Village Open Space Amenity areas will flow seamlessly into the Landscaped Public Utility Lot (PUL) and Amphitheatre located along the Elbow River Dyke and pathway system on County owned lands. Through negotiations, RJK Developments Ltd. enabled the provision of the PUL lands to be 'filled, compacted and grass seeded to County standards' as provided in the approved Wood Environmental Solutions' Flood Mitigation Plans. The Landscaped PUL area will be maintained by the County until such time that Gateway Developments builds the Amphitheatre. The Amphitheatre, will be built by Gateway Developments Ltd. on the PUL lands. Upon completion of the Amphitheatre, the Landscaped PUL lands as well as the Amphitheatre will be maintained by Gateway Developments or a Homeowners' Association as may be the case upon completion of the infrastructures and the requisite agreements.

The Amphitheatre will be an important public feature for the Gateway Village development and an exciting gathering place along the dyke and pathway system for major part of the year. The stage and park setting will be tiered with areas designed to take in local entertainment, Sunday farmers markets, art kiosks and so much more. Natural stone retaining walls will create multiple layers for hard surface staging areas where picnic tables and benches are placed. Stairways will connect the multiple layers and planting beds sprinkled into the meeting place to soften the appearance.

From the Amphitheatre patrons can either walk or ride their bikes south through the park system that will be filled with planting beds. This will also act as one of the connective trails that will flow into the residential districts or out onto River Drive South.



E6.3 Landscaped PUL & Amphitheatre

Subject to refinement at Development Permit Stage



6.3 Tree Management Plan

The intent of the Tree Management Plan is to ensure that trees are to be planted, protected, maintained, and ultimately removed or replaced in a way that is sustainable and socially acceptable by the community.

Tree management for this development will align with all rules and regulations set forth by Rocky View County's "Firesmart" design. Tree management will be paramount in adapting a new development in an existing, vibrant, setting rich with indigenous and coniferous tree species. Where possible, existing trees such as those along Balsam Avenue, will be integrated into pathway systems, ponds and greenspaces. However, site grading requirements will necessitate the removal of a majority of the vegetation on site and replanting of new trees. The addition of new tree species will align with the existing species in the area focused around developments such as the hotel, Steak Pit, storm pond and residential dwellings.

Tree Management Standards shall be cross-referenced with section 6.2.2 of the Rocky View County FireSmart Guidelines.

- a) Wherever possible, trees and accompanying vegetation shall be retained during site preparation and construction to retain the "cabin in the woods" aesthetic that is a unique characteristic of the hamlet.
- b) Building exterior shall be constructed of fire-resistant materials in accordance with the Alberta Building Code.
- c) Trees shall be relocated or replaced when:
 - i. Trees cannot be maintained (hazardous conditions)
 - ii. Proximity of trees are in proposed foundation footprint, or too close to proposed building foundation.
 - iii. Exceptions: on-site physical constraints; topography, limited building envelope, soil conditions, drainage and other factors determined by the development authority.
- d) Trees to be replaced shall fit the existing natural landscape character, as outlined in County's Parks and Pathways Guidelines.
- e) Existing trees are to be protected (snow fencing secured around edge of tree canopy) from soil compaction, storage construction materials, or damage due to equipment.
- f) Top soil is to be retained on site through means of stockpiling and redistribution. As part of site restoration, once the building construction is complete, top soil is to be seeded.

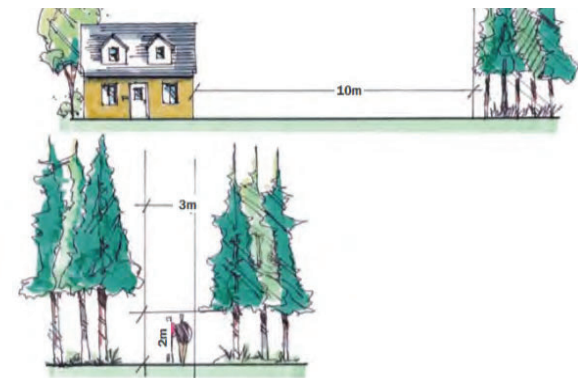
Standards for FireSmart designs are not standard-specific. All development must comply with the Alberta Building Code, as amended, and any applicable provincial regulations for proper use of building materials.

The Development Permit Application requests that FireSmart design standards are to be presented on a landscaping plan by a landscape architect or qualified person to perform such work. FireSmart design standards include, but are not limited to:

- i. Creation of a fuel-reduced buffer between structures and wildland vegetation;
 - ii. Tree spacing to reduce fire intensity; and
 - iii. Pruning tree branches within 2 metres (6.56 feet) of the ground.
- a) Conifer trees are not to be planted within 10 meters (32.8 feet) of a new development.
 - b) Redevelopment of existing structures should consider replacement of existing conifer trees within 10 metres of the building. Acceptable trees to plant include poplar, birch, aspen, cottonwood, maple, alder, ash, and cherry (see provincial FireSmart guidelines for the list of FireSmart vegetation).
 - c) Roofs shall be constructed of fire-resistant materials in accordance with the Alberta Building Code.

E6.4 FireSmart Setbacks

- i** FireSmart Rules of Thumb include:
- Keeping a fuel-reduced buffer between structures and flammable wildland vegetation;
 - Spacing trees to reduce the intensity of wildfire; and
 - Pruning all tree branches within 2 metres of the ground.



7.0

Transportation & Connectivity

7.1 Vehicular Connectivity

The Gateway Village master plan is designed to provide a well-connected and legible internal road network which facilitates wayfinding. Gateway Village is a comprehensively designed condominium development and all roads within the development are proposed as private roads.

Gateway Village is bounded by Balsam Avenue to the north and River Drive South to the south. Two points of access and egress are proposed to and from the north off Balsam Drive and two points from the south off River Drive South. Gateway Drive will be the main North-South spine road which will connect Balsam Avenue to River Drive South and continue south to connect to White Avenue in the future. This roadway will provide primary access to the site from the north and south connecting the Commercial, Hospitality and Residential Villages within the site.

The River Square will provide a secondary access into the site off Balsam Avenue and lead to The Steak Pit Restaurant, the Old West Mall redevelopment and the Amphitheatre, then will continue to the south and east featuring a 'woonerf' (a Dutch calming device) to provide traffic street calming as a priority to pedestrians. A secondary access from River Drive South is proposed into the Residential Village. The final location of this access will be determined at the development permit stage.

7.2 Multimodal Connectivity

Gateway Village will provide a robust collection of pathways throughout the site to facilitate walking and cycling connectivity within the Hamlet Core and beyond.

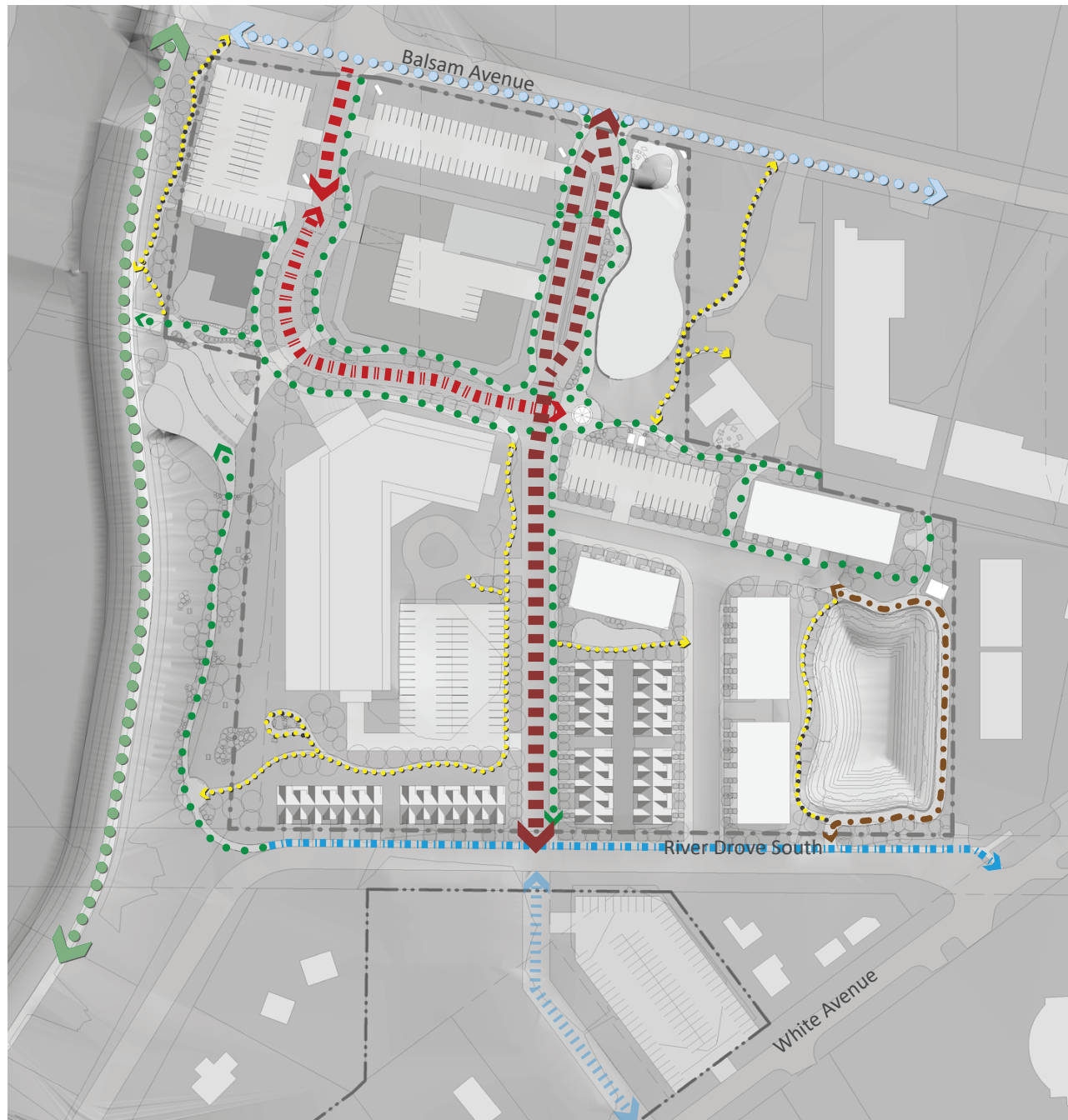
The development is bounded by the following network of pathways along its boundaries:

- Existing regional trail along the south side of Balsam Avenue
- Proposed community pathway along the north side of River Drive South
- Proposed regional pathway system atop of the Elbow River dyke





An east-west pedestrian connection is proposed through the Gateway Village development which connects existing shopping areas to the east and winds through the Pond and amenity areas, along the River Square to the Amphitheatre and The Steak Pit Restaurant and then terminates at the regional pathway on the Elbow River dyke. The pathway along the south boundary of the development is also proposed to connect to the regional pathway atop the dyke.

The North-South pedestrian connectivity will be via pathways that run along Gateway Drive. Additional local pathway connections will be proposed within each Village and will be identified at the development permit stage.

E7.1 Vehicular & Multimodal Connectivity



VEHICULAR

-  NORTH-SOUTH GATEWAY DRIVE
-  RIVER SQUARE
-  RIVER SQUARE (WOONERF)
-  FUTURE GATEWAY DRIVE CONNECTION

MULTIMODAL

-  DYKE PATHWAY SYSTEM
-  EXISTING REGIONAL TRAIL
-  COMMUNITY PATHWAY
-  GATEWAY VILLAGE PATHWAYS
-  4.0 MAINTENANCE ACCESS
-  LOCAL VILLAGE PATHWAYS

7.3 External Road Network

A *Transportation Impact Assessment (TIA)* was prepared by Bunt and Associates in support of the Master Site Development Plan (MSDP). The TIA assesses the impact of the proposed development on off-site road network and study intersections identified in Exhibit E7.2. The TIA assumes that the proposed major design and construction upgrades to the intersections of Highway 22 at White Avenue and at Balsam Avenue will be in place by the 2025 horizon year. In addition, it is expected that in the interim that the traffic control signals are to be installed at Highway 22 and White Avenue (Highway 758) by the end of 2021. Subject to final approval by Alberta Transportation, with the inclusion of traffic control signals at the intersections of Highway 22 / Balsam Avenue and Burnside Drive/Balsam Avenue intersections, it is expected that road network will have the capacity to accommodate the full development prior to the construction of the roundabouts on Highway 22.

Key findings and recommendations of the TIA are listed below:

- **Sight Distance:** All study accesses meet minimum sight distance requirements
- **Intersections Analysis:** In the long term the northbound movement at Burnside Drive/Balsam Avenue intersection is expected to operate at capacity. It is recommended that the south leg of the intersection be restriped to accommodate a separate northbound left turn lane within the available right of way. Alternatively, this could be addressed through maintaining the signalization of the intersection after the roundabouts have been constructed. All other study intersections individually operate within acceptable capacity parameters.
- **Roadway Analysis:** No changes are recommended on Balsam Avenue as study intersections along Balsam Avenue are expected to operate within acceptable capacity parameters. Highway 22 long-term horizon daily traffic volumes may warrant widening to four lanes or twinning with or without the proposed development.
- **Illumination Warrant:** Delineation lighting is warranted at Balsam Avenue and Gateway Drive and is recommended to be installed by the Opening Day. Partial lighting is warranted at White Avenue and River Drive South and is recommended to be installed in the long term.

E7.2 Study Intersections



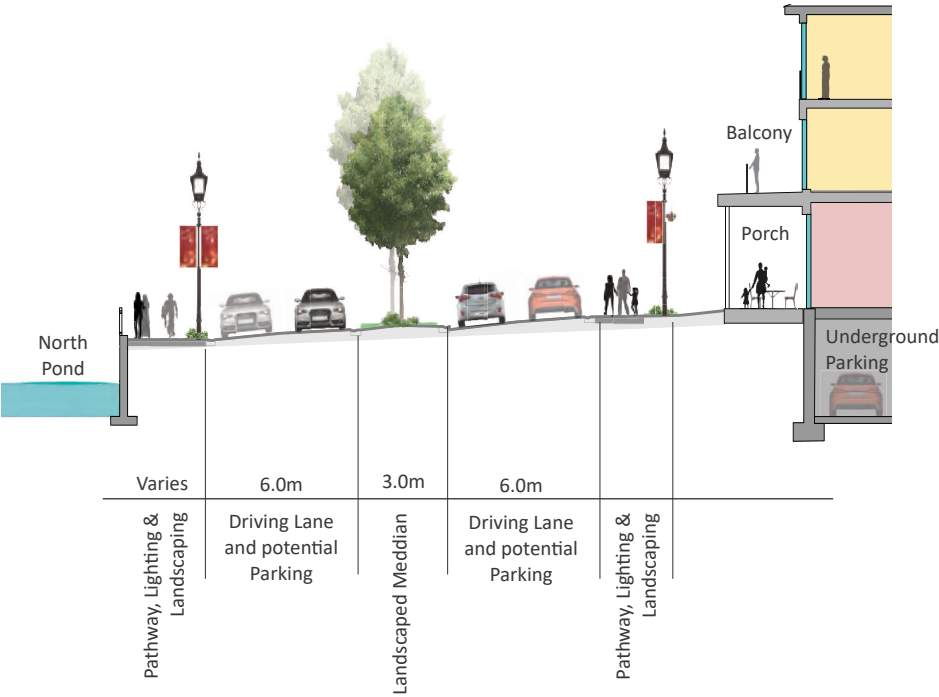
7.4 Street Cross-Sections

The Gateway Village street cross-sections are designed to facilitate both vehicular and multimodal connectivity which will encourage pedestrian walking and cycling within the Village area. The streets will be built to urban standards with rolled curbs to facilitate barrier-free movement. The intent is to create a high quality public realm.

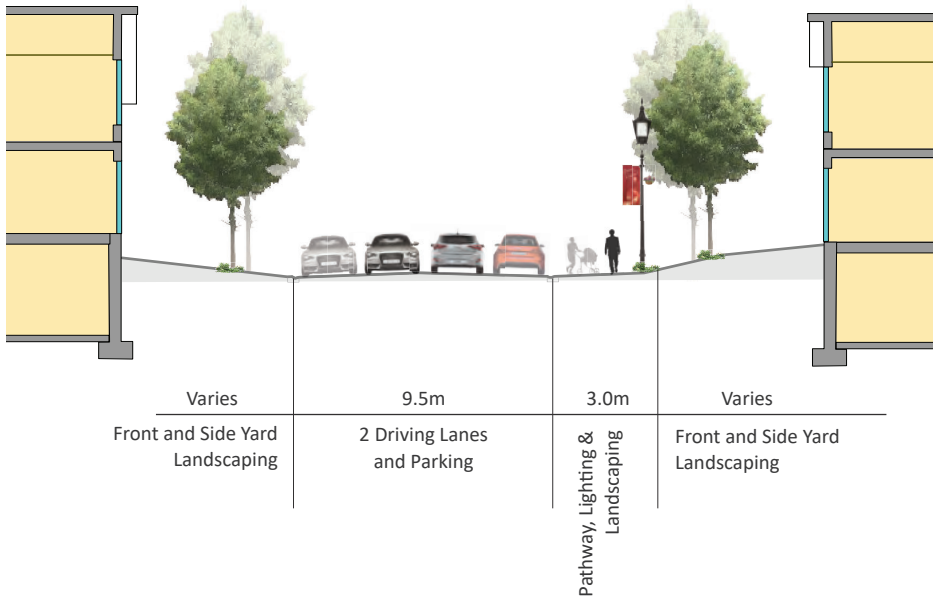
Gateway Drive

Gateway Drive, the main entrance into the Village and the main North-South spine will have a distinct character north and south of the River Square. The northern portion of Gateway Drive is proposed as a 2 x 6.0m pavement with a treed median. This street will have pathways on both sides, interfacing with commercial frontage to the west and the Pond amenity area to the east. South of River Square, Gateway Drive will have more of a residential character with 9.5m pavement and pathway to the east. Trees will be located with the front and side yard setbacks of the interfacing uses.

E7.4 Gateway Drive - North



E7.5 Gateway Drive - South



River Square

River Square is envisioned to include a 'woonerf' which prioritizes pedestrian activity. An 8.0m driving surface will be finished in dimensional pavers for vehicular movement at low speeds. The intent is to create the opportunity to close the street to vehicular traffic on special days for community activities on the River Square. Street furniture, landscaping, signage and street lighting will be designed to enhance the pedestrian and visitor and guest experience.



E7.6 River Square



Note: The street cross-sections will be further refined at development permit stage

7.5 Parking

All parking requirements in Gateway Village will be accommodated on site in a combination of surface and underground parking. In addition, public parking is proposed on RJK's land holdings to the south off of White Avenue, as shown in Exhibit E7.3. The Gateway Village master plan is designed to locate a portion of its required parking underground at the Commercial Village and Hotel sites to reduce the amount of at-grade hard surfaces. This will open up the site for increased landscaping opportunities. All surface parking will be divided into smaller lots and have vegetation and articulated pedestrian walkways incorporated into the design. This will diminish the appearance of expansive hard surfaces and promote the walkability of these high traffic zones.

A portion of the site provides opportunities to create at grade drive-under parking and the elevation of the main floor levels to the required 1:100 flood fringe elevation plus freeboard. The design intent for the Residential Village parking predicates that the existing grades in this area are fairly low lying. This provides opportunity to utilize a parking and storage level to help raise the main floor habitable elevation above the required freeboard. In addition to this, the design and construction will be well engineered to suit the site conditions. This will be explored further at the development permit stage once the flood fringe step elevations are confirmed through discussions with the Alberta Environment and Parks. In other areas such as the Commercial Village, any below grade parking will be engineered to mitigate flood risk, and details of this will be worked through at the Development Permit stage.

Based on the proposed site development program, in accordance with the

New Bylaw C8000-2020 requirements for Parking, a minimum of ±330 a parking stalls are required with approximately 65% of which is shown to be accommodated in surface parking. The Gateway development proposes to provide significantly more stalls than the minimum requirement throughout the site, to address the parking challenges in the area.

T7.1 Parking Requirement

Gateway Village

Preliminary Parking Assessment (based on LU Bylaw C-8000-2020)

Use	Parking Requirement	Surface Parking Shown	Drive-Under / Underground Parking
Commercial & Residential	65	115	60
Hospitality	126	63	115
Residential			
Apartments	105	20	135
Townhouses	34	17	70
Total	330	215	380

Future Off-Site Public Parking	90
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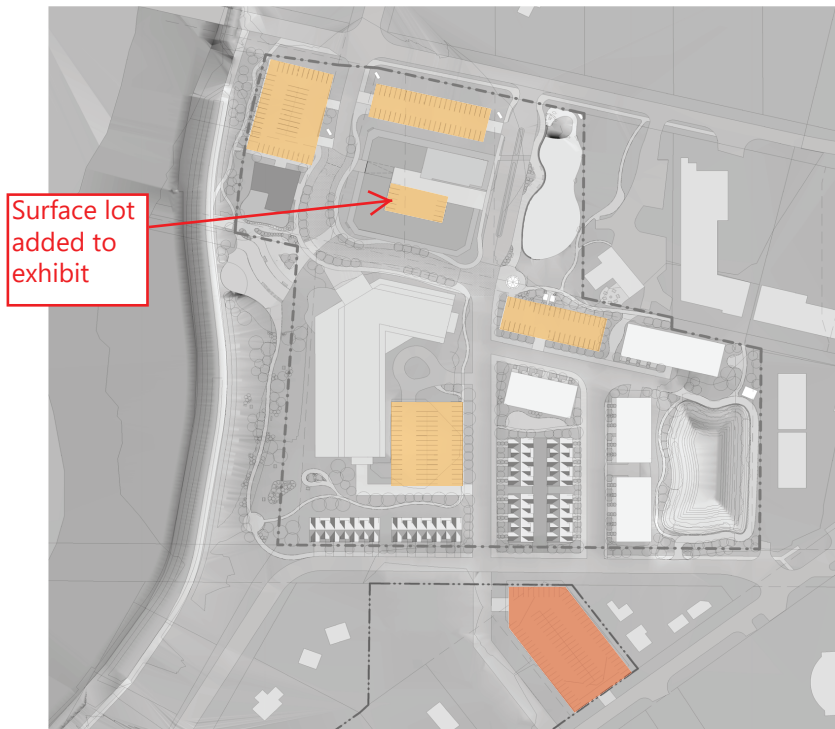
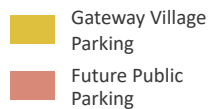
Notes: *Exact parking requirements will be confirmed at the development permit stage*
Future Off-Site Public Parking is not required for the Gateway project

Additional Future Public parking shown to the south on RJK lands will accommodate ±90 stalls. It is not required for the Gateway project and is intended to address parking needs for the Hamlet Core area.

Where possible, parking is located to the side and rear of building structures in accordance with Bragg Creek Design Standards. Where internal site design considerations along River Square result in parking along Balsam Avenue, parking areas will be set back to retain existing trees to soften the visual impact.

The parking areas for bikes will also be provided as required by the Bragg Creek Design Standards and will be further detailed at the time of Development Permit application.

E7.3 Proposed Surface Parking



Note: The exact location of parking with Gateway Village will be determined at Development Permit stage

7.6 Implementation

- The configuration of the transportation network within Gateway Village will be generally as illustrated in Figure E7.1, and finalized at each development permit stage.
- Gateway Developments Ltd. (Gateway) will implement roadway improvements along Balsam Avenue and River Drive South with the appropriate phase of the development to the satisfaction of the County and Alberta Transportation.
- At each development phase, Gateway will provide and maintain appropriate emergency vehicle access in accordance with the County's standards.
- At each development phase, Gateway will prepare an updated TIA to established expectations for required local and regional transportation infrastructure improvements to the satisfaction of the County and Alberta Transportation.
- The proposed internal road and pathway network within Gateway Village will remain in private ownership and the operation and maintenance of the roads and pathways will be the responsibility of Gateway or a Homeowners Association as may be the case upon completion and the completion of requisite agreements.
- Gateway Village, including all private roads and pathways, will have a blanket public access easement and will be open for public use at all times.
- The internal road and pathway network within Gateway Village will be constructed by Gateway to the satisfaction of the County.
- The internal road cross-section will be subject to refinement at the developments permit stage and will be in accordance with County standards.
- Each development permit within Gateway Village will be subject to County's applicable Transportation Off-site Levy Bylaw ~~and Infrastructure Cost Recovery policy for the Hamlet of Bragg Creek.~~

8.0

Engineering & Servicing

8.1 Utility Servicing

Sanitary System

The proposed Gateway development sanitary sewer system will consist of low pressure sanitary sewer mains and laterals tying into the existing Bragg Creek low pressure sanitary sewer mains. Sanitary flow from the buildings will be by gravity into a lift station located adjacent to each building as required. A force main (lateral) from the lift station will connect to a new or existing low pressure main. The system will be based on an E/One pressure sewer system design which parallels the existing Bragg Creek sanitary sewer system.

Water System

The potable water supply to the development will occur through the extension of the existing Bragg Creek distribution mains. A looped distribution network within the development will be created to ensure future fire flow considerations are provided to the site. The existing Bragg Creek distribution system is currently not looped and does not have capability to provide fire flows. The water mains will be installed in the same trench as the sanitary sewer as is the existing system.

Storm Sewer System

Storm sewer servicing for the Gateway development will be a gravity storm water collection system discharging via an oil/grit separator into an onsite storm pond. The storm pond and the Oil/Grit Separator (OGS) will ensure that

the quality of storm sewer discharge will meet Alberta Environment and Parks (AE&P) Guidelines. The stormwater will be subsequently pumped directly to the river at discharge rates approved by AE&P. A Stormwater Management Report will be submitted to Rocky View County and Alberta Environment for their review and approval at the development permit stage.

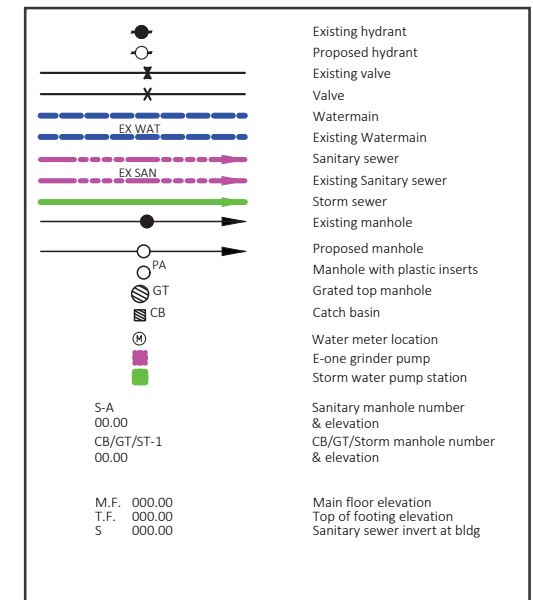
8.2 Fire Suppression

The Gateway development will consider the following options for ensure that fire flows are available to the project.

Option 1: Construct an additional water reservoir to augment the existing reservoir capacity, loop the existing water distribution system and provide a fire pump.

Option 2 – Provide fire water storage in the storm pond, construct a fire water pump house complete with a water filtration system and also with an untreated fire water distribution system.

Option 3 – Provide individual storage tanks complete with pumping facility at each of the buildings for the sprinkler supply system and provide a standpipe at the pond for fire trucks service.

[illegible]

8.3 Implementation

Sanitary System

- The configuration of the wastewater infrastructure required to service Gateway Village will be generally as illustrated on the composite utility servicing plan E8.1. and will be constructed by Gateway Developments Ltd. (Gateway) to the satisfaction of Rocky View County and Alberta Environment.
- All sanitary infrastructure within the plan area will be designed on the E/ one low pressure system to the satisfaction of Rocky View County and Alberta Environment.
- Upon each Development Permit application, ~~the County and~~ Gateway will assess capacity of the existing wastewater infrastructure to support the proposed Development Permit area. Should a given Development Permit application trigger the need for upgrades, improvements or expansions to the County-owned Bragg Creek Wastewater Treatment System ~~those improvements shall be implemented as part of the Development Permit process. that may be required to accommodate the proposed development and are determined to also benefit the Hamlet at large, Gateway will participate in such capital works with the County under an approved P-3 arrangement to design/build and finance the capital works with the County as has been understood and agreed between the parties.~~
- Payment of fees as per Rocky View County's applicable Water and Wastewater Off-site Levy Bylaw for the Hamlet of Bragg Creek.
- ~~Rocky View County's Infrastructure Cost Recovery Policy will apply to infrastructure improvements completed in the Hamlet of Bragg Creek.~~

Water System

- The configuration of the potable water infrastructure required to service the Gateway Village will be generally as illustrated on the composite utility servicing plan E8.1.
- All potable water infrastructure within the plan area will be constructed by Gateway to the satisfaction of Rocky View County and Alberta Environment.
- Upon each Development Permit application, the County and Gateway will assess capacity of the existing water infrastructure to support the proposed Development Permit area. Should such Development Permit application trigger the need for upgrades, improvements or expansions to the County-owned Bragg Creek Water Treatment System ~~those improvements shall be implemented as part of the Development Permit process. that may be required to accommodate the proposed development and are determined to also benefit the Hamlet at large, Gateway will participate in such capital works with the County under a P-3 arrangement to design/build and finance the capital works with the County as has been understood and agreed between the parties.~~
- A Water Conservation Policy will be developed to manage the consumption of potable water that the development uses.
- ~~Payment of fees as per Rocky View County's applicable Water and Wastewater Off-site Levy Bylaw for the Hamlet of Bragg Creek.~~
- ~~Rocky View County's Infrastructure Cost Recovery Policy will apply to applicable infrastructure improvements completed in the Hamlet of Bragg Creek.~~

Storm Sewer System

- The configuration of the stormwater infrastructure, including storm pond and facilities required to service the Gateway Village project will be generally as illustrated in the composite utility servicing plan in 8.1.
- Gateway will provide a comprehensive Stormwater Management Report at the development permit stage for each phase, if required, to the satisfaction of Rocky View County and Alberta Environment.
- The design of the stormwater management system will be designed to ensure acceptable discharge rates and quality control. "Best Management Practices" will be considered in the system.
- The stormwater infrastructure, including storm pond and facilities will be operated and maintained by the developer or the Homeowners Association when established.
- The developer will utilize the stormwater for irrigation purposes as part of the water reuse strategy.
- Stormwater infrastructure will be protected with appropriate overland drainage right-of-way to the satisfaction of the County.

Shallow Utilities

- The shallow utilities will be installed by Gateway as development proceeds in consultation with all applicable utility providers.
- The alignment of utility installation shall be determined at each development permit in accordance with the County Servicing Standards.

Fire Supression System

- Gateway will provide a fire suppression system to support the Gateway Village in accordance with all applicable Provincial regulatory requirements and Rocky View County Servicing Standards.
- In the event that Gateway utilizes the County-owned Bragg Creek distribution systems, and should such facilities require upgrades, improvement or expansion, the facilities shall be upgraded as part of the Development Permit process. ~~the water treatment plant and storage reservoir for fire suppression, and should such facilities require upgrades, improvement or expansion that may be required to accommodate future phases of development and are determined to also benefit the Hamlet at large, Gateway will participate in such capital works with the County under an approved P-3 arrangement to design/build and finance the capital works with the County as has been understood and agreed between the parties.~~
- As an alternative to upgrading the existing Bragg Creek water supply and distribution system for fire suppression, Gateway may elect to construct an on-site infrastructure system utilizing the storm pond as a firewater source as a private firewater system, to the satisfaction of Rocky View County.
- ~~Rocky View County's Infrastructure Cost Recovery Policy will apply to applicable infrastructure improvements completed in the Hamlet of Bragg Creek.~~

9.0

Public Participation

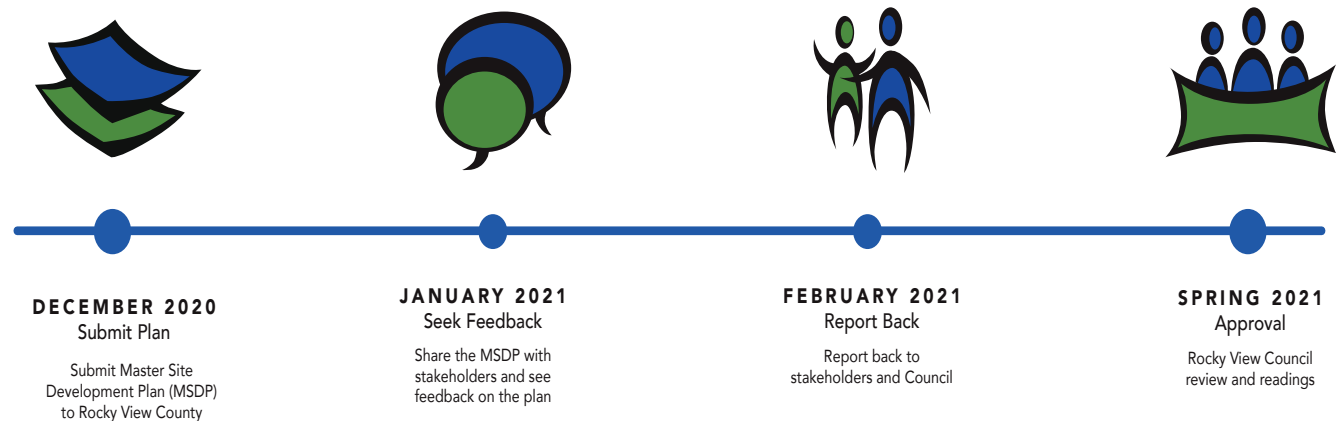
Public Participation has been an integral part of the development of the proposed Master Site Development Plan (MSDP) for a number of years. Gateway Developments Ltd., as Dick Koetsier, President for Gateway, specifically has been began talking to residents, local businesses and adjacent developments about his vision and plans for this site since 2014. The ideas, feedback and support that Dick has gathered over the years help form foundations of the plan for Gateway Village.

Some of the feedback already incorporated into the MSDP includes the layout of the road network, access/egress to adjacent developments and the many amenities. In January 2021, the project team began formally engaging local residents and businesses and requesting feedback specific to the proposed development plans. This engagement also provided everyone interested in an opportunity to ask questions and seek clarification.

Stakeholders and the public were provided both in-person and online opportunities to view the development plans and the details of the MSDP.

A detailed overview of the proposed MSDP was posted to the project website (gateway.ca) and stakeholders were encouraged to review the information and provide their feedback and comments. This input was collected through an online survey that was open from January 4 to January 29, 2021. 286 survey submissions were received.

E9.1 Public Participation Timeline



A presentation centre was established in the Old West Mall in Bragg Creek to provide the public with the opportunity to review the plans and speak directly to the local developer, Dick Koetsier. Due to COVID-19 restrictions in place throughout January, individual appointments were taken so that the number of people in the presentation centre did not exceed that allowed by AHS. Between January 4 and January 29, 2021, over 100 people visited the presentation centre. Attendees were encouraged to fill out the online survey to ensure their feedback was recorded and included in the overall engagement data.

The feedback collected through the public participation process shows that 76% of participants support the Gateway Village vision and proposal. 13% of participants indicated that they are undecided about their support and 11% of participants indicated that they do not support the development.

Of those who support Gateway Village, the most cited reason was that the Hamlet is in need of revitalization and that this type of growth is long overdue. Participants noted that they are looking forward to the many new amenities, especially the outdoor public gathering spaces and the inter-connected pathway network. Many also mentioned the benefits of affordable and market housing choices as that will allow residents to downsize and still stay within the community. Supporters celebrate the value this development will bring to the community in terms of economic support for existing local businesses and more jobs for residents.

Those who are undecided or who indicated they do not support the plan expressed concern about losing the quaint, small-town feel of the community. They identified other potential issues including the impact of increased traffic, and a few took issue with the size of the proposed buildings and with the overall scope of the development.

A summary report of What We Heard through the public participation program are currently available to the public and stakeholders online at gateway.ca.

E9.2 Public Participation Statistics



Between January 4 and January 29, 2021

Appendices :

A-1: Ownership Table

A-2: Gateway Village Bragg Creek Design Standards - Checklist

Appendix A-1 Gateway Village MSDP
Ownership Table

Master Site Development Plan (MSDP) Area		Acres	Hectares	Ownership
		12.54	5.07	
Legal Description	Municipal Address	Acres	Hectares	Ownership
Lot 1, Blk 10; Plan 1911357	3 River Drive South	8.05	3.26	Richard J Koetsier
Lot 3, Blk 5; Plan 1911358	11 River Drive North	0.39	0.16	Richard J Koetsier
Lot 4, Blk 5; Plan 1911358	15 River Drive North	0.40	0.16	Richard J Koetsier
Lot 7, Blk 1; Plan 1741EW	12 River Drive North	0.64	0.26	RJK Developments Ltd.
Lot 6, Blk 1; Plan 1741EW	27 Balsam Avenue	1.12	0.45	RJK Developments Ltd.
Lot 5, Blk 1; Plan 1741EW	23 Balsam Avenue	1.12	0.45	RJK Developments Ltd.
Road ROW River Drive N		0.47	0.19	
Road ROW Laneway		0.35	0.14	
		12.54	5.07	

Appendix A-2 Gateway Village Bragg Creek - Design Standards Checklist

DESIGN PRINCIPLES CHECKLIST		
STANDARD	COMMENTS (APPLICANT)	COMMENTS (RVC ADMINISTRATION)
Natural	<ul style="list-style-type: none"> The existing trees on majority of the site are difficult to retain due to drainage and flood fringe requirements. Where possible, existing trees such as those along Balsam Avenue will be integrated into the pathway network and green space. New trees will be planted in compliance with the County's FireSmart policies. The plan uses low lying areas to locate the storm retention pond 	
Connected	<ul style="list-style-type: none"> Vehicular Connectivity: Gateway Drive will connect Balsam Avenue to River Drive South and continue south to connect with White Avenue in the future Pedestrian Connectivity: A comprehensive pathway system proposed in Gateway Village will connect the existing Bragg Creek Shopping areas to the public open space and pathway system along the dyke 	
Inviting	<ul style="list-style-type: none"> The inviting public realm will create a series of gathering places including the pond and amenity area, the River Square leading up to the amphitheatre in the landscaped PUL area along the dyke and the River's edge 	
Safe	<ul style="list-style-type: none"> The Site will be designed with 'eyes on the street' using CPTED principles and ample lighting to create a safe environment. Exploring Fire suppression system to benefit the Hamlet will create a safer environment 	
Context Sensitive	<ul style="list-style-type: none"> The comprehensively designed Gateway Village will create a sense of place in the Hamlet Core The uses will transition to address context with commercial uses located on Balsam Avenue transitioning to hospitality and residential uses to the south The architectural design will build on Rocky Mountain architectural style and Bragg Creek's rustic character 	

DESIGN PRINCIPLES CHECKLIST (CONTINUED)

STANDARD	COMMENTS (APPLICANT)	COMMENTS (RVC ADMINISTRATION)
Sustainable	<ul style="list-style-type: none"> • Social Sustainability: The proposal will create gathering areas for both Bragg Creek residents and visitors and provide more housing choices in the Core area, closer to amenities • Economic Sustainability: The mixed-use non-residential development will create a more sustainable tax base for the County and create jobs for Bragg Creek residents • Environmental Sustainability: Low Impact Development (LID) features in landscaping; energy efficient building structures; use of natural building materials such as wood, stone, rundle rock etc 	
Resilient	<ul style="list-style-type: none"> • The Dyke and Fire suppression systems will make the Hamlet more resilient to natural hazards • The mixed-use development will create a more resilient economy for Bragg Creek • Compliance with FireSmart policies for tree management will add to long term resilience 	

PRIVATE REALM STANDARDS CHECKLIST

Note: The following provides a high level response to public realm items. Further detail will be provided at the development permit stage.

	STANDARDS	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Site Planning Design	Tree Management	<ul style="list-style-type: none"> The existing trees on majority of the site are difficult to retain due to drainage and flood fringe requirements Where possible, existing trees such as those along Balsam Avenue will be integrated into the pathway network and green space. New trees will be planted in compliance with the County's FireSmart policies 	
	Resilience Design	<ul style="list-style-type: none"> Compliance with FireSmart policies for tree management will add to long term resilience All roads shall be constructed of fire resistant materials Building structures will be built to Alberta Building Code Flood mitigation measures shall comply with Alberta Environment & Parks requirements 	
	Fencing	<ul style="list-style-type: none"> Fencing requirements will be determined at the development permit stage 	

PRIVATE REALM STANDARDS CHECKLIST

Note: The following provides a high level response to public realm items. Further detail will be provided at the development permit stage.

	STANDARDS	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Commercial, Institutional, Mixed-Use and Multi Residential Development	Building Placement	<ul style="list-style-type: none"> Buildings will be oriented to maximize view potential of the Elbow River Valley Street-oriented development will follow CPTED principles Landmark buildings will be located to create visual focal points 	
	Building Proportions and Scale	<ul style="list-style-type: none"> The proposal complies with Bragg Creek Height and Scale guidelines: Building structures will be 2-4 storeys and no structure shall exceed 4 storeys The variation of forms and materials on the building façade will visually break up the scale of larger buildings Along the River Square the buildings will have a front porch to bring the scale to pedestrian level 	
	Building Style	<ul style="list-style-type: none"> Architectural Motif of Bragg Creek holds its historical roots in timber framed construction, supporting the Western False Façade style, and a front porch walkway. Building on this vocabulary, the Gateway Village development will seek to modernize this style and provide architectural enhancements An emphasis on steep sloped roofs, Gable roofs, exposed beams and brackets, windows with balconies will be some of the key architectural elements Buildings will take on a more rustic appearance, reflecting the existing heritage buildings in Bragg Creek 	
	Building Materials and Colour	<ul style="list-style-type: none"> The material palette will be comprised primarily of natural materials in warm earth tones found in nature Stone, treated wood and metal in grey, brown and green will be the materials and colours of choice; Accent colours will be used in moderation for creating some visual interest without being overtly distracting 	
	Utility and Service Areas	<ul style="list-style-type: none"> Loading Areas, and Garbage Storage will be located in the rear of the buildings and appropriately screened from visually prominent areas 	

PRIVATE REALM STANDARDS CHECKLIST

Note: The following provides a high level response to public realm items. Further detail will be provided at the development permit stage.

STANDARDS	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Parking and Site Access	<ul style="list-style-type: none"> The amount of surface parking will be balanced with the provision of underground and drive-under parking as well as shared parking wherever possible Surface parking lots will be broken up through landscaping 	
Landscaping	<ul style="list-style-type: none"> The landscaping will include diverse plant materials suited for Bragg Creek. Further detail will be provided at development permit stage 	
Lighting	<ul style="list-style-type: none"> Lighting will complement the architectural style Dark skies principles will be used for lighting design 	
Business Signage	<ul style="list-style-type: none"> Business signage will be a combination of fascia and covered walkway sign types to maintain consistency with the business signs in the adjacent plazas. The business signage will have a clean and simple aesthetic that clearly articulates the title of the business but also provide some visual interest to the building. 	

PUBLIC REALM STANDARDS CHECKLIST

Note: Privately owned Gateway Village lands will be open to public

STANDARD	COMMENTS (APPLICANT)	COMMENTS (RVC ADMIN)
Streetscapes	<ul style="list-style-type: none"> Street cross-sections are designed to facilitate both vehicular and pedestrian movement. Key streets will have pedestrian pathways River Square is designed as a 'woonerf' prioritizing pedestrian experience Balsam Avenue: has an existing regional trail; trees along Balsam Avenue will be retained 	
Street Furniture	<ul style="list-style-type: none"> The Street furniture throughout Gateway Village will be consistent in design and character, functional and accessible. The materials for the street furniture will be durable and made of recyclable materials where feasible. 	
Wayfinding and Gateway Features	<ul style="list-style-type: none"> The development will have well designed Entry Features Wayfinding will be made easy through consistent signage in key locations 	
Civic Nodes and Public Open Spaces	<ul style="list-style-type: none"> The north pond and amenity, the River Square and the amphitheatre will be the Civic nodes and gathering places The open space spaces are designed to create a special and high quality public realm 	
Public Art	<ul style="list-style-type: none"> Public artwork and sculptures are proposed to be installed in highly visible and key locations within the development. The artworks selected will feature southern Alberta artists who will be encouraged to help tell the story of Bragg Creek and will enhance placemaking and wayfinding. These installations will add to the character of Bragg Creek and complement the natural landscape and environment. Structural and wayfinding materials for the artwork will be encouraged to reflect the local architecture and landscape. Corten steel (weathered/pre-rusted steel), heavy timbers, stone and water features may be used. Creative illumination of the commissioned artwork will comply with dark sky requirements. 	



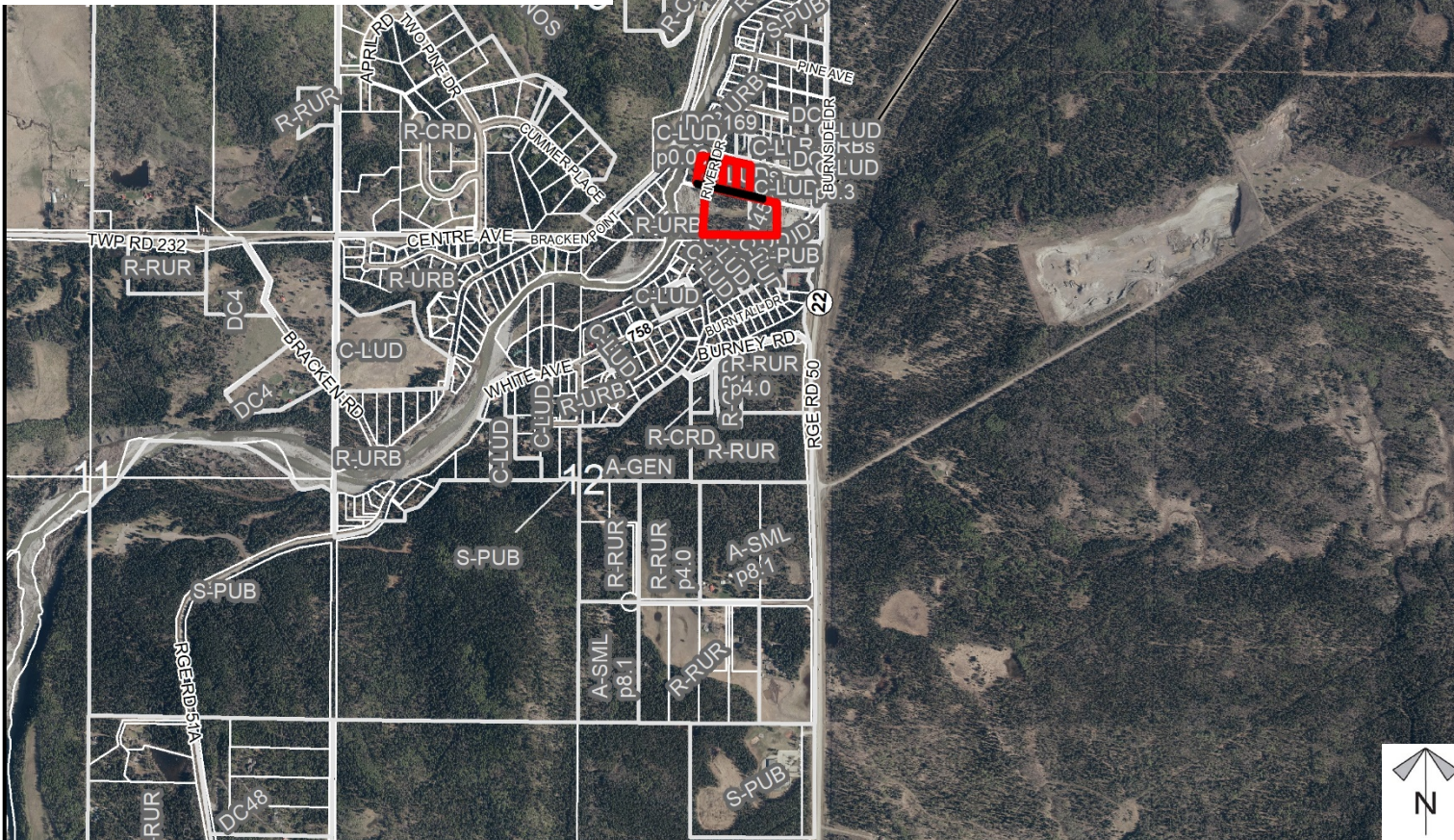
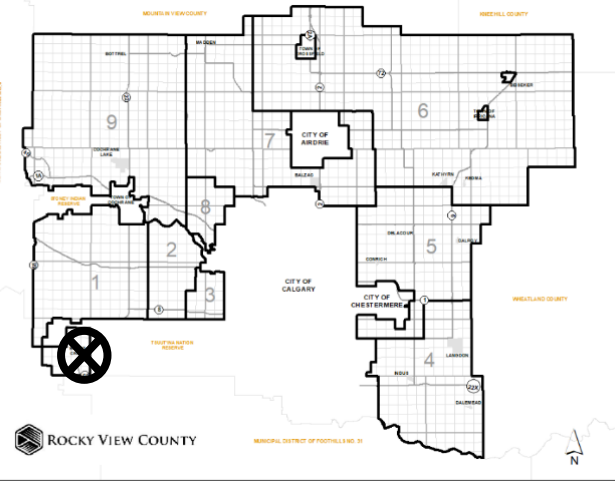
Location & Context

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

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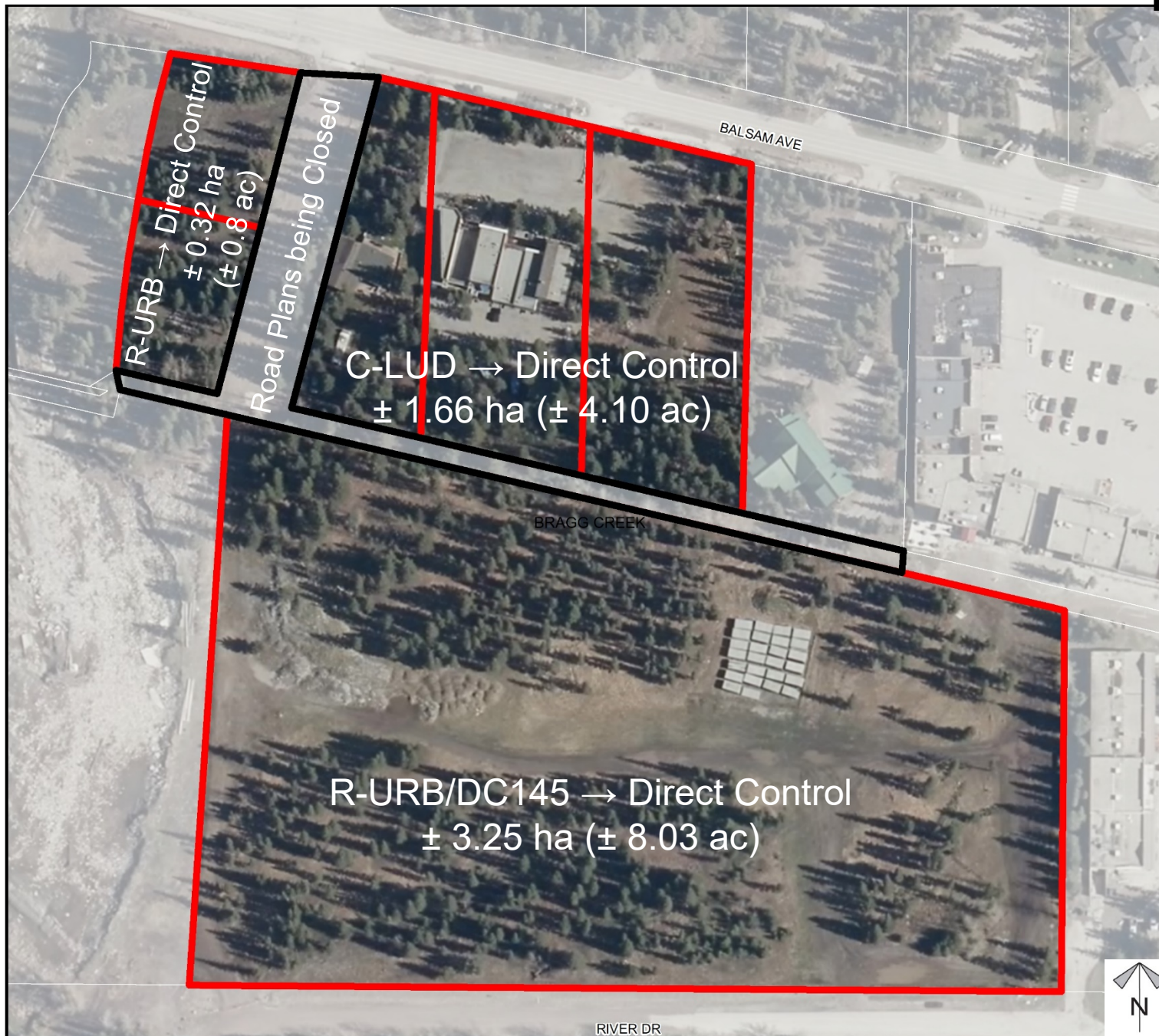
Development Proposal

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

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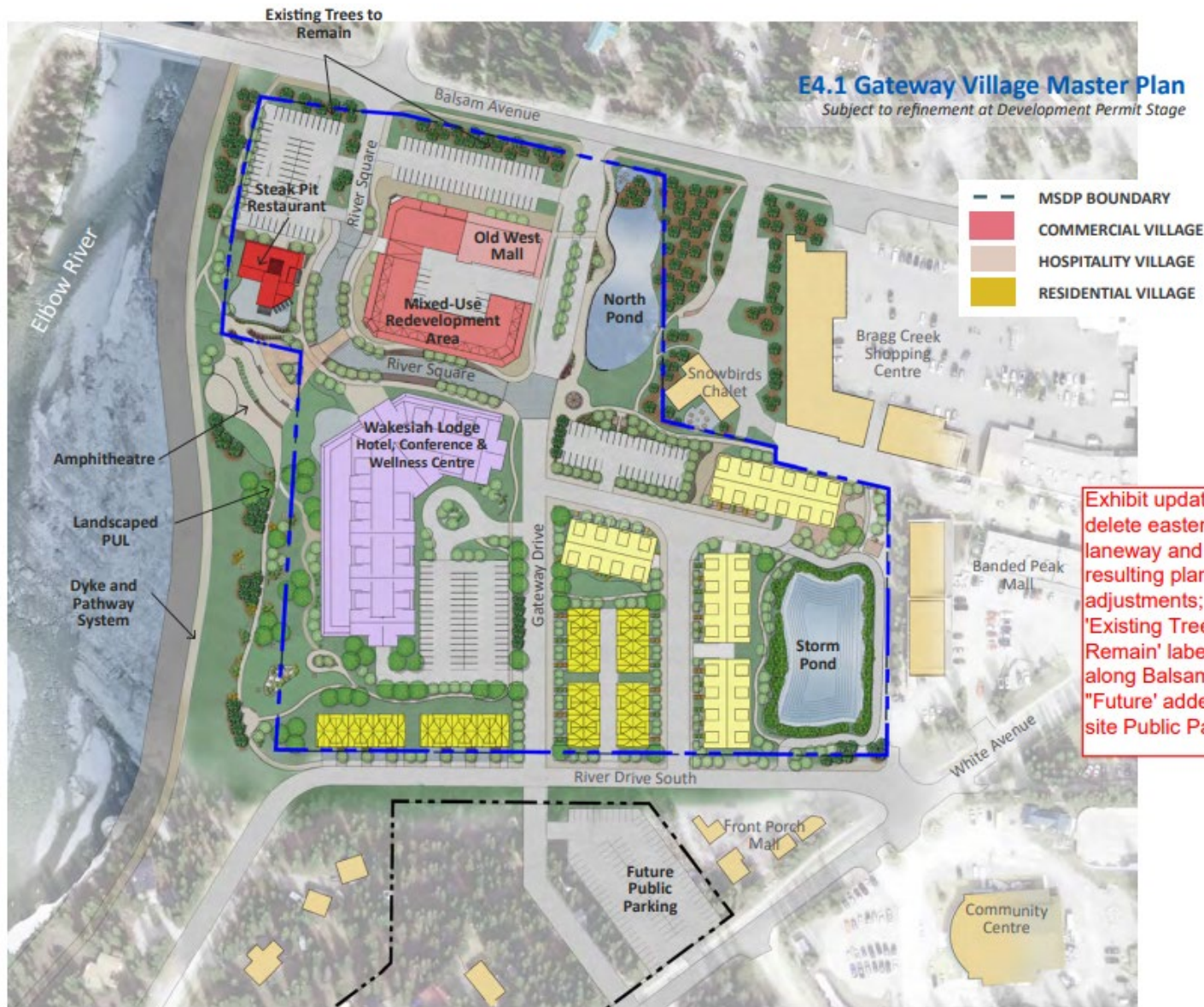
Development Proposal

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

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4.0

Development Plan



Environmental

**Redesignation and
Master Site Development
Plan Proposal**

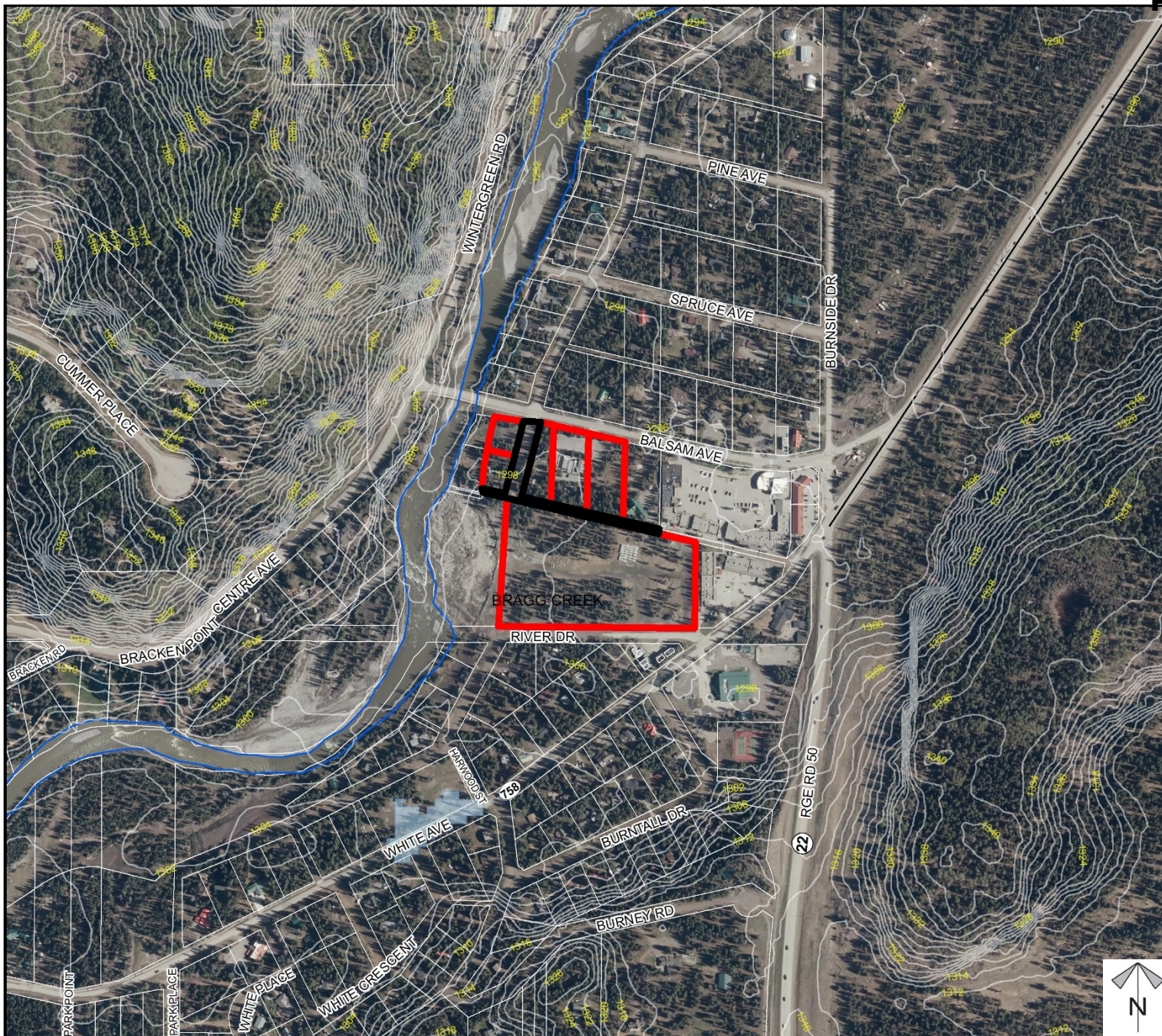
PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential Urban

-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

comprehensive development (Gateway Village).

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Soil Classifications

Redesignation and Master Site Development Plan Proposal

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PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

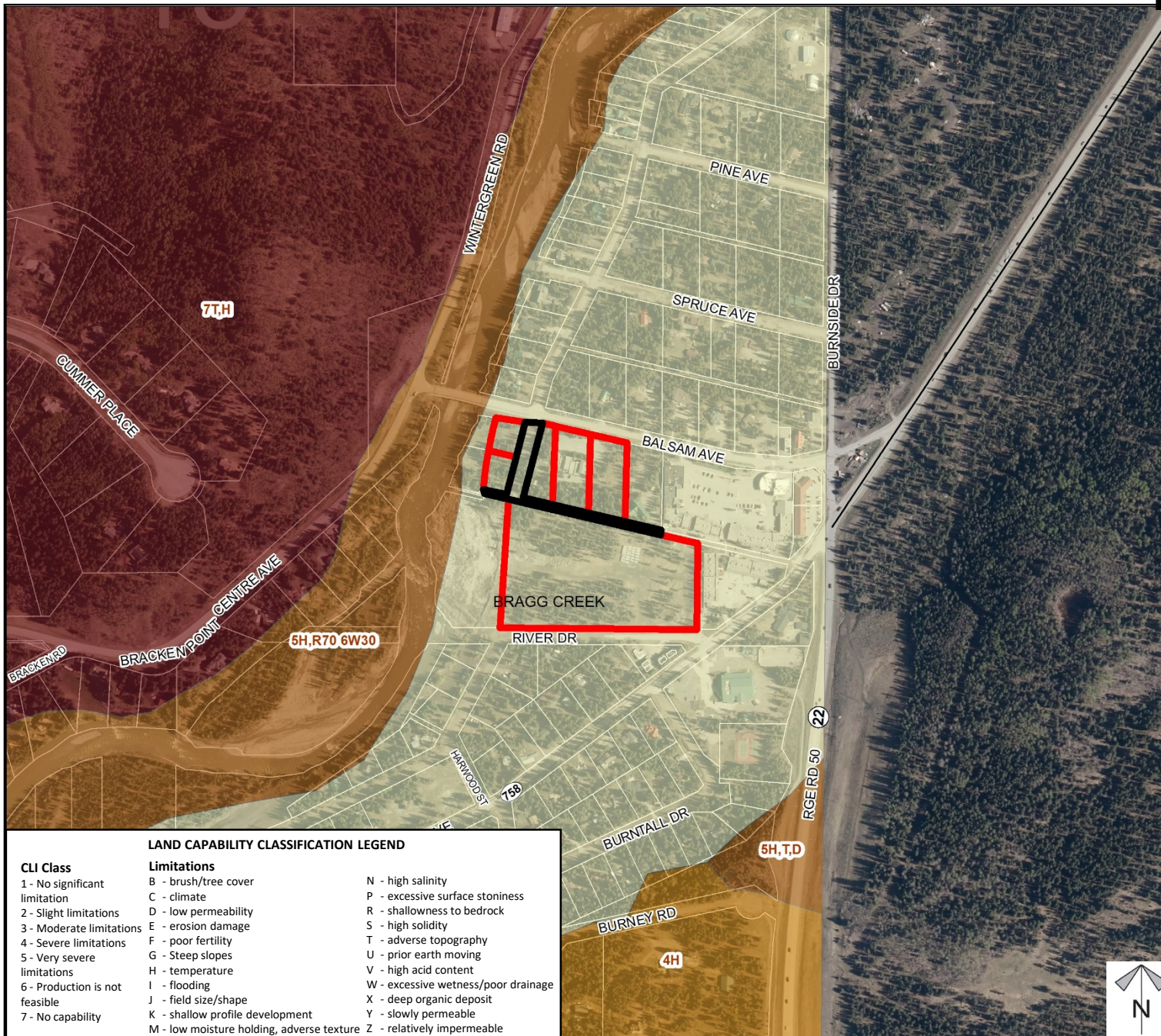
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LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

Landowner Circulation Area

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ± 12.54 acres (± 5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

Legend

Support



Opposition



Concern

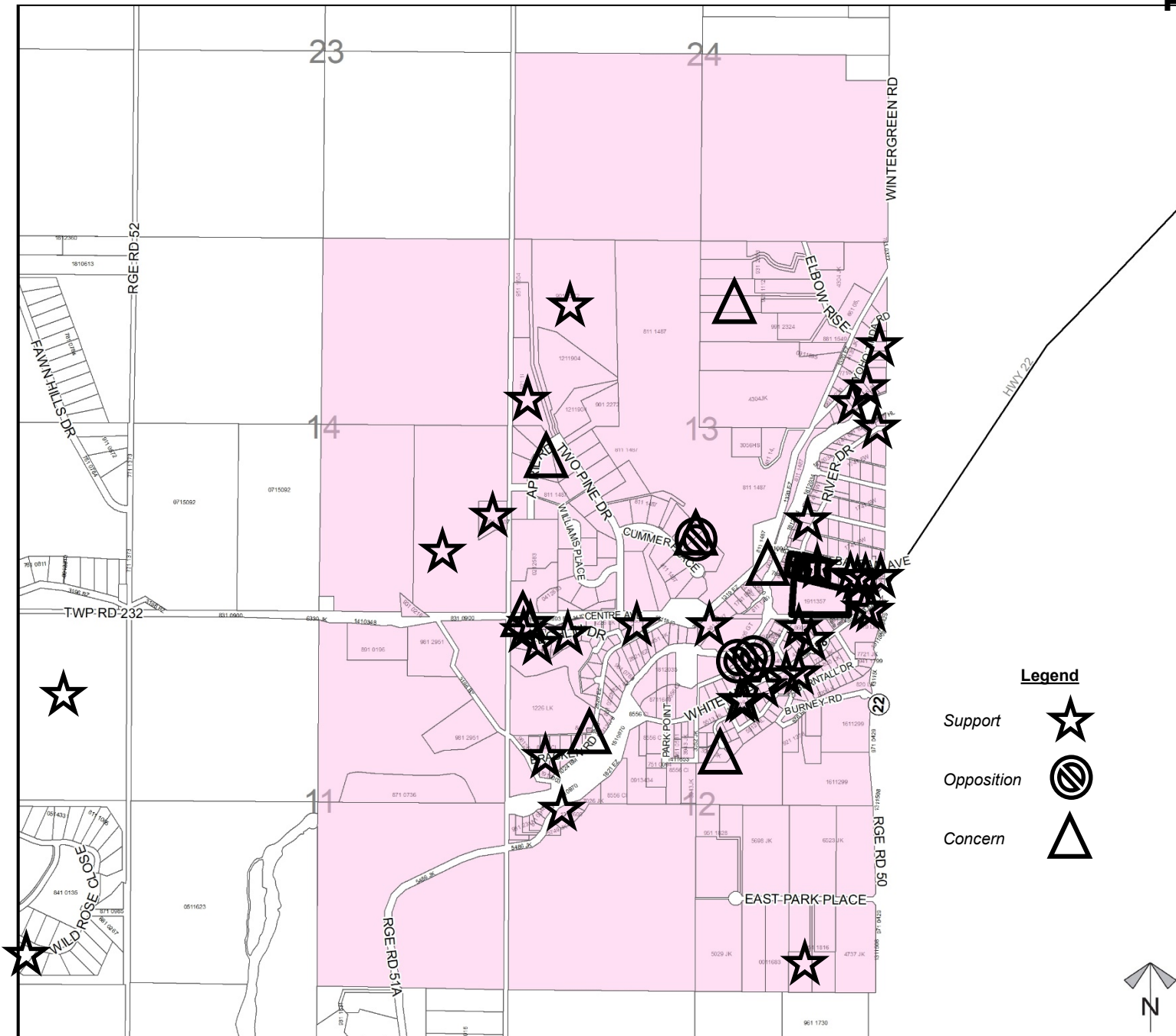


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3045/3075/3076

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MARKETING & COMMUNICATIONS

TO: Council
DATE: May 4, 2021 **DIVISION:** All
FILE: N/A **APPLICATION:** N/A
SUBJECT: Calgary Metropolitan Region Board Communications Plan

POLICY DIRECTION:

Direction from Rocky View County Council.

EXECUTIVE SUMMARY:

Rocky View County Council directed Administration at the April 13, 2021 council meeting to bring back a proposal for a communications campaign that would further increase awareness of the impacts of the Calgary Metropolitan Region Board (CMRB) on County residents, business owners, and landowners, with a call to action on the information.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

The CMRB came into force on January 1, 2018, (Section 708 of the *Municipal Government Act*) and is intended to provide for integrated and strategic growth in the Calgary region. Member municipalities include Airdrie, Calgary, Chestermere, Cochrane, Foothills County, High River, Okotoks, Rocky View County, Strathmore, and Wheatland County.

The CMRB is required, by legislation, to create a Regional Growth and Servicing Plan that will guide growth and development in the Region. The CMRB Growth and Servicing Plan must address certain requirements, as outlined in the *Calgary Metropolitan Region Board Regulation*. The member municipalities are required to comply with the Regional Growth Plan. All statutory planning documents, including Municipal Development Plans and Area Structure Plans, must comply and be approved by the CMRB.

Rocky View County has participated in the development of the regional Growth and Servicing Plans in good faith, but has significant concerns with several aspects of these plans. Urban members of the CMRB refuse to amend these policies to address County concerns, which forces the County to advocate for its interests outside of the channels provided by the CMRB process.

DISCUSSION:

A draft Communication Plan is included as Attachment A for Council's consideration.

Administration Resources

Bart Goemans, Marketing & Communications



BUDGET IMPLICATIONS:

As outlined in the proposed plan, the budget for this proposal is \$3,800.00. The funding would be split evenly between the existing Marketing & Communications department budget, and the Council Initiatives budget.

COMMUNICATIONS PLAN:

See the attached Communications Plan (Attachment 'A').

STRATEGIC OBJECTIVES:

This initiative is supported by Council's Strategic Plan themes of Financial Health and Responsible Growth, and strategic objective of Enhanced Transparency, Financial Resiliency, and Guided Growth.

OPTIONS:

- Option #1: THAT the CMRB Communications Plan/Campaign be implemented as presented.
- Option #2: THAT the CMRB Communications Plan/Campaign be implemented with revisions.
- Option #3: THAT the CMRB Communications Plan/Campaign is rejected.

Respectfully submitted,

Concurrence,

"Grant Kaiser"

"Kent Robinson"

Executive Director
Community and Business Connections

Acting Chief Administrative Officer

BG/GK

ATTACHMENTS:

ATTACHMENT 'A': CMRB Communications Plan



Attachment "A"



Project Title:	Calgary Metropolitan Region Board (CMRB)
Date:	May 4, 2021
Objective:	Provide information on concerns over the Calgary Metropolitan Region Board's growth plan, and encourage residents to express their concerns to decision makers.
Goals:	<ul style="list-style-type: none"> • Move the County's communications on the CMRB from the current "participate in official CMRB engagement processes" to a "deepen awareness and encourage action" approach. • Provide information that respects the varying opinions of Rocky Viewers while emphasizing the concerns all residents and business owners should share. • Drive high-level awareness and familiarity of the CMRB's plan and its impact on land ownership throughout the County • Provide a path for resident action.
Target Audience:	<ul style="list-style-type: none"> • County residents • County business owners • County landowners • Influencers and decision makers in the Government of Alberta



Situation Analysis:	<p>Rocky View County residents are engaged in the CMRB subject and how it may affect them. The CMRB has conducted three phases of public engagement (surveys, quick polls) via municipal partner communications channels. Through each of those phases, Rocky View County has participated with corresponding increases in response rates with 2.6% in phase one, 10% in phase two and a 16% response rate (all by population) in phase three. During phase three, it was estimated that over 9,000 people were exposed to the survey content via Facebook and 2,600 by Twitter over a two-week period. Calgary had a 23% response rate (by population) in comparison.</p> <p>Rocky View County residents provided significant commentary on the County Facebook page in all phases of promotion of the CMRB engagement surveys, demonstrating a promising response to the campaign through foundational communication.</p> <p>The results provided by the CMRB in phase three measured how comfortable people would be with “making a choice to have preferred growth areas,” and the results showed 47.6% (not okay with it), 25.2% (on board with it), 14.6% (fine with it), 2.9% (don’t like it but get it), 9.7% (mixed feelings).</p> <p>The communications campaign requested by Council will build on this past work to represent Rocky View County by deepening awareness on how the CMRB plan affects residents and business land ownership, in addition to the County’s ability to plan and function.</p> <p>The call to action will be focused on rallying County residents and businesses to engage the Province through letters on the matter.</p>
Key Challenges:	<ul style="list-style-type: none"> • Break through the clutter of voices and perspectives on this issue ranging from media, municipalities, the City of Calgary, the CMRB, etc. • Provide the right balance of clarity through information and inspiring action.
Strategy:	<ul style="list-style-type: none"> • Leverage Rocky View County’s communications mediums as well as other paid mediums to deliver an integrated four-week campaign that inspires County stakeholders to write to key decision makers about the CMRB plan.



Communications Tactics:	<ul style="list-style-type: none"> • Explainer video integrated with social media • Social Media Plan: organic and paid (Facebook and Twitter) targeted ads driving website traffic • Newspaper advertising • Email blast – complete information in e-newsletter format sent to over 4,000 subscribers • Website – main page banner and project page serves as a clearing house for all information on this campaign • Media release
Timing:	May 13 – June 10, 2021
Evaluation Criteria:	<ul style="list-style-type: none"> • Newspaper advertising - subscriber reach • Email blast - opening rates, article clicks • Website - views on CMRB page (downloads) • Social Media - impressions, engagement, comments, likes, shares • Monitor inbound emails and communications • Media relations - coverage
Costs:	\$2,600 – print advertising \$1,200 – social media boosting/advertising Significant staff time will also be required to prepare collateral materials.
Key Messages:	Key messages will be developed and presented to Council on May 4, 2021, but will include areas such as: <ul style="list-style-type: none"> • Impacts on the County's finances and financial health • Limits on opportunity / economic development • Red tape and administrative costs • Impacts on democracy / self determination / autonomy • Urban bias