

Kristen Tuff

From: Frederika Demangeat [REDACTED]
Sent: Tuesday, May 4, 2021 9:23 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - File: PL20200171 (03913076/3075/3045/3044/3043/3001)andFile:
PL20200170 (03913076/3075/3045/3044/3043/3001)
Attachments: _BRAGG CREEK GATEWAY DEVELOPMENT #4.pdf

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

Please find attached a PDF with regards to the above ,
Thank you

To Oksana Newmen,

Regarding;

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

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

And

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

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

I live outside of the landowner circulation area , but I'm a landowner in West Bragg Creek area and have lived here since 1985.

I would like to submit my objection to the redesignation of the six parcels and two road/laneway allowances totalling 12.54 acres from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed use Direct Control District

and objection to the Master Site Development Plan - Gateway Village within the Hamlet of Bragg Creek.

The redesignation of these lands to Direct Control District for the development of the proposed Gateway Village within the "Hamlet" of Bragg Creek, (the "Hamlet" meaning a small settlement and not a Village or Town as it is often referred to) goes against the Area Structure Plan, "Hamlet of Bragg Creek Design Standards" built on a vision for the hamlet in 2016, with regards to the following;

- Magnitude and scale of the proposed Gateway development
- Out of proportion, character and size of the proposed buildings
- Interference with neighbouring building
- Significant contrast in scale with existing neighbouring buildings

- Building heights
- Conservation of the natural vegetation
- Native tree management
- Consistency of community character “cabin in the woods” vision, as outlined in the “Hamlet of Bragg Creek Design Standards”

Although the applicant refers to the “Hamlet of Bragg Creek Design Standards” as “a key policy document which sets the public realm design standards for the development in Bragg Creek” ,and “that the Master plan architectural open spaces and landscaping details are in consideration of the design standards” the masterplan presentation material clearly violates criteria set as” required” meaning mandatory in the “Hamlet of Bragg Creek design Standards”

- the scale in size and height of buildings
- the layout of the buildings
- the conservation of the natural vegetation and native trees

Instead it proposes an out of scale development which will considerably impact our lifestyle putting pressure on those who actually live here and intend to stay, including wildlife and natural wilderness.

The impact of significant additional local traffic, not counting visitor traffic, both pedestrian and vehicles, let alone traffic during the long construction phases will severely hinder access for residents living across the bridge to and from their properties in West Bragg Creek and on the road to Wintergreen. A series of traffic lights will not alleviate this reality.

The additional load on water resources, garbage generated by such a large development are a serious concern as current facilities are not built to date to manage such an increase.

The increase in outside visitors during the year of the pandemic showed without a doubt that the area has difficulty handling such an increase and would have similar difficulty handling a permanent residential increase along with daily staff that would be required to run the facilities in the proposed Master Development Plan.

The scale of the master development plan is not aligned with the aesthetic and character of the Hamlet of Bragg Creek , it's out of place in terms of scale and magnitude, a smaller development much more in tune with a quieter lifestyle and less commercial activity would certainly be supported.

Kristen Tuff

From: Cathy and Bob Martin [REDACTED]
Sent: Tuesday, May 4, 2021 9:04 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - BYLAW C-8126-2021

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

I wanted to ask a question about the proposed development by Richard Koetsier...
Apparently the infrastructure in Bragg Creek does not support fire hydrants on our River Drive North (or anywhere in the hamlet), so how can Gateway Village be approved without proper fire suppression measures in place?
Thank you.
Robert Martin.
28 River Drive North, Bragg Creek

Kristen Tuff

From: Renee Delorme [REDACTED]
Sent: Tuesday, May 4, 2021 9:50 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - Division 1 - Bylaw C-8126-2021 - Proposed Direct Control Bylaw and Redesignation - Gateway Village Development - Hamlet of Bragg Creek

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

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

Qualified support to the Gateway Development.

The developer, Mr. Koetsier, is well known and respected in our community. The hamlet is obviously dear to his heart and this is reassuring to most in the community members.

While I appreciate this, I do have concern with the scope of the project.

- Gateway is **significantly more dense** than what is prescribed in the [Bragg Creek Revitalization Plan](#) -- see p. 15 - **4 units per acre (UPA)**
- Proposed buildings height is almost twice as high -- **(18m height instead of 10m height)** than the maximum prescribed in the [Hamlet of Bragg Creek Design Standards](#) (p. 15 and 16)
- Projected need for water and sewage is over the capacity of the hamlet's water/sewage system (as per Rockyview staff analysis)

Additional concerns:

- The proposed high density development will likely contribute to the existing traffic congestion
- It is unclear how Gateway will **ensure wildlife habitat connectivity within the hamlet**. Little has been said about this although I believe Mr. Koetsier cares about our natural environment. I see **Gateway** as an opportunity to develop a residential/commercial model that **can become an model of human development that is wildlife/nature compatible**. His leadership would be welcome and may inspire other developers. This approach to development will certainly increase the appeal of his project in the area.

Many support the idea of hamlet revitalization. Mr Kostier is proposing a project with some appealing features. **I support this endeavor within the scope of our current Brag Creek Area Structur Plan.**

Regards,

Renée Delorme

Resident of Bragg Creek and Redwood Meadow since 1992