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January 28, 2025

Rocky View County Planning Services  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2Attn: Planning Department

**Subject: Motion of Clarification Request and Amendment to Condition 2 –  
Bridges of Langdon Phase 4 Subdivision Approval (File: PL20240097)**

On behalf of Pollyco Group of Companies, this letter serves as a formal request for a “Motion of Clarification” to Rocky View Council to amend Condition 2 of the subdivision approval for Bridges of Langdon Phase 4 (File: PL20240097), issued on December 6, 2024.

This request is necessary to address the supplemental Transportation Impact Assessment (TIA) findings regarding the scope of required off-site upgrades for Centre Street and Railway Avenue. Pollyco appreciates the County’s diligent review of the TIA and supplemental memos and remains committed to ensuring the proposed upgrades align with the County’s objectives, while addressing the actual traffic impacts generated by this and future phases of development in Bridges of Langdon.

**Current Condition 2**

The current wording of Condition 2 from the December 3<sup>rd</sup> approval is as follows:

*The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:*

- *Design and construction of offsite transportation upgrades as identified in the final approved TIA, including:*
  - *Upgrade Centre Street to 4-Lane Major (400.15 or alternative approved by the County) from Railway Avenue to North Bridges Landing;*
  - *Upgrade Railway Avenue to Urban Primary Collector (400.3 or alternative approved by the County) from Vale View Road to Centre Street;*
  - *Upgrade the intersection of Mowat Street and Railway Avenue to an all-way stop.*

While the condition allows the County discretion to approve an alternative scope of upgrades, County Administration has indicated that this discretion requires further clarification and Council approval. This Motion of Clarification seeks to amend Condition 2

to reflect a clear and proportionate set of requirements based on the traffic impacts generated specifically by Phase 4.

## Proposed Amendment to Condition 2

Pollyco proposes that Condition 2 be amended to include the following short-term upgrades tied to the development of Phase 4:

*The Owner shall enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act, in accordance with the approved Tentative Plan, and shall include the following:*

- *Design and construction of offsite transportation upgrades as identified, including:*
  - *Upgrade the intersection at Mowat Street and Railway Avenue to an all-way stop.*
  - *Formalize Railway Avenue between Mowat Street and Centre Street as a rural collector with a painted centerline.*
  - *Pave Railway Avenue between Mowat Street and Vale View Road to a 9m rural collector standard.*
  - *Construct a 1.5m paved pathway between the Iron Horse ball diamonds, the high school and the private commercial site at corner Centre Street and Railway Avenue. The approved alignment and right-of-way for this pathway to be provided by Rocky View County.*

As agreed, during the January 27, 2025 meeting with County staff, these short-term upgrades were determined adequate to address the traffic impacts of Phase 4. Also ensuring the safety and functionality of key road segments without the project crippling financial burdens of premature infrastructure investments.

## Rationale for the Proposed Condition 2 Amendment

The original condition requiring immediate upgrades to both Railway Avenue and Centre Street, including full urbanization to a 4-lane road, is disproportionate to the actual traffic impacts caused by Phase 4. According to the attached supplemental memo, projected traffic volumes for these road segments will remain well within the capacity of 2-lane rural roads in the short- to medium-term. Therefore, upgrading to a 4-lane urban standard is unnecessary at this stage and can be deferred to future phases when traffic volumes justify such improvements.

A phased approach to road upgrades is a more practical and efficient solution for Langdon's development. The short-term upgrades proposed by Pollyco address immediate concerns, such as traffic safety and road capacity, without overbuilding infrastructure prematurely. This approach allows the County and Pollyco to monitor traffic growth and base future upgrade decisions on clear data, ensuring resources are allocated appropriately.

This proposal aligns with the County's transportation policies, which emphasize that infrastructure investments should be proportional to development's impacts. Fully upgrading Centre Street and Railway Avenue to an urban standard at this time is both unnecessary and inefficient. These upgrades are now included in the County's Newly minted Off-Site Levy framework, ensuring a fair funding mechanism for future improvements when warranted by traffic growth.

Additionally, the County is conducting critical studies on stormwater management and underground infrastructure in this area. Beginning full road upgrades now, before these studies are completed, risks duplicating efforts and wasting financial resources. Premature construction would likely result in costly rework once stormwater solutions are finalized.

### **Conclusion**

By amending Condition 2 as proposed, the County can meet its infrastructure goals while considering the phased nature of development and the financial realities of land development projects. The proposed amendment balances the need for timely upgrades with the importance of proportionate and cost-effective investments.

Pollyco remains committed to collaborating with the County to implement these upgrades and resolve any outstanding concerns. Thank you for your time and consideration of this request.

Should you require further information or clarification, please contact me directly.

**Alan Boucher RPP, MCIP**  
**Principal**  
**BLV Development Management**



Attachments:  
December 5 2025 – Roadway Link Analysis – Bunt & Associates